



September 4, 2018

Our File: 2221-49188-00/2.0

City of Campbell River  
301 St. Ann's Road  
Campbell River, BC  
V9W 4C7

Attention: Kevin Brooks, MCIP, RPP  
Development Services Manager

Dear Kevin:

**RE: PROPOSED SOCP AMENDMENT – CAMPBELL RIVER AIRPORT – 0 JUBILEE PARKWAY (SECTION 16 TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP552 EXCEPT PLAN VIP69102, SW 1/4 & EXC PL VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 & EPP45564) & 276 FINCH ROAD (SECTION 16 TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP552 EXCEPT PLAN 147R 30818 36555 VIP62668 & VIP77134, PT E 79 AC OF SE 1/4)**

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Please find enclosed the following items to support an application for the OCP amendment as for the above noted properties:

- 1) completed application forms, including agents signed authorization;
- 2) copy of current title;
- 3) schedule 1, site profile;
- 4) cheque for application fee (\$2,625.00)

This correspondence serves as our Statement of Intent, which is to formally request an expansion of the Urban Containment Boundary to include the above noted properties. The properties are owned by Parkway Properties (0 Jubilee Parkway) and Ted Maxwell (276 Finch Road), and they are submitting this application jointly, with McElhanney acting as the agent on behalf of both parties.

Contrary to its designation as “Rural Neighbourhood – Controlled Development Areas” (page 5-69), it is our belief that this proposed boundary expansion can be supported by the SOCP if the designation is changed to “Neighbourhood”, based on the following points derived from other sections of the SCOP:

1. The subject properties are adjacent to fully developed areas and are not rural in character. All accesses and services are readily available to the land with a major intersection planned for Willow Creek Road and Jubilee Parkway.
2. The subject properties are not located within the Agricultural Land Reserve.
3. The adjacent lands are defined as neighbourhoods, and it is that character of use that is sought for this land creating a more contiguous urban environment.
4. According to the tables for general demand for residential development within the existing SOCP, 220 dwellings units/year are required to sustain growth in our


community. This number is set to rise throughout the early 20s, requiring more than 1800 residential units by 2025. The time to start planning for that demand is now, and these lands can fit within the urban residential character of South Campbell River without undue stress on existing infrastructure.

The future subdivision of the property would provide an important connection for the Ocean Grove area to Jubilee Parkway and the rest of the City through the extension of Willow Creek Road. The properties are already well serviced via an existing water transmission main that currently supplies the regional district, and any water pressure issues in the area are being rectified as part of the Parkway Development to the north of Jubilee Parkway. Sanitary and watermain stubs out to Jubilee Parkway have already been constructed in preparation of the development of the south side of the right of way. In addition, the sanitary sewerage pumping stations (Willow and Simms Creek), which both have been upgraded recently, were engineered to adequately convey the flow from this catchment area.

If you have any questions or require further information, please do not hesitate to contact the undersigned at (250) 287-7799, or email at [mdegagne@mcelhanney.com](mailto:mdegagne@mcelhanney.com)

Sincerely,

McELHANNEY CONSULTING SERVICES LTD.



Mark P.J. DeGagné, P.Eng.  
Branch Manager

MdH:md  
Encl.

cc: Dan Samson, Parkway Properties  
Ted Maxwell

**DATE: April 22, 2024**

An application has been received to amend the City's Official Community Plan (OCP) Bylaw No. 3475 at 0 Jubilee Parkway and the property at 276 Finch Road.

Legal Descriptions:

THE SOUTH WEST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLANS VIP69102 VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 EPP45564 EPP85863 EPP94639 AND EPP105139;

THE WEST ½ OF THE SOUTH EAST OF ¼ OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLAN VIP69102 VIP83572 VIP86178 VIP88734 EPP22061 EPP35515 EPP40909 AND EPP94639; and

THE EASTERLY 79 ACRES OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 1, COMOX DISTRICT, PLAN 552 EXCEPT THAT PART IN PLANS 147R, 30818, 36555, PLAN VIP62668, AND VIP77134

## **OPPORTUNITY FOR INPUT**

Speak during the public hearing. For more information, and to register, please contact the City Clerk's office by email [info@campbellriver.ca](mailto:info@campbellriver.ca) or call 250-286-5700. **This public hearing will be held at 6 p.m., on Wednesday, May 1, 2024, at Tidemark Theatre, 1220 Shoppers Row, Campbell River, BC V9W 2C8**

Written submissions, **quoting file number P1800070**, will be received no later than **4 p.m., on Tuesday, April 30, 2024**, by Development Services Department at City Hall or via email at [planning@campbellriver.ca](mailto:planning@campbellriver.ca).

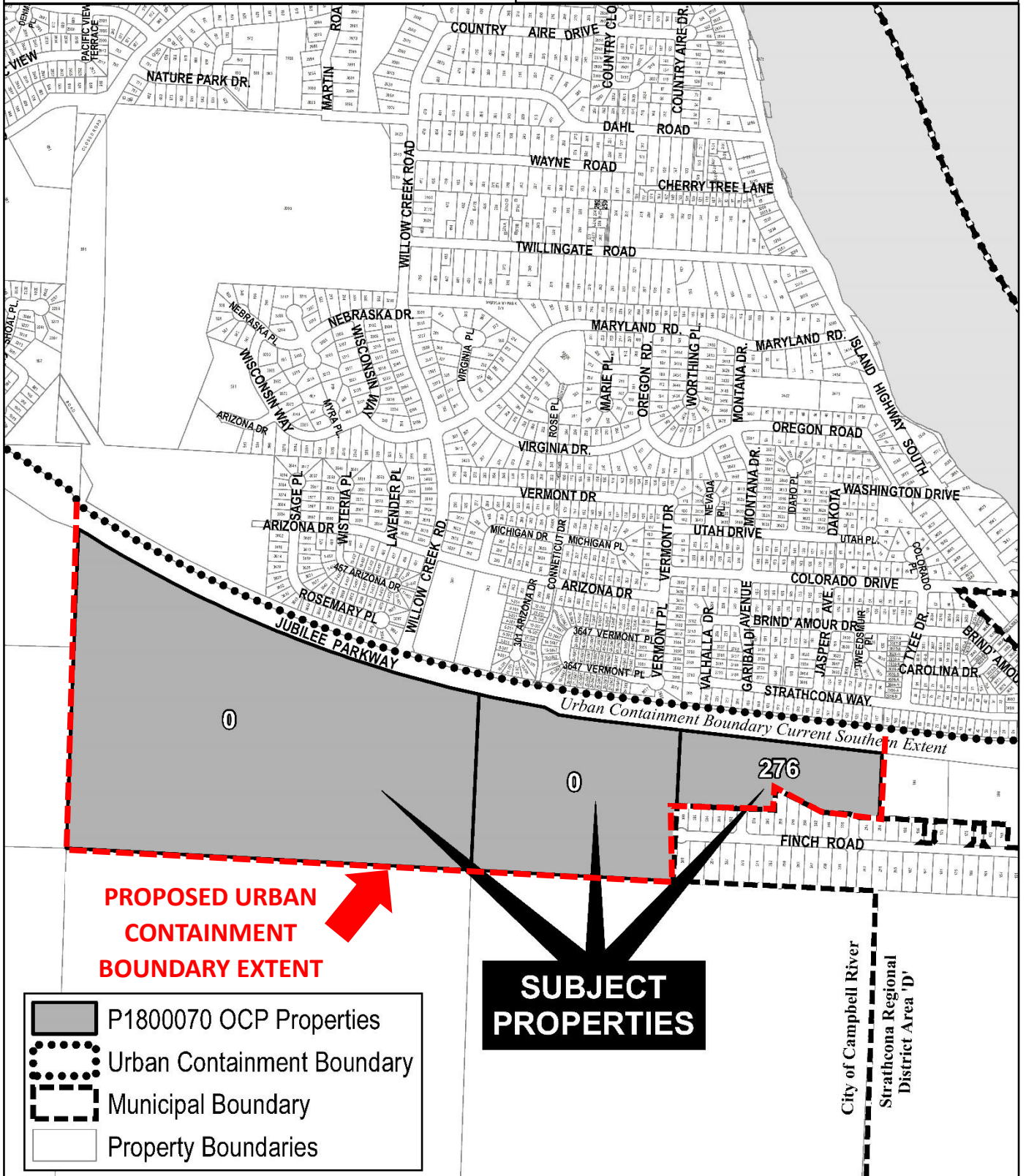
To view supporting application documents please visit our Current Development Applications Map at [campbellriver.ca/maps](http://campbellriver.ca/maps) or visit City Hall during business hours. The Report to Council will be available by Friday, April 26, 2024, at [campbellriver.ca/public-notices](http://campbellriver.ca/public-notices).

**PLEASE NOTE:** Public hearings are recorded and broadcast through the City's website [www.campbellriver.ca/webcasts](http://www.campbellriver.ca/webcasts). All correspondence submitted will be published as part of the public record when this matter is before Council or a Committee of Council. The author's address is considered relevant and will be included. Do not provide a phone number or email address if you wish to keep this information private. Council is prohibited from receiving any further information after a public hearing.

Development Planning  
City of Campbell River  
250-286-5725





ATTACHMENT A: Subject Property Map





**PROPOSED URBAN  
CONTAINMENT  
BOUNDARY EXTENT**

**SUBJECT  
PROPERTIES**

-  P1800070 OCP Properties
-  Urban Containment Boundary
-  Municipal Boundary
-  Property Boundaries





# Official Community Plan Amendment Bylaw No. 3926, 2024

ADOPTED \_\_\_\_\_, 2024

## PURPOSE

This bylaw sets out to amend Official Community Plan Bylaw 3475, 2012 to expand the Urban Containment Boundary to include three properties south of the Jubilee Parkway.

The Council of the City of Campbell River enacts as follows:

## PART 1: Title

- 1.1 This bylaw may be cited for all purposes as **Official Community Plan Amendment Bylaw No. 3926, 2024 (Urban Containment Boundary)**.

## PART 2: Amendments

- 2.1 That Official Community Plan Bylaw No. 3475, 2012 is hereby amended to include the following properties in the Urban Containment Boundary as shown on Schedule A:
- i. THE EASTERLY 79 ACRES OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 1, COMOX DISTRICT, PLAN 552 EXCEPT THAT PART IN PLANS 147R, 30818, 36555, PLAN VIP62668, AND VIP77134 (PID: 008-886-326); and
  - ii. THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLAN VIP69102 VIP83572 VIP86178 VIP88734 EPP22061 EPP35515 EPP40909 EPP45564 AND EPP94639 (PID 008-876-461); and
  - iii. THE SOUTH WEST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLANS VIP69102 VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 EPP45564 EPP85863 EPP94639 AND EPP105139 (PID 008-876-444)

## PART 3: Severability

- 3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this 14<sup>th</sup> day of March 2024

READ THE SECOND TIME this 14<sup>th</sup> day of March 2024

A Public Hearing was Advertised on Social Media 17<sup>th</sup> day of April 2024

A Public Hearing was Advertised in the Campbell  
River Mirror this 21<sup>st</sup> day of April 2024

The Public Hearing was held this 1<sup>st</sup> day of May 2024

READ THE THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2024

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2024

Signed by the Mayor and City Clerk this \_\_\_\_\_ day of \_\_\_\_\_ 2024

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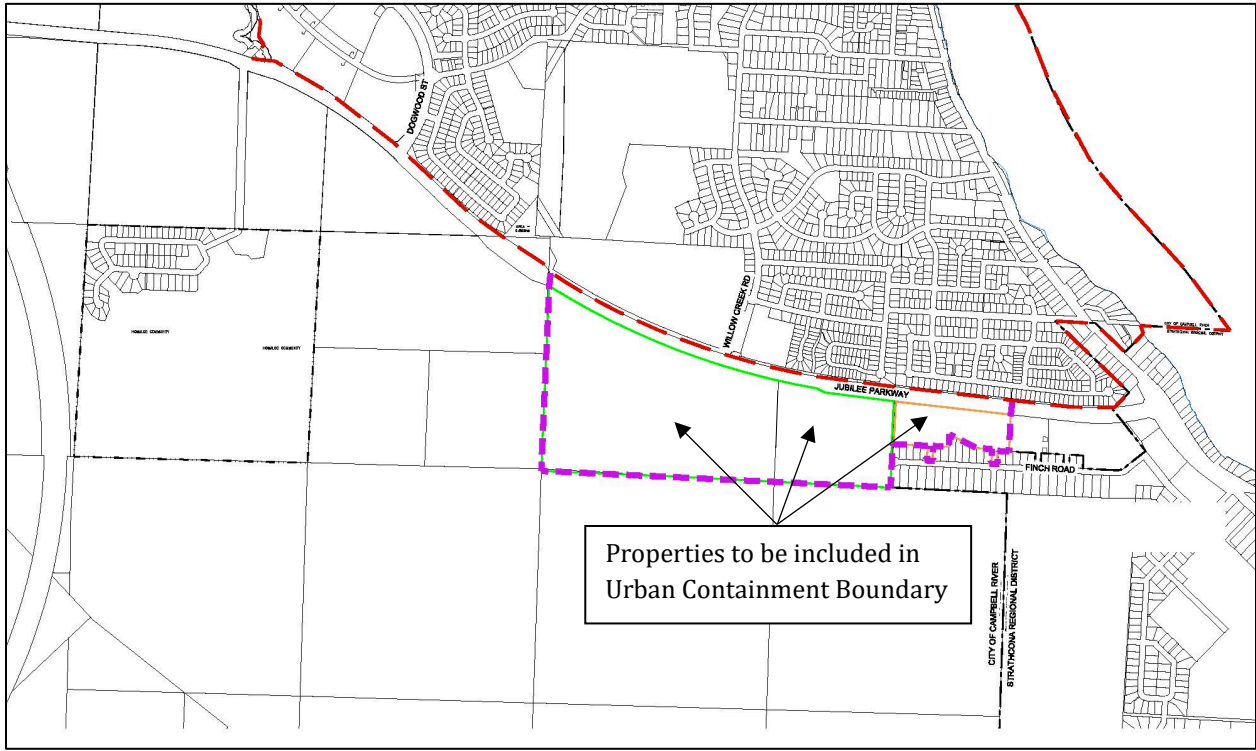
Kermit Dahl, MAYOR

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Sheila Girvin, CORPORATE OFFICER



# SCHEDULE 'A'



**Public Feedback  
Redacted to April 25, 2024**

## Sarah Gaudreault

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**From:** Greg Roberts <[REDACTED]>  
**Sent:** April 23, 2024 10:21 AM  
**To:** planning  
**Subject:** File P1800070 Public Hearing on Urban Containment Boundary May 1, 2024  
**Attachments:** Considerations for UCB expansion.pdf; UCB comments April 2024.pdf

**Caution:** This email originates from a sender outside of the City of Campbell River. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached 2 documents for consideration of the City of Campbell River Council in the public hearing scheduled for May 1, 2024, and subsequent Council decision making, concerning the expansion of the Urban Containment Boundary in the Jubilee --Finch Road area.

The April 2024 document was prepared with **the recommendation and reasons why the UCB should not be expanded at this time.**

The second document was prepared and submitted to the city in July of 2023 and raises issues that are still relevant to the issue and decision to be taken by City Council.

My hope is that the city planning department will be able to synthesize the input from the public throughout this process with the insights and knowledge of best practices in policy and planning for the management of urban growth. The City Council deserves neutral and strong advice as it grapples with this important issue.

I have copied the SRD planning department and Regional Director on this email because these decisions have important implications for the Regional District.

--

Greg Roberts, Campbell River BC



# Urban Containment Boundary Expansion Proposal Jubilee—Finch Road Area

## Comments for Consideration

### Summary

*Changes to the Urban Containment Boundary should not be made at this time.*

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The issues identified below provide many reasons why the City of Campbell River should focus development activities within the current UCB.

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### Wetlands and Watershed Issues

The area proposed for expansion of city development touches on 3 watersheds: **Caddisfly Creek (and the Jubilee Fen), Woods Creek and possibly Willow Creek** (depending on the exact location of boundaries of the proposed development.)

These are fish bearing streams and the impacts of proposed development have not been adequately assessed. In addition, the restoration of Jubilee Fen has not been completed and it appears that conservation covenants related to its restoration have not yet been established.

### Affordable Housing

There is a nation-wide housing crisis that needs to be addressed. **But**, the Jubilee Finch area proposed for development is an unlikely location for affordable housing. The City could potentially put strict conditions on the type of development in this area to ensure a diverse and affordable mixture of housing types but there is no indication that this type of restraint on the developer is being contemplated. The proposed development will create expensive lots and housing that cater to the relatively rich retirees that will move to this area, rather than the population in need of affordable housing.

### Urban form and function in relation to natural spaces and biodiversity

There is a significant loss of wetlands, habitat and biodiversity world-wide. The problem is worsened by climate change. A big question is how can a city grow and also protect its important natural area, wetlands, streams and biodiversity.

The City can benefit from a look at best practices for management of growth in small to medium sized cities around the world. The policies of spreading out (sprawl), while popular in previous generations, have not contributed to quality of life or economically efficient urban form. The city has the opportunity to look at best practices from around the world on how to manage growth that balances environment, economy and social priorities. Continuing to spread out is not the answer.

The Official Community Plan (OCP) is scheduled for a review and update. **The OCP review is the proper place to address the longer term question of the size and shape of the community in relation to the natural assets that need to be protected.** Without the benefit of a long-term vision and strategy that an OCP provides we will continue to see the environment die a death by a thousand small cuts.

### Water Supply:

The Campbell River 2001 Watershed Plan indicated that existing water licences of the city could support a population of 39,000- 43,000.

*Page 1-6 of the report: The maximum flow stipulated in the existing agreement is adequate to serve a population of slightly over 39,000 based on the Maximum Annual Flow and slightly over 43,000 based on Maximum Daily Flow*

The BC Stats population estimate for Campbell River in 2023 was 38,658. Given current rate of growth, the limits of water availability under current licences will soon be met or exceeded. Is City Council aware of the 2001 plan and its evaluation of the limits of water supply?

It should also be noted that a quick overview of development permit applications within the City (Campbell River city website development applications map) reveals many subdivision applications within the Urban Containment Boundary. These range from small subdivisions of one or two lots to large proposals of close to 100 housing units. City staff should have an accurate number of new housing units that will occur if all current development applications within the city move through to approval. Why go outside the Urban Containment Boundary at this time when there is already so much land in the development pipeline? The additional opportunity with appropriate planning for infill, carriage houses, increased density in some areas and addition of suites to existing units provide significant opportunity to meet affordable housing goals within the UCB.

It should not be assumed that water licences can easily be changed to increase the amount of water available to the City. Probably most people perceive that Campbell River has an unlimited

supply. After all, we see these large lakes from Buttle to John Hart: there seems to be lots of water. But there is competition for this water: hydro electric generation, flows for fish and biodiversity, and withdrawal for human use create a complex set of trade-offs.

Add to this the uncertainty as a result of climate change and there is a challenging question of how much water will be available to support urban uses in the future.

(As an aside, it is important to note that communities that have introduced water metering with a tiered pricing structure have been able to substantially reduced per capita consumption rates. Metering use of water and conservation of water needs to be addressed in Campbell River.)

***There is a need to update the City's Water Management Plan in conjunction with the update to the Official Community Plan to ensure that urban growth and water supply questions are fully addressed.***

## Infrastructure Issues

The proposed expansion of the UCB raises some significant engineering and financial considerations (what are the costs and who will pay) with regard to basic infrastructure. The extension of sewer service to the south of Jubilee has implications for the city and Area "D" of Strathcona Regional District. There does not appear to be public discussion or assessment of these issues.

There are also implications for traffic on Finch, Crawford and 19A from development in this area that have not been fully assessed. The location of Ocean Grove School and associated traffic and safety implications further complicates the issue. As above, costs and who will pay have not been addressed.

Storm water management infrastructure and associated costs do not appear to have been considered into the benefit cost of the proposed expansion.

## The role of Official Community Plans

Official Community Plans are important legal documents that set the vision for the growth and management of cities. The process for the development of the OCP, or its regular review, is also an important vehicle for the engagement of citizens.

***The expansion of an Urban Containment Boundary would mark a significant change to an OCP. The appropriate place for this type and magnitude of change is through the public process of review and update to the OCP.***



## Conclusion

*In conclusion, the City should not approve the UCB expansion at this time.*

*The issue of expanding the UCB vs. increasing density within are questions that can most effectively be addressed through the Official Community Plan update.*

Greg Roberts  
April 23, 2024

Considerations:  
City of Campbell River,  
Urban Containment Boundary Expansion  
Proposal

Jubilee Parkway and Finch Road area

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## Preamble

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*“Nature and Biodiversity are dying the death of a billion cuts. And Humanity is paying the price for betraying its closest friend.”*

Inger Andersen, United Nations Under-Secretary-General  
and UNEP Executive Director

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### UN Global Biodiversity Conference in Montreal December 2022

*Agreement reached by 188 Nations, including Canada,  
on A Global Biodiversity Framework*

- ❖ *Conservation and effective management of 30% of the World’s land, coastal areas and oceans*
  - ❖ *Restoration of 30 per cent of terrestrial and marine ecosystems*
  - ❖ *Reduce to near zero the loss of areas of high biodiversity importance and high ecological integrity*
- 

*Think Globally, Act Locally* Many will remember this catch phrase from an earlier generation. It still makes sense today! Local governments are among the most important land use decision makers. It is important that local leaders and decision makers understand the importance of the Global Biodiversity Framework and help the world move toward the achievement of these goals. Campbell River can make a big contribution to national and international goals!



**Background:**

The City of Campbell River started to look at the question of expansion of the Urban Containment Boundary (UCB) in the area of Willow Creek Road, and south of Jubilee Parkway (see map) in November 2018<sup>1</sup> and has reactivated the assessment process again at the request of developers in 2023.<sup>2</sup>

A map of the proposed area, screen printed from the article in the Campbell River Now website, referenced above is copied below.

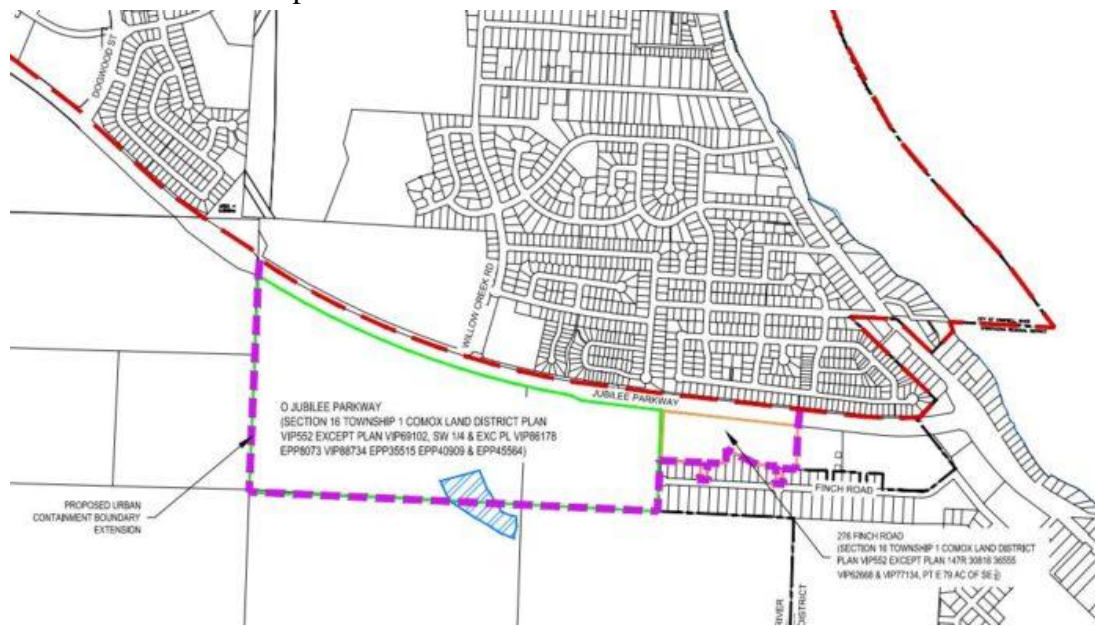


Fig. 1: 2018 Urban Containment Boundary extension proposal

There appears to be a second view of the area to be expanded as shown in the following image from the May 3, 2023 Staff report on the referral notice from the City of Campbell River to Strathcona Regional District<sup>3</sup> and copied below:

<sup>1</sup> <https://www.campbellrivermirror.com/news/campbell-river-city-council-to-explore-expansion-of-city-boundaries/>

<sup>2</sup> <https://www.mycampbellrivernow.com/68000/news/residents-concerned-about-new-development-will-have-chances-to-speak-up/>

<sup>3</sup> This was an agenda item on the May 10, 2023 board meeting of SRD

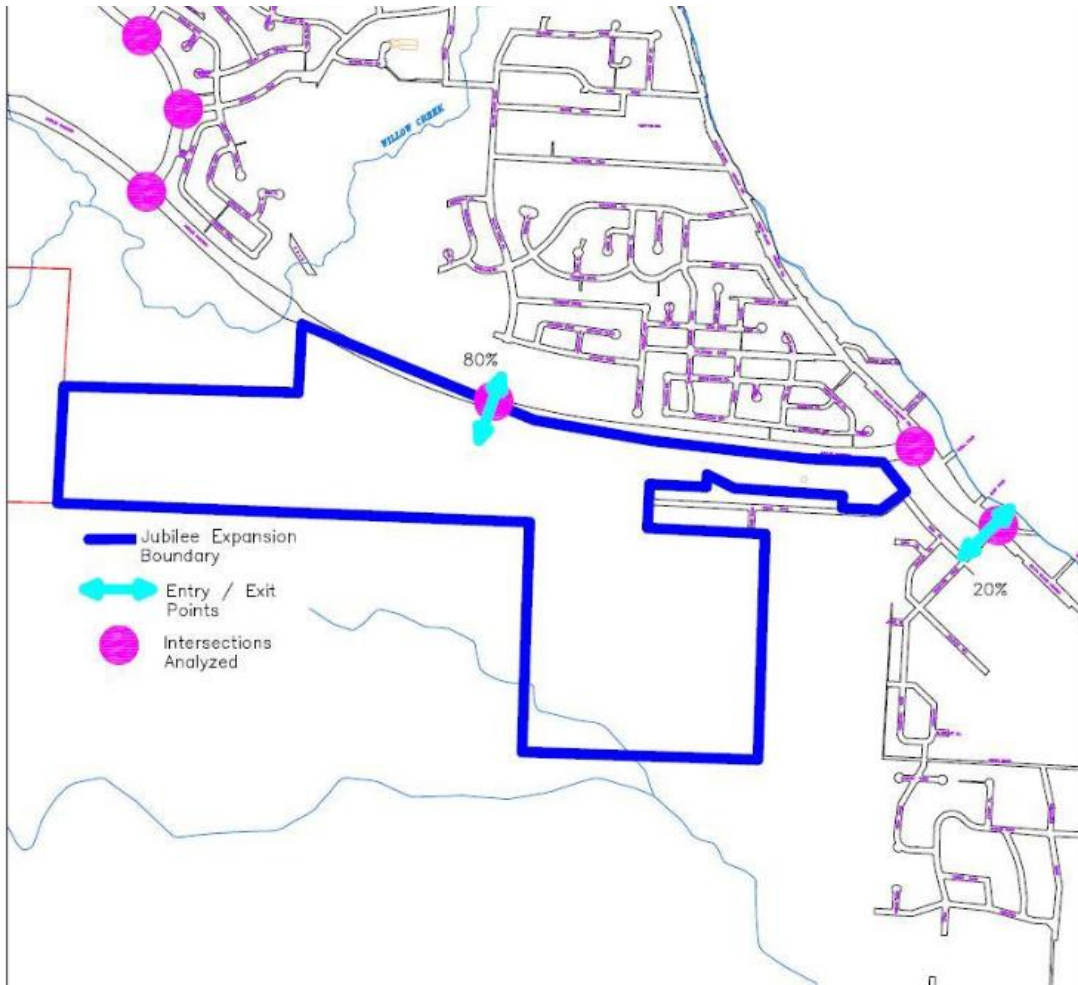


Figure 2: UCB extension proposal 2023

I am writing this report because the material that is available on this matter from the applicants, the City of Campbell River and the review by the Regional District does not appear to address some important questions about social economic or environmental issues related to the proposed expansion of Urban Containment Boundary especially given that this area is within the watersheds of two fish bearing streams: Woods and Caddisfly Creeks.

**Questions to be Addressed before Urban Containment Boundary Changes**

The decision on whether the Jubilee-Finch Urban Containment Boundary expansion proposal should proceed should be based on a thorough assessment of a number of issues as outlined below. It is my hope that the city, the proponent and the Regional District will ensure these questions are addressed and report findings as part of the public engagement process prior to any decision making.

***The issue of housing supply, demand and affordability:*** Does the city have enough supply of land within the UCB to meet demand until 2040 or 2050? If not, is the proposed area for expansion of the UCB the best area (least impacts and lowest cost) to proceed with an expansion? The UCB is an important policy tool and changes should only be made when there are no other options: this does not appear to be the case here.

***Impacts on First Nations:*** Which First Nations traditional territories are within or adjacent to the proposed expansion of the UCB? Has consultation occurred?

***Climate and Biodiversity:*** Does expansion of the urban area make sense in relation to other options for development given the threats of climate change, significant changes to water flows, habitat and fish? The world is facing a climate and biodiversity crisis with implications for water, ecological functions, fish and biodiversity etc. Local government has an important role in planning for resilient communities that helps to minimize carbon emissions and also helps create communities that have a degree of resilience to the impacts of climate change. These issues have not been adequately assessed at this point in time to allow reasoned decision making.

***Infrastructure:*** expansion beyond current boundaries has implications for sewer and water servicing both within the City and the adjacent Area “D” of Strathcona Regional District. What collaborative process between these two levels of government is in place to address these issues? What are the costs and longer term implications of expanding service to the south of the existing UCB?

***Transportation:*** the area under consideration is already experiencing some difficult transportation movement and safety issues related to developments in Area “D”, Ocean Grove School and Highway 19A access. The implications of urban expansion on transportation safety, efficiency, noise, and quality of life etc. need to be fully considered. Background materials on the proposed development have not addressed the transportation flow and safety issues.

***Quality of life:*** What land use and land use patterns will best meet the social economic and environmental expectations of the community by say 2040 or 2050? While the quality of life is difficult to measure and assess it is important to think of how quality of life might be defined by the community in the future. Will expansion of the UCB help or hinder meeting these expected needs? To what extent will Campbell River contribute to the goals of the Global Biodiversity Framework?

***Urban Containment Boundary:*** This is an important tool in the larger tool kit of plans policy, zoning and development processes that local government can use to meet the

social economic and environmental needs of community members. The immediate question of expansion in the Jubilee-Finch area offers the opportunity for local governments (both city and Regional District) to assess the process and policies that will guide future urban growth. How do we balance the needs of a growing population with environmental and other quality of life considerations?

### ***Informed Decision Making***

It is expected that elected decision makers, supported by staff and outside expertise, will gather, analyze and use comprehensive information on the economic, social and environmental impacts of a proposed development as part of the decision making process. In this section some additional suggestions for information review and analysis are outlined.

It is assumed that changes to the UCB will require an amendment to the Official Community Plan (OCP) and as part of this process there will be public information meetings and public hearings prior to decision by council. Because the decision making also impacts Area “D” of Strathcona Regional District it is hoped that some dialogue and collaboration on these issues will be considered. ***It is recognized that the Regional District Board did vote and pass a resolution that indicated “no objection” to the proposed expansion of the UCB in June 2023. In light of the unanswered questions raised in this report it is hoped that this direction will be revisited and a thorough review completed in light of citizen concerns.***

It is recommended that the issues identified in this report be thoroughly assessed and the results made available to the public for review.

***1. The first question: does it make sense to expand the area of urban development at this time?*** To answer this question it seems prudent to have a good understanding of current land uses both within the UCB and outside of it.

1. There appears to be a considerable amount of land within the UCB that is vacant or is composed of large lots that would allow a considerable amount of housing development. What is the anticipated housing demand or growth scenario for Campbell River for the time period to 2040 or 2050? Is there enough land to accommodate this growth within the UCB with existing or alternative density policies? What land within the UCB needs to be protected or managed as open space, greenbelt, watershed or biodiversity reserves and thus would not be available for housing commercial or industrial uses?

2. If there is a short-fall in land availability can this be corrected through changes in policy to allow increased densification within the UCB before considering expanding the UCB.

3. Campbell River has a very large area within the UCB. If all options to expand within the UCB will not be sufficient to meet anticipated housing demand then the question should become: where is it best to expand the city and at what time?

In regard to these questions it is my perception that there is enough land to meet housing demand for a long time within the UCB as well as. If this assumption proves to be incorrect then it also appears that other areas may offer greater opportunity, lower costs with lower environmental impacts than the area currently being considered south of Jubilee Parkway.

Also, what policy changes could be considered to allow increased densification within the UCB and that would also help to create a more climate resilient community that provides the economic social and environmental characteristics that support a high quality of life expected by a progressive community 20 or 30 years from now? (Or perhaps the **7 generations principle**, often used by First Nations to consider the impacts of decisions today on 7 generations into the future, might be considered in this decision making process!)

***2. What are the impacts of the proposed development on water, fish, environment and biodiversity: can impacts be minimized or mitigated?*** The area south of Jubilee Parkway presents many challenges environmentally.

The area under consideration for expansion is part of the Woods Creek and Caddisfly drainages. Both drainages are shared with the city of Campbell River and Area “D” of Strathcona Regional District. Rough maps of the approximate locations of Caddisfly and Woods Creek are inserted below.



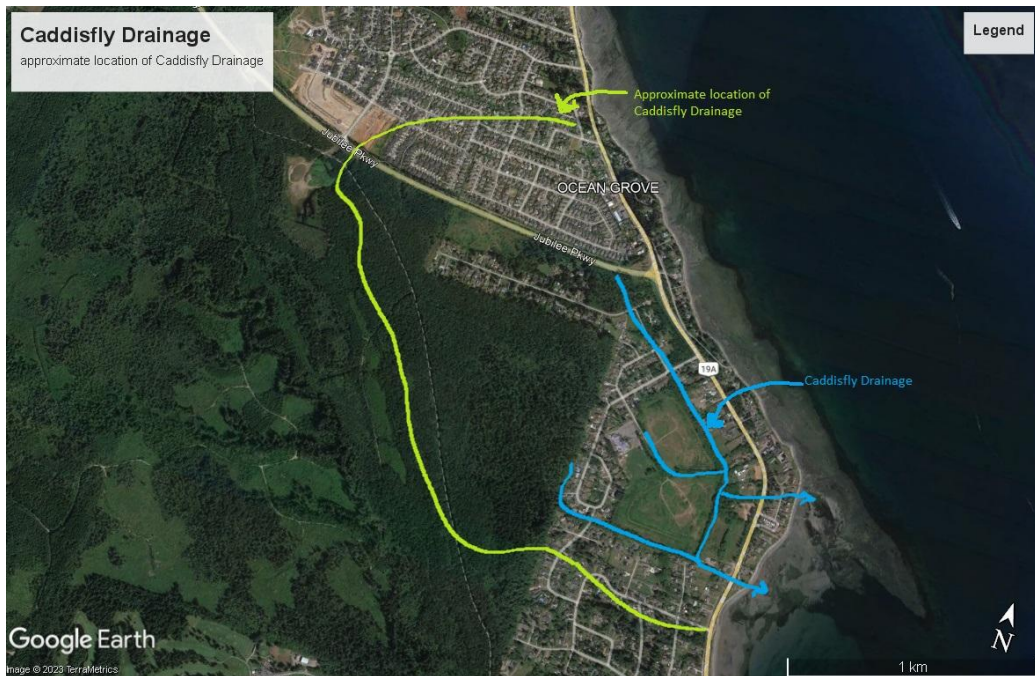


Fig. 3: Approximate Location of Caddisfly Drainage

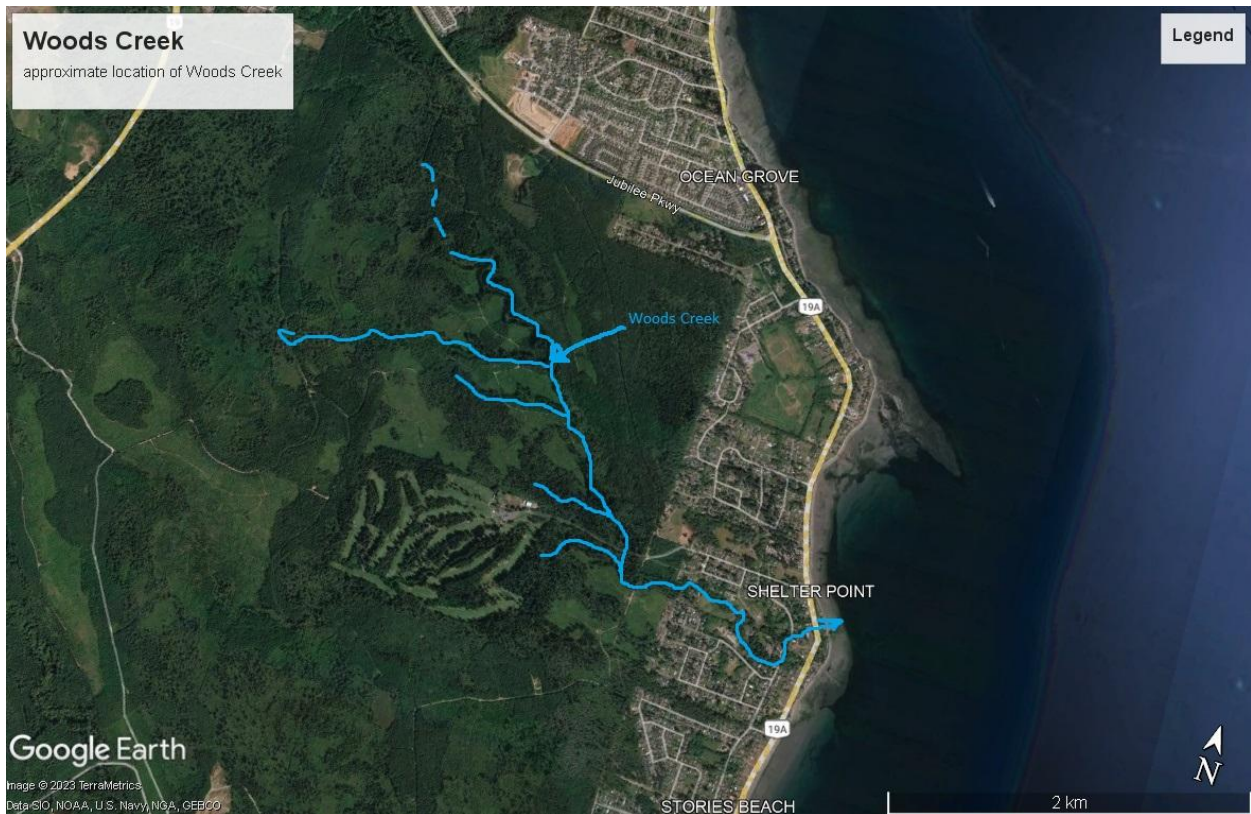


Fig. 4: Approximate location of Woods Creek

One of the issues to be addressed is the question of the protection to be given to the pond and wetlands in the area opposite and south of Willow Creek Road. This is a significant pond that

was inappropriately filled at one point in time and then partially restored. All the requirements of this restoration have not yet been fulfilled including the establishment of a legal conservation covenant over the sensitive habitat. The assessment of the UCB expansion should thus include a thorough hydrologic and ecological assessment of the pond associated wetlands, watersheds and their importance to maintaining flows in both Caddisfly and Woods Creeks.

The Woods Creek watershed was the subject of a detailed assessment in 2020<sup>4</sup>. Many of the findings of this report are instructive and should be taken into account. If all of the sensitive parts of the watershed, related wetlands and perched water tables are excluded from development then it would be prudent to assess what pattern of development would be possible. Would such a pattern of urban development, which would be done in a way that respected natural watershed and habitat values, be economically feasible? The question of feasibility might even be evaluated in terms of the final cost of housing to potential purchasers when looked at through the lens of affordability.

A Google Earth image below provides a rough guide to the wetlands that need to be fully assessed. What is the hydrology and ecological functions of these wetlands and their importance to the fish bearing streams of Caddisfly and Woods Creek<sup>5</sup>?

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<sup>4</sup> Overview & Level 1 Fish Habitat Assessment and Level 2 Enhancement Recommendations: Woods Creek, Campbell River, BC Prepared for Campbell River Salmon Foundation, June 9, 2020

<sup>5</sup> There are firms on Vancouver Island qualified to do this work. One might look to work done in the Qualicum area of the Island as a model to follow.



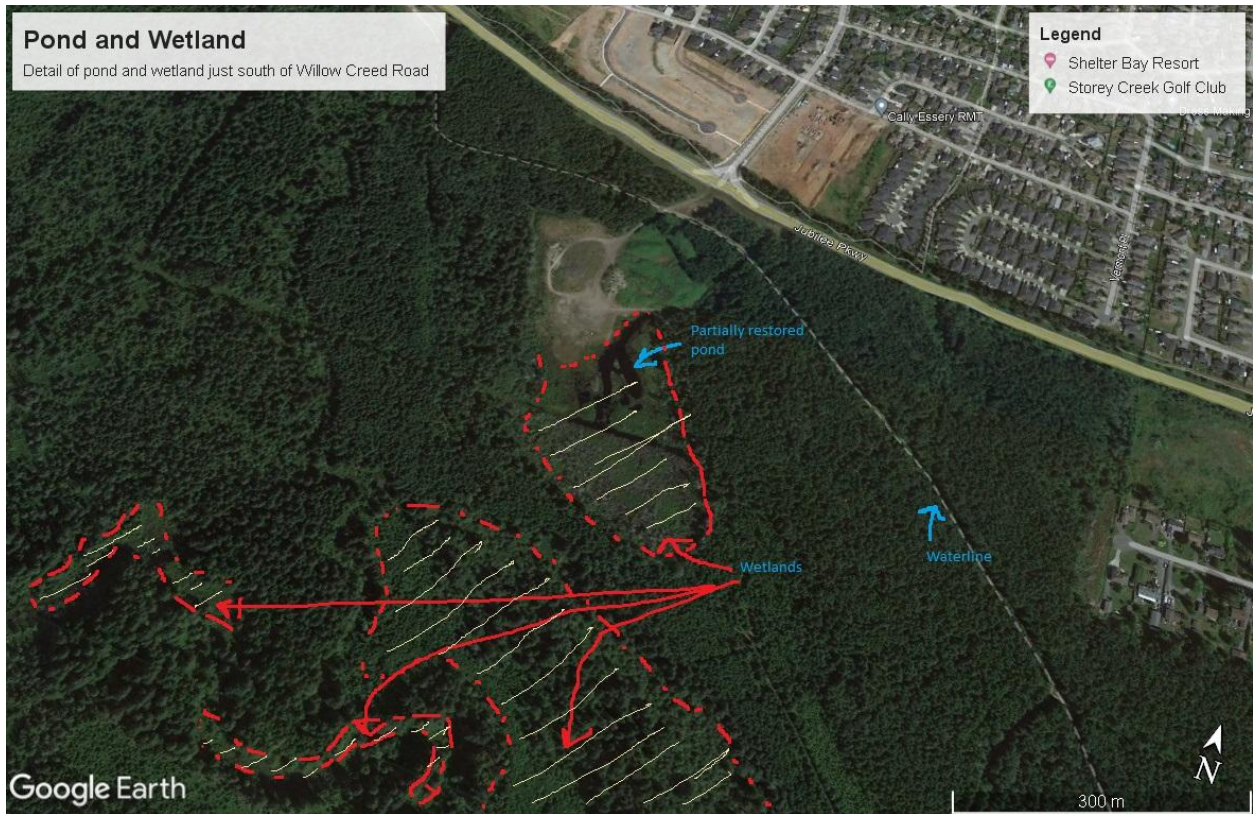


Fig. 5: Wetlands and Partially restored pond potentially impacted by UCB extension

Below and to the east of Woods Creek and South of Jubilee Parkway is the Caddisfly drainage. Recent work on Caddisfly is showing that it is still a fish bearing stream, although it has been highly modified, and one that is worth rehabilitation/restoration. Development of the proposed expansion to the UCB in the Finch-Jubilee area will have impacts on surface and groundwater movements, implications for storm water management, eagle nesting sites, fish, and diverse habitats for birds. The proposal needs to have a comprehensive review of these potential impacts prior to any decision making. An initial assessment of water flows and wetlands is provided below in some relative crude drawings provided on Google earth images. It is hoped a professional assessment can be done by the proponent or the city for review in public meetings and hearings.





Fig. 6: Wetlands and habitat in lower Jubilee area

Part of the proposed UCB expansion area showing some wetland areas (to the east of the UCB) but surface flows to these wetlands would be impacted by hard surfaces of roads, driveways, roofs and general storm water management. Eagle habitat is within the proposed extension of UCB.

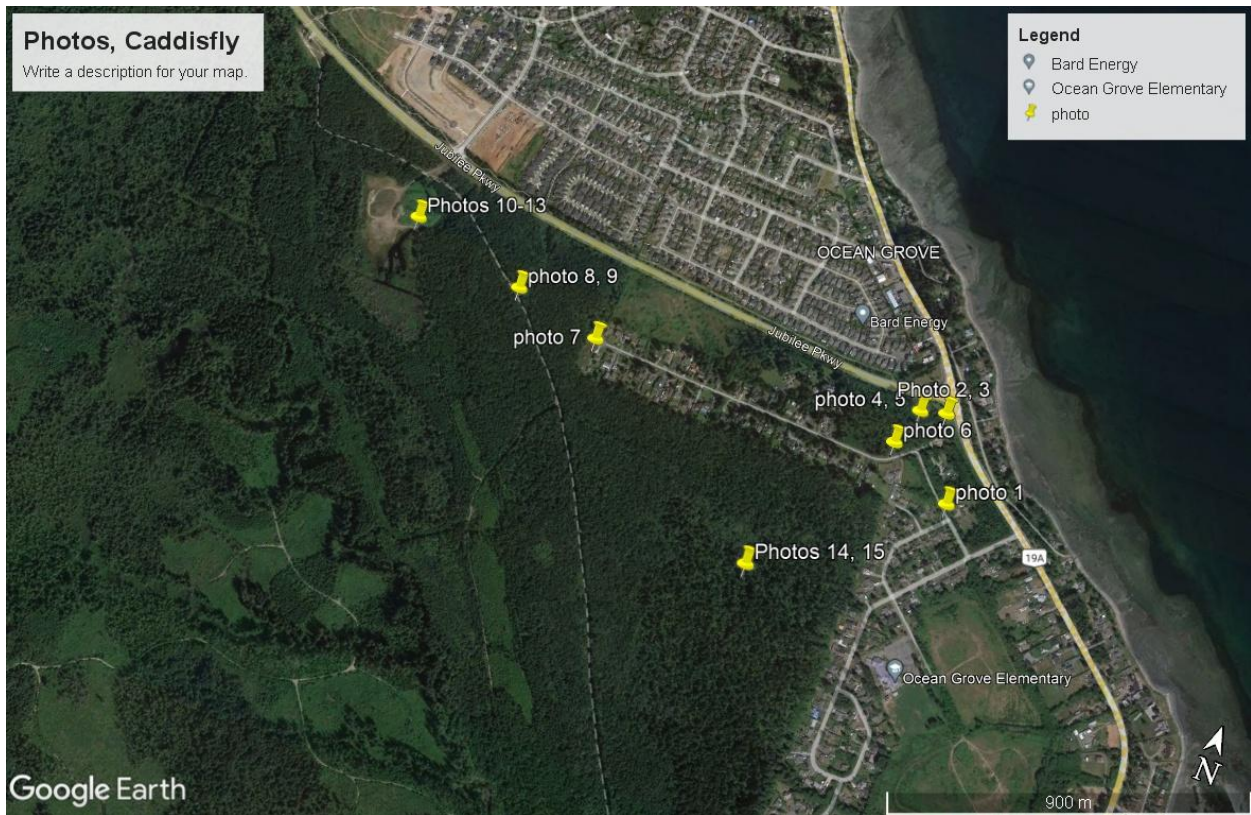


Figure 7: Large lot in Area “D” that has interrelated servicing, road, and environmental issues

Large lot in Area “D”, SRD which abuts Caddisfly Creek (not part of UCB expansion). If this large lot is to be developed it will have an impact on Caddisfly Creek. The expansion of the UCB has implications for sewer servicing and road issues in this area and need to be taken into account. Thus, there is a need for collaboration in planning for this area between the City and Regional District.

### Appendix 1

Photos of a few locations within Caddisfly Drainage that will potentially be impacted by urban development:



Photos are provided on the pages below:





Photo 1: Caddisfly Creek on Bier Road





Photos 2 &3: wetland habitat north –east of Finch and Bier



Photos 4 &5: wetland habitat in the area between Finch and Jubilee showing habitat of sedges, ferns, willow and ninebark that are an indicator of the high water table





Photo 6: ditch and wetland along lower portion of Finch, looking east



Photo 7: sign at top of Finch Road with OCP amendment and map





Photos 8&9: drainage along water line trail, looking south east; flows from this area are probably a significant contributor to Caddisfly Creek...professional assessment is required





Photo 10 & 11 (below): Partially restored pond just south of Jubilee and Willow Creek Road. (The conservation covenant over these areas, required as part of the restoration has apparently not yet been established.)







Photos 12& 13: Outflow from pond and fill material left on hill to north



Photos 14, 15: Photo 14 shows a dried wetland pool (in June 2023 after 1 ½ months with little to no rain) and photo 15 that shows the deer fern, sedge, hemlock and sitka spruce that grow in the perched water table in much of the area between the water pipeline trail and Ocean Grove area. The relationship between surface and ground water and the health of flows in Caddisfly need professional assessment.

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Prepared by Greg Roberts, Campbell River  
July 2023

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## Council Agenda Information

COTW [Click and type date of meeting]  Regular Council March 14, 2024

Date:	February 22, 2024	File No. P1800070
Submitted by:	Long Range Planning and Sustainability Department	
Subject:	Application to amend Official Community Plan Bylaw No. 3475 to allow expansion of the Urban Containment Boundary to the south of Jubilee Parkway	

## EXECUTIVE SUMMARY

An application has been received to amend the City’s Official Community Plan (OCP) Bylaw No. 3475 to expand the Urban Containment Boundary (UCB) to include three properties—two at “0” Jubilee Parkway and 276 Finch Road (see map Attachment “A” and “B”). As the subject properties are designated “Rural” and zoned Rural One (RU-1) and Rural Three (RU-3), redesignation and rezoning will eventually be required to facilitate comprehensive development. This application is for the consideration of amending the UCB and is not for redesignation or rezoning, which would be required prior to development.

The properties are also subject to an environmental Development Permit (DP) P1700066, and is recommended that Council require the registration of an outstanding Conservation Covenant on the property as a condition of 3<sup>rd</sup> reading prior to final approval.

As noted in the discussion section below, the proposed UCB application is consistent with one of the key findings in the Housing Growth Review (2019), which identified the lands south of Jubilee Parkway as a future growth area (see map Attachment “C”). Additionally, transportation and infrastructure studies prepared for the area found no significant issues and concluded that while there are upgrades required, these could be addressed as part of the development approvals process.

The City is about to embark on a comprehensive update of its Official Community Plan (OCP) and Zoning Bylaw. This work will include a review of the city’s housing needs, growth strategy, land use inventory, servicing, and infrastructure. The intent is to provide the best available technical information to plan and make informed land use decisions regarding future growth and development, and identify overarching goals, objectives, and policies for the City to manage growth over the next 20 years. However, there is no identifiable technical reason to defer the expansion of the UCB until the completion of the OCP given the results of the studies were conducted after the file was deferred in 2018.

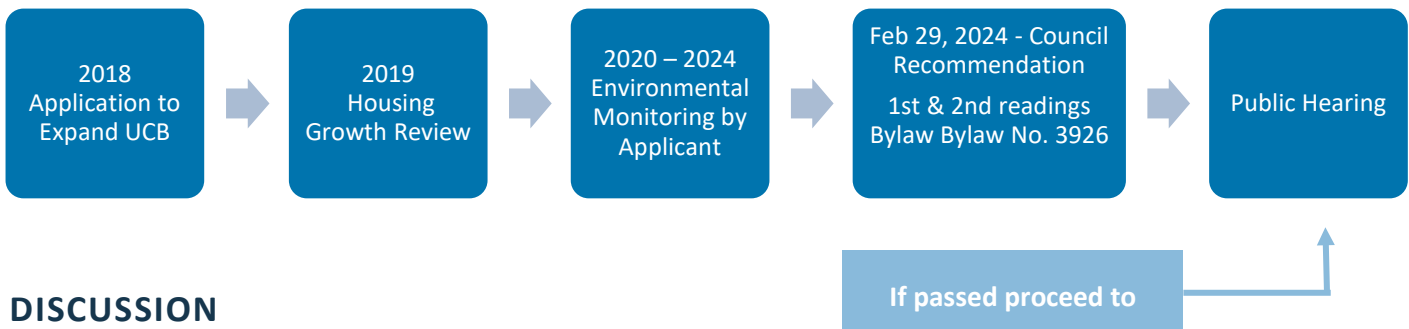
If the UCB application proceeds as recommended, the Applicant will be required to apply for a rezoning, land use redesignation, and prepare a master plan showing subdivision layout, residential housing forms, densities, and infrastructure requirements as requested by the City. This work will take several months and may coincide with the completion of the OCP (i.e., 2025) or shortly thereafter. The development analysis and subdivision layout work required by the Applicant to proceed with development goes into much more detail than the OCP will with respect to site-specific servicing and infrastructure details. As such, based on the findings provided in the Housing Growth Review (2019), including the need to identify more developable land to address population growth over the next 20 years (as now mandated by the province), there is no significant reason to defer the UCB expansion application until after the OCP is completed.

## RECOMMENDED RESOLUTIONS

THAT Council give first and second reading to Official Community Plan Amendment Bylaw No. 3926, 2024 to expand the Urban Containment Boundary (UCB) to include 276 Finch Road and two properties at “0” Jubilee Parkway;  
AND THAT Council authorize staff to schedule a public hearing.

## BACKGROUND

The following timeline highlights the chronological list of events regarding the UCB expansion application, including the environmental monitoring for the wetland at “0” Jubilee Parkway (two properties) and at 276 Finch Road (approx. 153 acres).



## DISCUSSION

### Housing Growth Review (2019)

The Housing Growth Review (2019) identified the proposed expansion area south of Jubilee Parkway as one (of two) areas that could be considered for future development (the other recommended area is North Campbell River). The report stated that while greenfield<sup>1</sup> land could accommodate new single-detached housing, a recommended minimum density should be established, as well as a mix of housing typologies and purpose-built rental accommodation should be included. It is important to note that as of 2023, new changes to provincial legislation now allows for increased density on lots zoned for single-family and duplex use.

Furthermore, the Housing Growth Review recommended that the “Urban Containment Boundary be expanded to encompass Expansion Area 1 [i.e., South Jubilee] and 4 [North Campbell River]. While this would entail crossing Jubilee Parkway, this is considered to be less of a physical barrier than Highway 19” (Housing Growth Review, 2019) (see map Appendix “C”).

The City’s OCP (Bylaw 3475, 2012) states that by 2020 “the existing urban boundary is preserved and maintains its role of focusing urban development and minimizing the expansion of infrastructure” (City of Campbell River OCP, 2012). Over the past decade the City has maintained this focus, however, with the ongoing housing crisis and the lack of affordable housing the situation has changed. The city is not only experiencing rapid population growth, but as a result extremely low rental vacancy rates, a limited diverse housing stock, and an increase in the cost of living. The expansion of the UCB would increase the availability of developable land to address the community’s housing needs. This not only aligns with Council’s strategy priorities, but also the City Housing Needs Assessment and the recently adopted Housing Strategy.

### Technical Studies – Transportation, Wastewater and Stormwater Management

<sup>1</sup> “Greenfield” land is defined as land that has not been previously developed, except for agricultural uses, especially on the outskirts of urban areas or sites considered for expanding urban development.



The City undertook a Transportation Impact Analysis, Water System Analysis, Sanitary Sewer Analysis, and Storm Water Management Study for the area being considered for UCB expansion. While these studies explored a larger area than the area being considered for UCB application, the key findings were:

- Development in the expansion area would have limited impacts to the City’s transportation network and to Provincial highways, based on a total trips per hour of between 393 and 580 depending on residential densities.
- Upgrades to sewer pipes needed in several areas of south Campbell River and monitoring for Lift Station pump upgrades recommended with new development in the area. Some of this work has been completed in the last few years.
- Water Analysis ranked the area south of Jubilee Parkway as one of the most difficult areas of the system to develop given the environmentally sensitive areas, the proximity to existing utilities and ability to work around existing utilities. A new watermain loop would be required to service this area.
- Stormwater analysis indicated that the proposed expansion area would be well-aligned with development growth, with an overall servicing plan in place.

### Neighbourhood Public Meeting

On April 19, 2023, the Applicant re-submitted the application to expand the Urban Containment Boundary. The application included a map showing the current and proposed UCB and environmental sensitive wetland area (i.e., Jubilee Wetland) and was circulated to City departments and external agencies, including the Strathcona Regional District which had no concerns (see Appendix “A” for a summary of comments).

On July 12, 2023, the City and the Applicant held a Neighbourhood Public Meeting attended by 147 participants (see Meeting Summary, Appendix “B”). Some of the key themes heard were:

- Difficulty understanding the proposed development given there is no concept plan at this point;
- Concerns regarding impacts to the environment (i.e., wetland, streams, and habitat);
- Concerns regarding infrastructure capacity;
- Concerns that development may increase traffic and impact the adjacent neighbourhood; and
- Support as the city needs more housing—especially affordable housing.

On August 25, 2023, the Applicant provided a concept plan for the development. However, the plan had limited details regarding servicing and infrastructure.

## OPTIONS

The following options are presented for Council’s consideration:

### **Option 1 (Recommended):**

That Council give 1<sup>st</sup> and 2<sup>nd</sup> Readings and authorize the scheduling of a Public Hearing.

### **Option 2:**

Deny application. This decision would close the file and 1<sup>st</sup> and 2<sup>nd</sup> Readings would not be granted. Alternative option as recommended by Council.

### **Option 3:**

An alternative approach as recommended by Council.

**FINANCIAL CONSIDERATIONS**

Although the Applicant will be required to contribute to offsite works such as servicing and road construction to facilitate the development, impacts of development on City services, ongoing maintenance and future upgrades will be the responsibility of the City. Consideration should be given to additional costs that come with increased development as these will impact taxation, City reserves and utility user fees. As such, lifecycle cost estimates of infrastructure (operations, maintenance and replacement) and impacts to service levels should be factored into future financial planning.


**COMMUNICATIONS**

Pursuant to the City’s Development Applications Procedures Bylaw, a Neighbourhood Public Meeting was held on July 12, 2023 at the Campbell River Sportsplex (see Appendix “D” for a summary of comments received). Residents within 100-metre buffer (157 letters total) were notified of the meeting via mail. In total, 147 people attended the meeting (see Attachment “F”).

Public correspondence received included twenty-six (26) letters and emails ((25) opposed and one (1) in favour) (see Attachment “D”).

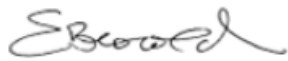
**ATTACHMENTS:**

- Attachment “A” - Proposed Urban Containment Boundary expansion (map)
- Attachment “B” - Letter of Intent (McElhanney), dated September 4, 2018
- Attachment “C” – Map of Potential Infill and Expansion Areas and Approved Development Permits South
- Attachment “D” – Summary of Public Correspondence
- Attachment “E” - Neighbourhood Public Meeting comments (provided by applicant)
- Attachment “F” – Neighbourhood Public Meeting (July 12, 2023) sign-in sheet
- Attachment “G” – Public Correspondence Received
- Attachment “H” – OCP Amendment Bylaw No. 3926, 2024

<b>Prepared by:</b>	
	
<hr/> <p>Jason Locke, MA, RPP, MCIP A/Director Community Planning and Livability</p>	

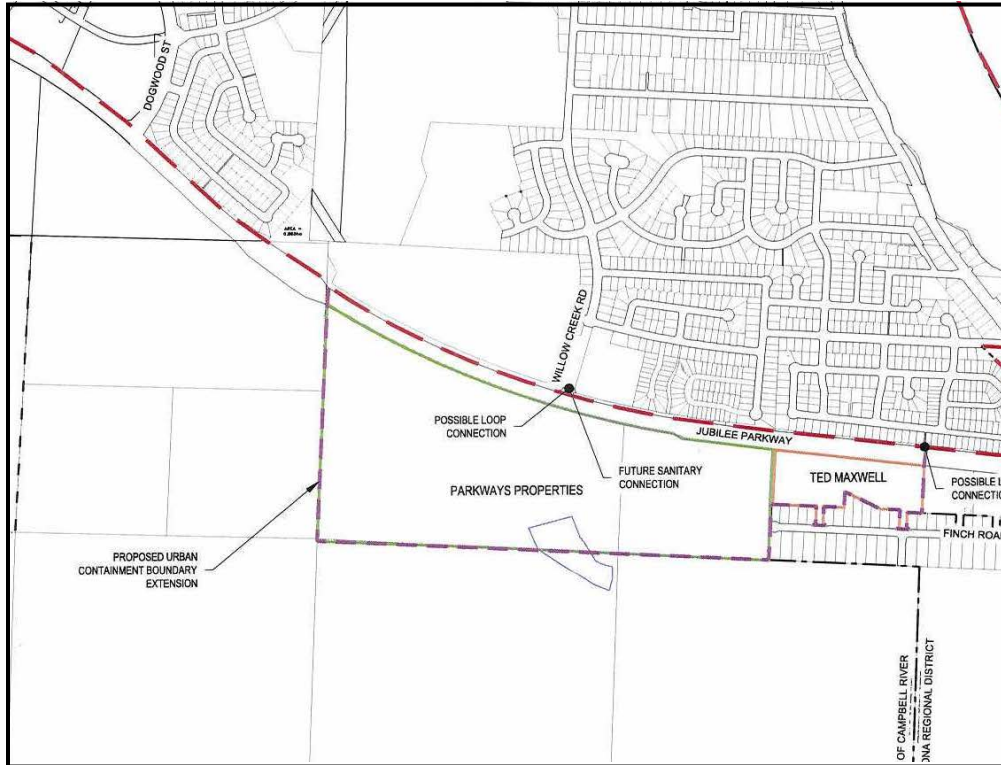
<b>Corporate Review</b>		<b>Initials</b>	
Development Services		IB	
Finance		AM	
Planning and Recreation		JL	

**Reviewed for Form and Content / Approved for Submission to Council:**



**Elle Brovold, City Manager**

Attachment A: Proposed Urban Containment Boundary Expansion Map



Attachment B: Letter of Intent (McElhanney) (dated September 4, 2018)



September 4, 2018

Our File: 2221-49188-00/2.0

City of Campbell River  
301 St. Ann's Road  
Campbell River, BC  
V9W 4C7

Attention: Kevin Brooks, MCIP, RPP  
Development Services Manager

Dear Kevin:

**RE: PROPOSED SOCP AMENDMENT – CAMPBELL RIVER AIRPORT – 0 JUBILEE PARKWAY (SECTION 16 TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP552 EXCEPT PLAN VIP69102, SW 1/4 & EXC PL VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 & EPP45564) & 276 FINCH ROAD (SECTION 16 TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP552 EXCEPT PLAN 147R 30818 36555 VIP62668 & VIP77134, PT E 79 AC OF SE 1/4)**

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Please find enclosed the following items to support an application for the OCP amendment as for the above noted properties:

- 1) completed application forms, including agents signed authorization;
- 2) copy of current title;
- 3) schedule 1, site profile;
- 4) cheque for application fee (\$2,625.00)

This correspondence serves as our Statement of Intent, which is to formally request an expansion of the Urban Containment Boundary to include the above noted properties. The properties are owned by Parkway Properties (0 Jubilee Parkway) and Ted Maxwell (276 Finch Road), and they are submitting this application jointly, with McElhanney acting as the agent on behalf of both parties.

Contrary to its designation as "Rural Neighbourhood – Controlled Development Areas" (page 5-69), it is our belief that this proposed boundary expansion can be supported by the SOCP if the designation is changed to "Neighbourhood", based on the following points derived from other sections of the SCOP:

1. The subject properties are adjacent to fully developed areas and are not rural in character. All accesses and services are readily available to the land with a major intersection planned for Willow Creek Road and Jubilee Parkway.
2. The subject properties are not located within the Agricultural Land Reserve.
3. The adjacent lands are defined as neighbourhoods, and it is that character of use that is sought for this land creating a more contiguous urban environment.
4. According to the tables for general demand for residential development within the existing SOCP, 220 dwellings units/year are required to sustain growth in our

1196 Dogwood Street Tel 250 287 7799  
Campbell River, BC Fax 855 407 3895  
Canada V9W 3A2 [www.mcelhanney.com](http://www.mcelhanney.com)

Proposed OCP Amendment Application  
Our File: 2221-49188-0  
September 4, 2018

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Page 2

community. This number is set to rise throughout the early 20s, requiring more than 1800 residential units by 2025. The time to start planning for that demand is now, and these lands can fit within the urban residential character of South Campbell River without undue stress on existing infrastructure.

The future subdivision of the property would provide an important connection for the Ocean Grove area to Jubilee Parkway and the rest of the City through the extension of Willow Creek Road. The properties are already well serviced via an existing water transmission main that currently supplies the regional district, and any water pressure issues in the area are being rectified as part of the Parkway Development to the north of Jubilee Parkway. Sanitary and watermain stubs out to Jubilee Parkway have already been constructed in preparation of the development of the south side of the right of way. In addition, the sanitary sewerage pumping stations (Willow and Simms Creek), which both have been upgraded recently, were engineered to adequately convey the flow from this catchment area.

If you have any questions or require further information, please do not hesitate to contact the undersigned at (250) 287-7799, or email at [mdegagne@mcelhanney.com](mailto:mdegagne@mcelhanney.com)

Sincerely,

McELHANNEY CONSULTING SERVICES LTD.



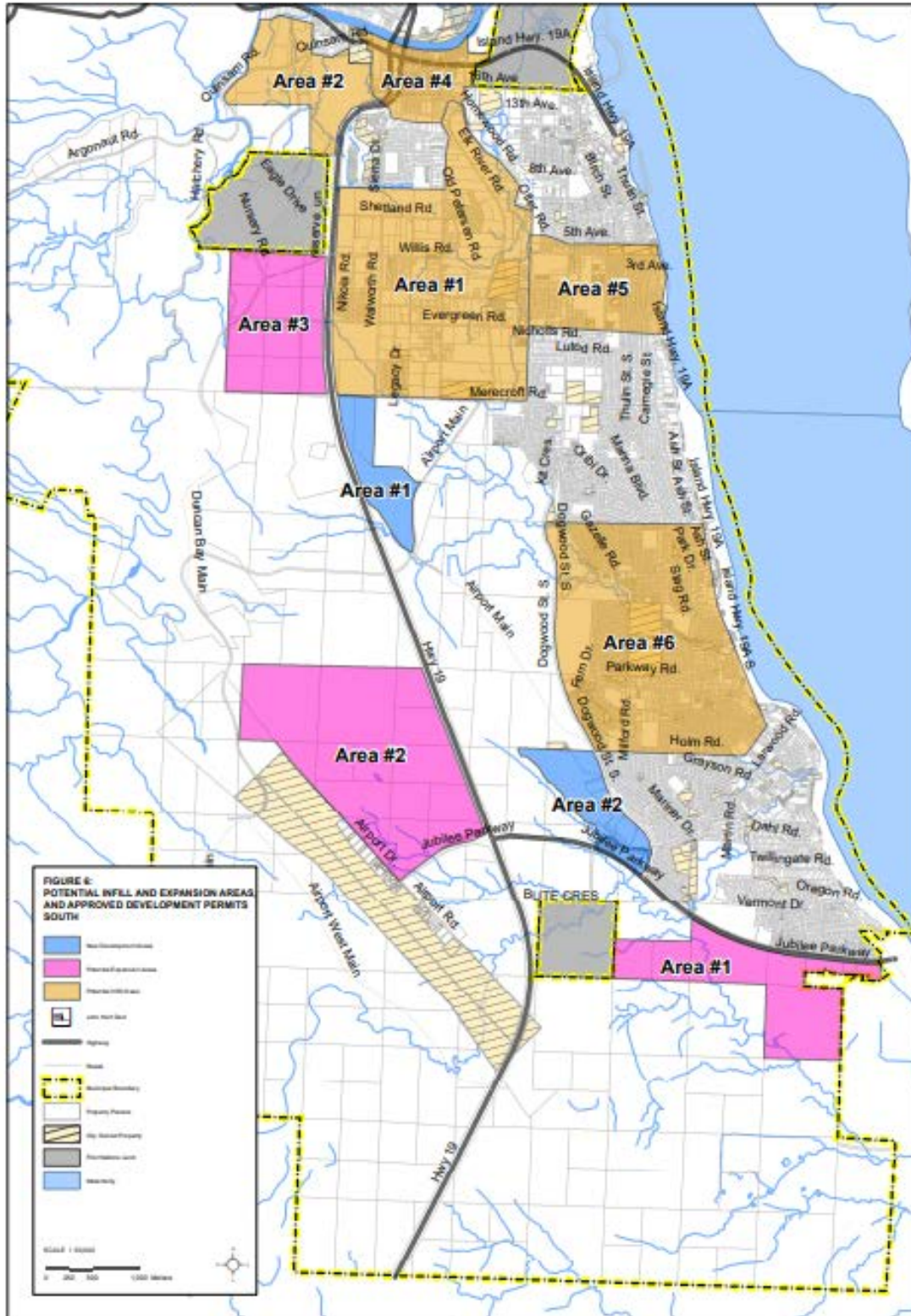
Mark P.J. DeGagné, P.Eng.  
Branch Manager

MdH:md  
Encl.

cc: Dan Samson, Parkway Properties  
Ted Maxwell



Appendix C: Map of Potential Infill and Expansion Areas and Approved Development Permits South





**Attachment D: Public Correspondence**

Letters, emails and phone calls were received from the public, commenting with respect to:

**Traffic**

- Increased traffic on Finch Road.
- Already difficult transportation movement and safety issues in Area D, near Ocean Grove School and turning onto Highway 19A. Safety, noise, and efficiency have not been addressed.
- Extending roads through existing Parkway Properties area into new area will increase traffic and danger for pedestrians and children.

**Environment**

- Destruction of the existing trail system.
- Climate change implications – local governments have role to play in planning for resilient communities – these have not been adequately addressed.
- Water supply concerns with current and future drought conditions.
- Destruction of the wetland, older growth forest, tree canopy, wildlife and insect habitats, diverse habitats for birds, eagle nesting sites.
- Destruction of Woods and Caddisfly Creeks – Caddisfly is fish-bearing stream, highly modified but worth restoration.
- Development will have impacts on storm water management – relationship between surface and groundwater and water flows need assessment, especially in Caddisfly Creek areas (servicing and road issues).
- Wetland on property was inappropriately filled. All requirements of restoration have not been fulfilled including conservation covenant over environmentally sensitive habitat. Re-drawing boundaries for a developer who has a track record of non-compliance.
- Status of establishment of a Conservation Covenant to protect the fen and aspen forest area, and the receipt and review of the annual monitoring reports.

**Infrastructure and Community Services**

- Long-term infrastructure implications to expanding the boundary – water and sewer servicing costs.
- Increased crowding of schools and strain on public services.
- Short-term financial benefit – however the costs of providing and maintaining expanded infrastructure will be borne by the highly-taxed residents of Campbell River.
- The City currently cannot look after the facilities within the UCB, and expansion will increase costs that the City cannot afford. Infrastructure is already questionable – e.g. water pressure.
- There are many new developments being constructed within the current UCB – need to be able to service these and existing areas.

**Land Use**

- There are numerous solutions to increase housing – secondary suites (which Council won't approve), smaller minimum lot sizes.
- Lack of information in the application – need more information on land uses, densities, parks and roads.
- There is land already existing within the UCB to accommodate growth – the City has already approved and proceeded with significant housing projects in the area and otherwise – hundreds of approved units.
- New greenfield developments are NOT affordable housing – we need to require lower-rent units in new developments.

- Impacts on First Nations areas adjacent or in proximity to the proposed development area.
- Consider what is best for Campbell River, not just a developer.

### Population Health

- Losing natural areas will be a detriment to physical and mental health and socialization.
- The area is well-used for outdoor recreation – hiking, biking and nature enthusiasts.

**Attachment E: Neighbourhood Public Meeting Comments (provided by the applicant)****Neighborhood Meeting - UCB Expansion****July 12, 2023***Located at Sportsplex*

Dan began the meeting at 7pm.

Dan explained who he was, that he was representing Parkway Properties and explained the ownership of Parkway Properties.

Andy Gaylor provided some commentary stating that this was not a city led meeting and it was part of the application process by Parkway Properties to bring their property into the urban containment boundary.

The following concerns were raised by attendees:

- Potential property tax increase related to additional infrastructure costs
- Environmental concerns with developing what is currently regarded by the public as green space
- Developers do not put enough park land in their developments
- The city is growing too quickly
- Where will kids go to school if this property were to be developed
- Should the expansion of the UCB be contemplated with a full OCP review
- What will be the impact on Area D and specifically Finch Road
- Would the developer allow concerned citizens to purchase the land
- Would additional development create more dependency on automobiles
- There are eagle trees near Finch Road, will they be maintained?
- There were some trees cut at the end of Finch Road for safety reasons, should the trees be left there or removed?
- There is orange fencing at the end of Finch Road, can it be removed?
- Will an appropriate amount of greenspace be maintained?
- Is there enough water pressure? Maryland is known to have weak pressure.
- Is there sufficient sewer capacity?
- Will there be any affordable housing?
- The average person can no longer afford single family homes.
- Is infill cheaper than expanding the UCB? Dan stated not in this case because services are already available and in place.

Attachment F: Neighbourhood Public Meeting Sign-in Sheet (July 12, 2023)

COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Donna Garber	3717 Shoreline Dr.	
Stan Garber	3717 Shoreline Dr.	
MARY WORTH	343 CRAWFORD RD	
ROB WORTH	"	
Chris Round	4091 S. Island Hwy	
Barb McBride	197 Finch Rd	
Wade McBride	197 Finch Rd	
Rosey Courage	425 ARIZONA DR.	
Wade McBride	197 Finch rd	
Paul Merrick	978 Timberline Ar	
Seth Miller	172 Finch rd	
Alison Liebel	1260 Gazelle Rd	
Jeff Wood	162 Finch rd	
Bruce Wood	22 Seagull Rd	
Jeanette Fischer	2077 Dalton Rd CR	
Emil Fischer	"	
Gwen Donaldson	285 Erickson Rd	

COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Gretchen Dolan	287 Finch Rd	
<del>ALISTAR DOWKAS</del>	258 Finch Rd	
DARLENE PROZDA	3615 MONTANA DR	
Maureen Hensel	200 Colorado Drive	
Mary-Elan Tjait	239 Finch Rd.	
BOB TJAIT	239 FINCH Rd.	
LYNDA HARRIS	764 BOWEN. OR.	
Jody Lewis	294 Finch Rd	
+ John Maria Roberts	273 Crawford Rd	
Dane Beatty	Cameleon	
Darlene Smid	3414 Worthing	
Oda Blackburn	3745 Shoreline	
Dale Blackburn	"	
R. CRANE	824 - MARINA	
John Elson	4091 S. Island Hwy	
Pat Bourage	425 ARIZONA DR	
Cheryl Freeman	757 Salal St.	



COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Steve Williams	282 Finch Rd	
Mary-lou Vanstone	205 Finch Rd	
AL VANSTONE	205 Finch Rd	
DAVID HASKINS	240 FINCH RD	
Ryan Forsyth	192 Victory Turn	
Patricia Ashmood	2033 Varsity Landing	
Janice Sewell	296 South McLean St	
Steve Rose	149 Finch Road	
Sandy Rose	149 Finch Road	
Bob Lewis	294 Finch Road	
Mike Ruff	3610 Nevada Pl	
Chery Ruff	3610 Nevada Pl.	
Sally Wilson	223 Meadow A	
Melinda Wilson	" "	
Katherine Jorgensen	370 Elizabeth R	
Pieter Kramer	" " "	

COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
TIM WHITFIELD	417 ARROPA DR	
LORRAINE FORBES	2221 PAPER CR	
STAN GRAY	2974 PACIFIC VIEW	
Shirley Gray	"	
Carmen Iontita	225 FINCH ROAD	
Paul Elphick	181 Finch	
Kathy Rae	36-210 Evergreen Rd	
KEVIN WADE	165 FINCH	
Nicole McLaren	270 Finch Rd.	
Katherine McBrien	3747 S Isl. Hwy	
CAREN VAN DER MEER	82 CEDAR RD	
Laura + Dan McLaren	121 Vermont, Dr.	
JANICE LANGLEY	3360 YORK RD	
Jakie Biller	206 Finch Rd	
Barbara Akelaitis	251 McCarthy St.	
Heather Hancharuk	754 Salad St	
Bryne Weerstra	98 McGimpsey Rd	



COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Ben Jorgensen	765 Kit Coves	
Glenda Woodward	605 Rockland Rd	
Carol Rothe	153 Vermont Drive	
Lesley How	303 Arizona	
Carly Johnston	165 Finch Rd	
Bob HOLYOME	16-3647 Vermont	
Krista Vajvan	3424 Working PL.	
Sherry Shea	380 ERICSON RD	
Kathryn Willis	#207 87 Island Hwy S	
Steve Rickman	2925 Willow Creek Rd.	
Bruce Woytak	1947 PINEHURST PL	
Allen Howe	214 Finch Rd	
Jim NELSON	302 ARIZONA DR	
WILLIAM ROGERS	1869 GALEND RD	
Barb Clark	593 Nature Park Dr	
Ken Clark	✓	
Robin Williams	282 Finch Rd	

COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Frances Horton	3751 Mclelan Rd	
Bethie Duzio	3996 Craig	
Maria Horsfall	3690 Ocean Grove Rd.	
C. VOGT.	325 VIRGINIA PL.	
FAMILY SAVABLE	123 PENELPES RD.	
Debra Soderman	279 Finch Rd	
Andrea Stock	3920 Wavecrest Rd	
Lawrence Brown	250 FINCH RD	
Tom & Anita Miller	3841 Sutil Rd	
Angy Gaylor	City Hall	
Reg Watkins	C.R.	
Allyson Patten	3845 Mittenatch Dr.	
Tina Graham	309 Finch Rd	
Taunya Holland	1430 S.H	
Lori Elphick	181 Finch Rd	
Selma Kennedy	87 McImpsey Rd	
EVA Normand	3615 Brindley Ave	

COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Josh Samson	272 Vermont Dr	
DEBBIE JENKINS Terry Browne	909 ENGLES RD.	
Gary Schwennig	3996 Craig Rd.	
Jandi Loomis	54 Colorado Ave	
DAVE & KAREN VAN MALE	154 CRAWFORD RD C.R.	
T Hansen	155 Brickson Rd CR	
JOHN RICE	2929 YORIC RD	
Lang Shaffer	142 Vermont Dr. CR.	
Leanne Lewis	288 Crawford Rd	
BELGITE METSCHER	591 HOPE RD	
Monica Brown	250 Finch rd	
RICHARD BAK	288 FINCH RD	
FRED FERBER	120 WESTGATE RD	
NEIL WILCOX	3821 Peak Dr.	
BRENDA MATIAS Jett Jackson	3753 Island Hwy S 3929 Wavecrest Rd	
Qua Ferguson	765 Pitt Cres	

COMMUNITY MEETING SIGN IN SHEET - JULY 12, 2023

NAME	ADDRESS	PHONE OR EMAIL
Julia Sikora	242 Finch Rd	
M. Roberts	3810 PEAK DR	
G Roberts	"	
CINCOY KEISS	154 STORAE RD.	
PERRY NIMCO	" "	
Wade Kaskiw	191 Finch Road	
Trudy Kaskiw	191 Finch Road	
Rona Mameck	948 Timberline Dr	
Chris Grln	1124 Blakobak Rd.	
Ken BROWN	226 FINCH RD	
Karen Brown	226 Finch Rd	
MICHAEL DEHART	712 SITKA ST.	
JAN SANDHOLM	3065 MARTIN RD	
GRAHAM HORTON	7751 MCLELAN R	
Kathy Zivny	259 Finch Rd	
S		





## Sarah Gaudreault

---

**From:** bobandmel [REDACTED]  
**Sent:** June 15, 2023 12:47 PM  
**To:** planning  
**Subject:** Finch Road Expansion

"CAUTION: External Email"

To whom it may concern,

I would like to express my opinion on the proposed property expansion on Finch Road.  
I am opposed to this new development.

We have lived on Finch Road since 1984. My husband purchased the property in 1980 and built our house to lockup stage. Our lot is .6 of an acre, something that is very hard to find. Then we took out a loan and finished the property. The reason we chose this road was because of the peace and quiet.

I wake up every morning to the sound of birds. We enjoy the trails behind our property. Deer frequent our yard and eagles nest close by.

When they developed the property across Jubilee they took all the landfill and dumped it into our wetlands. Destroying the ecosystem. My neighbor Darcy De Hart fought hard against the destruction of these wetlands. Unfortunately the damage was already done. We do not want to see this happen again.

We already have alot of traffic on our road.

I want it on record that we oppose the further development of Finch Road and the surrounding area!

Sincerely  
Mary-Ellen Tjart  
Bob Tjart

Sent from my Galaxy

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This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 10, 2023 9:11 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Expansion

Hi Sarah,

Could you please redact this email and file it under NPM comments? (for file # P1800070 – revised application)

Thank you!  
Lyndsay

---

**From:** Diane Bakker <[REDACTED]>  
**Sent:** Sunday, July 9, 2023 5:36 PM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>; Lindsay.Mackenzie@campbellriver.ca  
**Subject:** Expansion

I walk in this area every day with my Australian Shepherd.  
I love the area.  
It is pristine and beautiful and I can walk there from my house.  
I am very much against the destruction of the trail system and its beauty.  
Please count me in as protesting this expansion.  
Sincerely,  
Diane Bakker

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 10, 2023 10:11 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: UCB Expansion -please read first  
**Attachments:** Report to Council 2019 T Martin.pdf

Sarah- for the 2-23 Correspondence folder (P1800070). Thanks!

---

**From:** Tom and Gloria Heisterman <[REDACTED]>  
**Sent:** Sunday, July 9, 2023 3:29 PM  
**To:** Terri Martin <Terri.Martin@campbellriver.ca>  
**Cc:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:** UCB Expansion -please read first

Hi Terri

Hope you had a good vacation.

I have added one more question to this as I neglected to ask before. Since you've been away and will probably see the emails on the same day I thought it would be easier if I just included the question with everyone else.

In this second addition I've cc'd Lyndsay MacKenzie.

Thanks

Gloria

---

**From:** Tom and Gloria Heisterman <[REDACTED]>  
**Sent:** Friday, July 7, 2023 3:00 PM  
**To:** 'terri.martin@campbellriver.ca'  
**Subject:** UCB Expansion

Hi Terri

I'm writing regarding the fact that the City of Campbell River is considering expanding our UCB South of Jubilee Parkway. This will obviously promoted development in the area.

There's a whole list of reasons not to have urban sprawl but the environmental aspect is what I'm writing to **Terri Martin** about.

I understand that the City of Campbell River took legal action against Parkway Properties in 2015. The owner was required to do remediation work.

According to your Dec 2019 news release

-“Construction was complete to restore the wetland in Jubilee Heights” I'm confused because I understand the damage was done south of Jubilee Parkway. The new development at the end of Erickson is called “Jubilee Heights” 1-Can you please clarify why you refer to Jubilee Heights in this case?

-Reference is made to “five years of monitoring and measuring results begins soon. – 2-Can you please advise what the purpose of 5 years of monitoring was for and what the results were. Please provide the monitoring reports.

-“ Parkway Properties must now register a conservation covenant on the 2.1 hectares of forest land near the west property boundary that is part of the conservation solution as set out in the City's development permit.

3-Can you please supply details of the conservation covenant.

-mention was made of a “compensation land at a two-to-one replacement ratio for the northern portion of the wetland previously infilled south of Jubilee Parkway.

4-Can you please describe the exact location of the compensation land.

- “The solution includes retaining **two** existing provincially red-listed (endangered) trembling aspen forested wetlands and existing forest land on the west side of the property bordering the Woods Creek wetland. “

5-Can you please provide details of the two forested wetlands that need to be retained .

-Also noted “on the west side of the property bordering the **Woods Creek wetland.**”

6-Can you please supply details of the Woods Creek Wetland that you have referred to. I would like to know it’s location and size.

I understand that Parkway Properties is suggesting a “park” in the area.

7-How will wetlands and wildlife be addressed in a subdivision “park” ?

- “ The City will continue to issue news releases on the progress of the wetland restoration”

8-Can you please provide me with all the reports after 2019

I look forward to your response as soon as possible.

Thanks

Gloria Heisterman

Considerations:  
City of Campbell River,  
Urban Containment Boundary Expansion  
Proposal

Jubilee Parkway and Finch Road area

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## Preamble

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*“Nature and Biodiversity are dying the death of a billion cuts. And Humanity is paying the price for betraying its closest friend.”*

Inger Andersen, United Nations Under-Secretary-General  
and UNEP Executive Director

---

### UN Global Biodiversity Conference in Montreal December 2022

*Agreement reached by 188 Nations, including Canada,  
on A Global Biodiversity Framework*

- ❖ *Conservation and effective management of 30% of the World’s land, coastal areas and oceans*
  - ❖ *Restoration of 30 per cent of terrestrial and marine ecosystems*
  - ❖ *Reduce to near zero the loss of areas of high biodiversity importance and high ecological integrity*
- 

*Think Globally, Act Locally* Many will remember this catch phrase from an earlier generation. It still makes sense today! Local governments are among the most important land use decision makers. It is important that local leaders and decision makers understand the importance of the Global Biodiversity Framework and help the world move toward the achievement of these goals. Campbell River can make a big contribution to national and international goals!



**Background:**

The City of Campbell River started to look at the question of expansion of the Urban Containment Boundary (UCB) in the area of Willow Creek Road, and south of Jubilee Parkway (see map) in November 2018<sup>1</sup> and has reactivated the assessment process again at the request of developers in 2023.<sup>2</sup>

A map of the proposed area, screen printed from the article in the Campbell River Now website, referenced above is copied below.

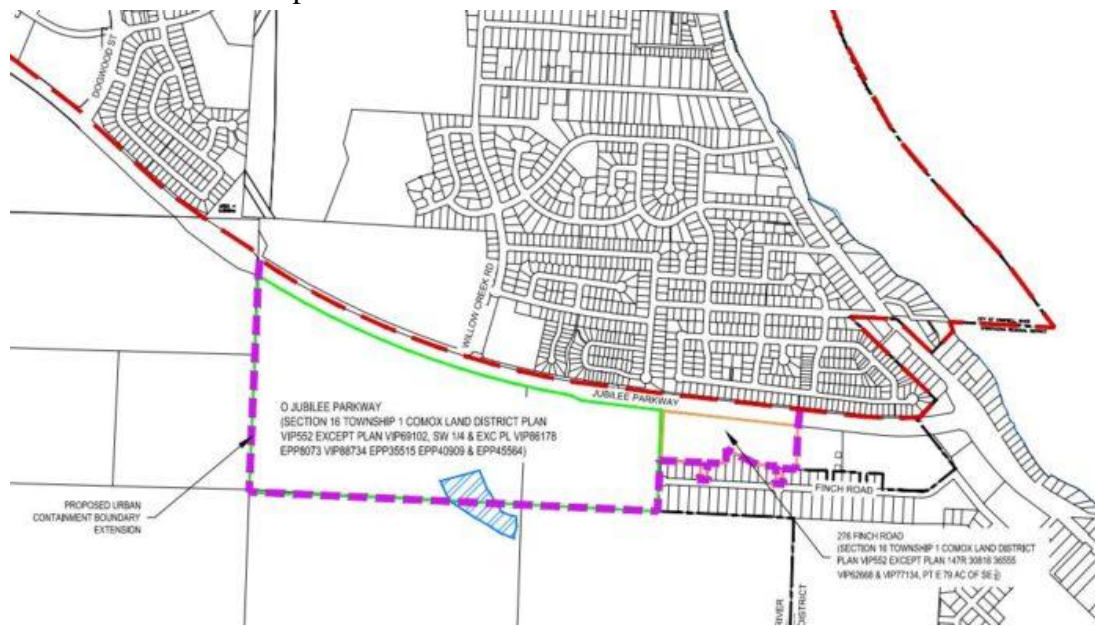


Fig. 1: 2018 Urban Containment Boundary extension proposal

There appears to be a second view of the area to be expanded as shown in the following image from the May 3, 2023 Staff report on the referral notice from the City of Campbell River to Strathcona Regional District<sup>3</sup> and copied below:

<sup>1</sup> <https://www.campbellrivermirror.com/news/campbell-river-city-council-to-explore-expansion-of-city-boundaries/>

<sup>2</sup> <https://www.mycampbellrivernow.com/68000/news/residents-concerned-about-new-development-will-have-chances-to-speak-up/>

<sup>3</sup> This was an agenda item on the May 10, 2023 board meeting of SRD

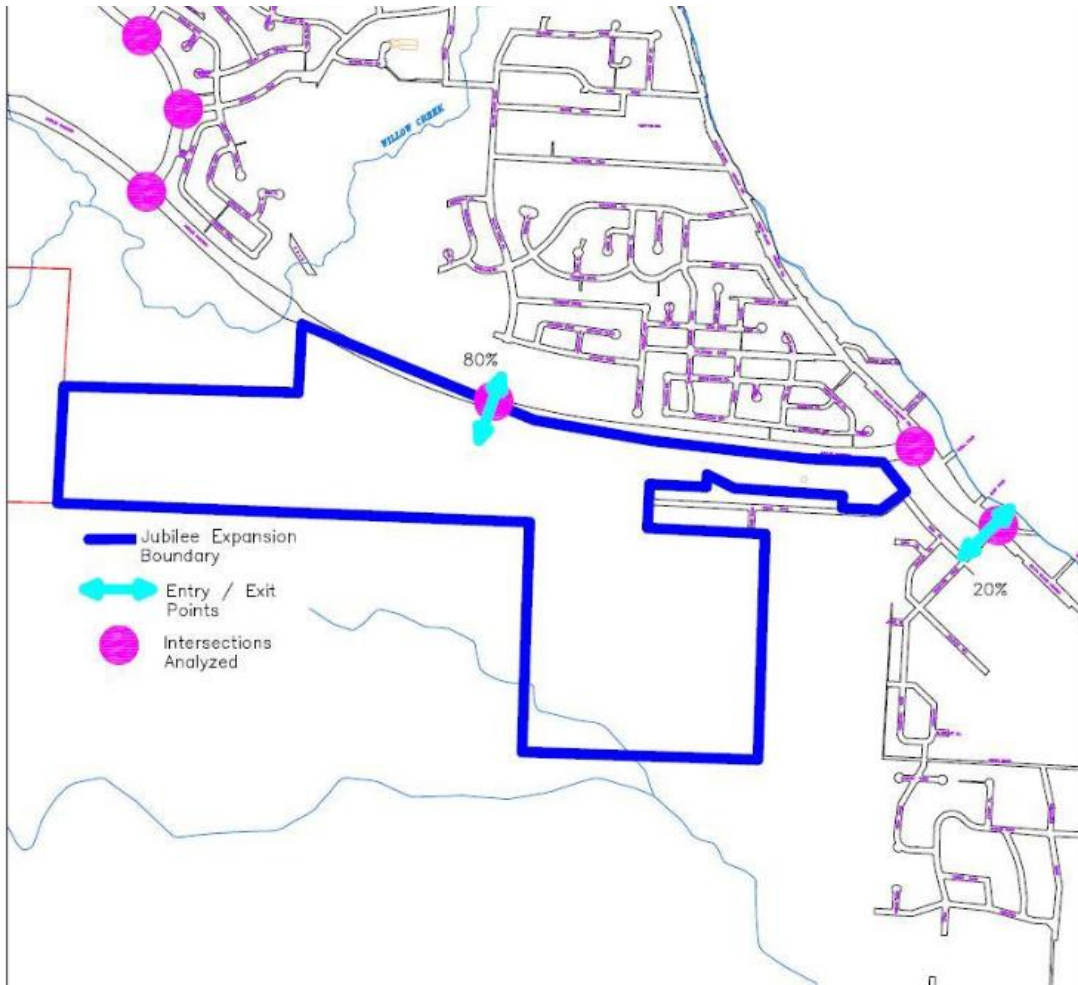


Figure 2: UCB extension proposal 2023

I am writing this report because the material that is available on this matter from the applicants, the City of Campbell River and the review by the Regional District does not appear to address some important questions about social economic or environmental issues related to the proposed expansion of Urban Containment Boundary especially given that this area is within the watersheds of two fish bearing streams: Woods and Caddisfly Creeks.

**Questions to be Addressed before Urban Containment Boundary Changes**

The decision on whether the Jubilee-Finch Urban Containment Boundary expansion proposal should proceed should be based on a thorough assessment of a number of issues as outlined below. It is my hope that the city, the proponent and the Regional District will ensure these questions are addressed and report findings as part of the public engagement process prior to any decision making.

***The issue of housing supply, demand and affordability:*** Does the city have enough supply of land within the UCB to meet demand until 2040 or 2050? If not, is the proposed area for expansion of the UCB the best area (least impacts and lowest cost) to proceed with an expansion? The UCB is an important policy tool and changes should only be made when there are no other options: this does not appear to be the case here.

***Impacts on First Nations:*** Which First Nations traditional territories are within or adjacent to the proposed expansion of the UCB? Has consultation occurred?

***Climate and Biodiversity:*** Does expansion of the urban area make sense in relation to other options for development given the threats of climate change, significant changes to water flows, habitat and fish? The world is facing a climate and biodiversity crisis with implications for water, ecological functions, fish and biodiversity etc. Local government has an important role in planning for resilient communities that helps to minimize carbon emissions and also helps create communities that have a degree of resilience to the impacts of climate change. These issues have not been adequately assessed at this point in time to allow reasoned decision making.

***Infrastructure:*** expansion beyond current boundaries has implications for sewer and water servicing both within the City and the adjacent Area “D” of Strathcona Regional District. What collaborative process between these two levels of government is in place to address these issues? What are the costs and longer term implications of expanding service to the south of the existing UCB?

***Transportation:*** the area under consideration is already experiencing some difficult transportation movement and safety issues related to developments in Area “D”, Ocean Grove School and Highway 19A access. The implications of urban expansion on transportation safety, efficiency, noise, and quality of life etc. need to be fully considered. Background materials on the proposed development have not addressed the transportation flow and safety issues.

***Quality of life:*** What land use and land use patterns will best meet the social economic and environmental expectations of the community by say 2040 or 2050? While the quality of life is difficult to measure and assess it is important to think of how quality of life might be defined by the community in the future. Will expansion of the UCB help or hinder meeting these expected needs? To what extent will Campbell River contribute to the goals of the Global Biodiversity Framework?

***Urban Containment Boundary:*** This is an important tool in the larger tool kit of plans policy, zoning and development processes that local government can use to meet the

social economic and environmental needs of community members. The immediate question of expansion in the Jubilee-Finch area offers the opportunity for local governments (both city and Regional District) to assess the process and policies that will guide future urban growth. How do we balance the needs of a growing population with environmental and other quality of life considerations?

### ***Informed Decision Making***

It is expected that elected decision makers, supported by staff and outside expertise, will gather, analyze and use comprehensive information on the economic, social and environmental impacts of a proposed development as part of the decision making process. In this section some additional suggestions for information review and analysis are outlined.

It is assumed that changes to the UCB will require an amendment to the Official Community Plan (OCP) and as part of this process there will be public information meetings and public hearings prior to decision by council. Because the decision making also impacts Area “D” of Strathcona Regional District it is hoped that some dialogue and collaboration on these issues will be considered. ***It is recognized that the Regional District Board did vote and pass a resolution that indicated “no objection” to the proposed expansion of the UCB in June 2023. In light of the unanswered questions raised in this report it is hoped that this direction will be revisited and a thorough review completed in light of citizen concerns.***

It is recommended that the issues identified in this report be thoroughly assessed and the results made available to the public for review.

***1. The first question: does it make sense to expand the area of urban development at this time?*** To answer this question it seems prudent to have a good understanding of current land uses both within the UCB and outside of it.

1. There appears to be a considerable amount of land within the UCB that is vacant or is composed of large lots that would allow a considerable amount of housing development. What is the anticipated housing demand or growth scenario for Campbell River for the time period to 2040 or 2050? Is there enough land to accommodate this growth within the UCB with existing or alternative density policies? What land within the UCB needs to be protected or managed as open space, greenbelt, watershed or biodiversity reserves and thus would not be available for housing commercial or industrial uses?



2. If there is a short-fall in land availability can this be corrected through changes in policy to allow increased densification within the UCB before considering expanding the UCB.

3. Campbell River has a very large area within the UCB. If all options to expand within the UCB will not be sufficient to meet anticipated housing demand then the question should become: where is it best to expand the city and at what time?

In regard to these questions it is my perception that there is enough land to meet housing demand for a long time within the UCB as well as. If this assumption proves to be incorrect then it also appears that other areas may offer greater opportunity, lower costs with lower environmental impacts than the area currently being considered south of Jubilee Parkway.

Also, what policy changes could be considered to allow increased densification within the UCB and that would also help to create a more climate resilient community that provides the economic social and environmental characteristics that support a high quality of life expected by a progressive community 20 or 30 years from now? (Or perhaps the **7 generations principle**, often used by First Nations to consider the impacts of decisions today on 7 generations into the future, might be considered in this decision making process!)

***2. What are the impacts of the proposed development on water, fish, environment and biodiversity: can impacts be minimized or mitigated?*** The area south of Jubilee Parkway presents many challenges environmentally.

The area under consideration for expansion is part of the Woods Creek and Caddisfly drainages. Both drainages are shared with the city of Campbell River and Area “D” of Strathcona Regional District. Rough maps of the approximate locations of Caddisfly and Woods Creek are inserted below.

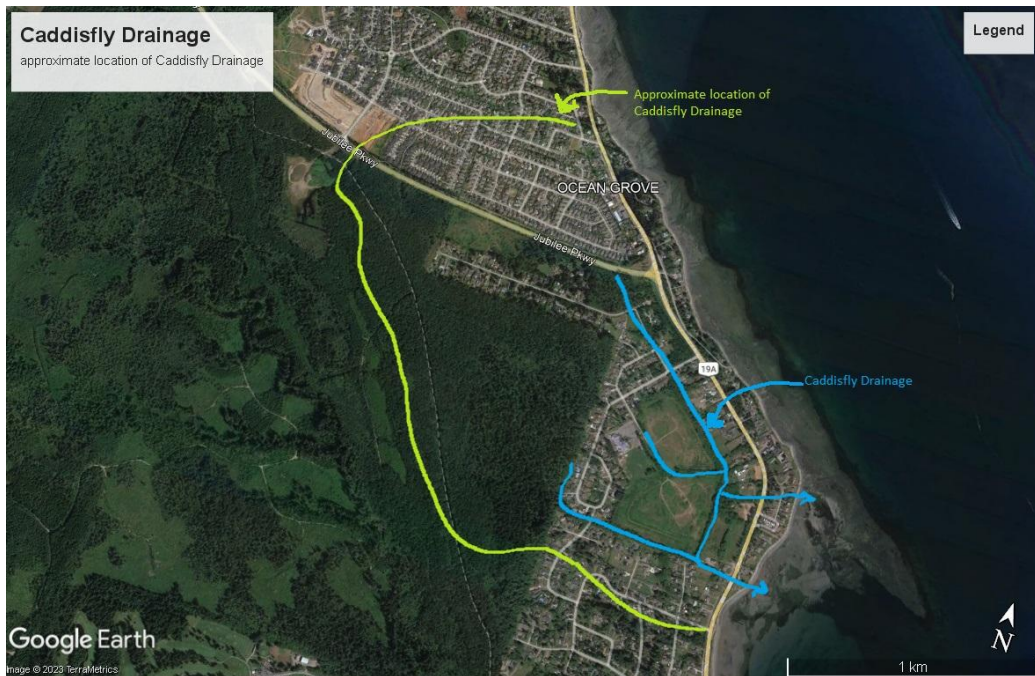


Fig. 3: Approximate Location of Caddisfly Drainage

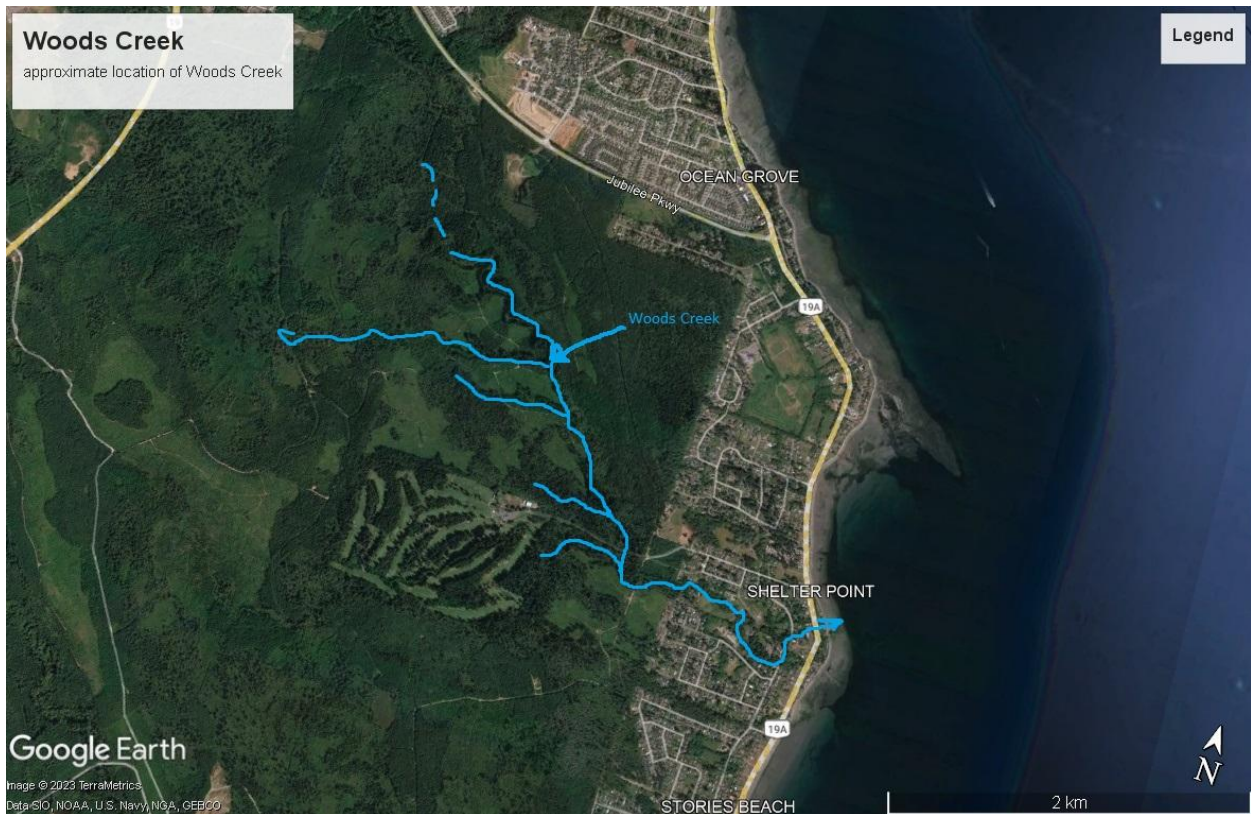


Fig. 4: Approximate location of Woods Creek

One of the issues to be addressed is the question of the protection to be given to the pond and wetlands in the area opposite and south of Willow Creek Road. This is a significant pond that

was inappropriately filled at one point in time and then partially restored. All the requirements of this restoration have not yet been fulfilled including the establishment of a legal conservation covenant over the sensitive habitat. The assessment of the UCB expansion should thus include a thorough hydrologic and ecological assessment of the pond associated wetlands, watersheds and their importance to maintaining flows in both Caddisfly and Woods Creeks.

The Woods Creek watershed was the subject of a detailed assessment in 2020<sup>4</sup>. Many of the findings of this report are instructive and should be taken into account. If all of the sensitive parts of the watershed, related wetlands and perched water tables are excluded from development then it would be prudent to assess what pattern of development would be possible. Would such a pattern of urban development, which would be done in a way that respected natural watershed and habitat values, be economically feasible? The question of feasibility might even be evaluated in terms of the final cost of housing to potential purchasers when looked at through the lens of affordability.

A Google Earth image below provides a rough guide to the wetlands that need to be fully assessed. What is the hydrology and ecological functions of these wetlands and their importance to the fish bearing streams of Caddisfly and Woods Creek<sup>5</sup>?

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<sup>4</sup> Overview & Level 1 Fish Habitat Assessment and Level 2 Enhancement Recommendations: Woods Creek, Campbell River, BC Prepared for Campbell River Salmon Foundation, June 9, 2020

<sup>5</sup> There are firms on Vancouver Island qualified to do this work. One might look to work done in the Qualicum area of the Island as a model to follow.



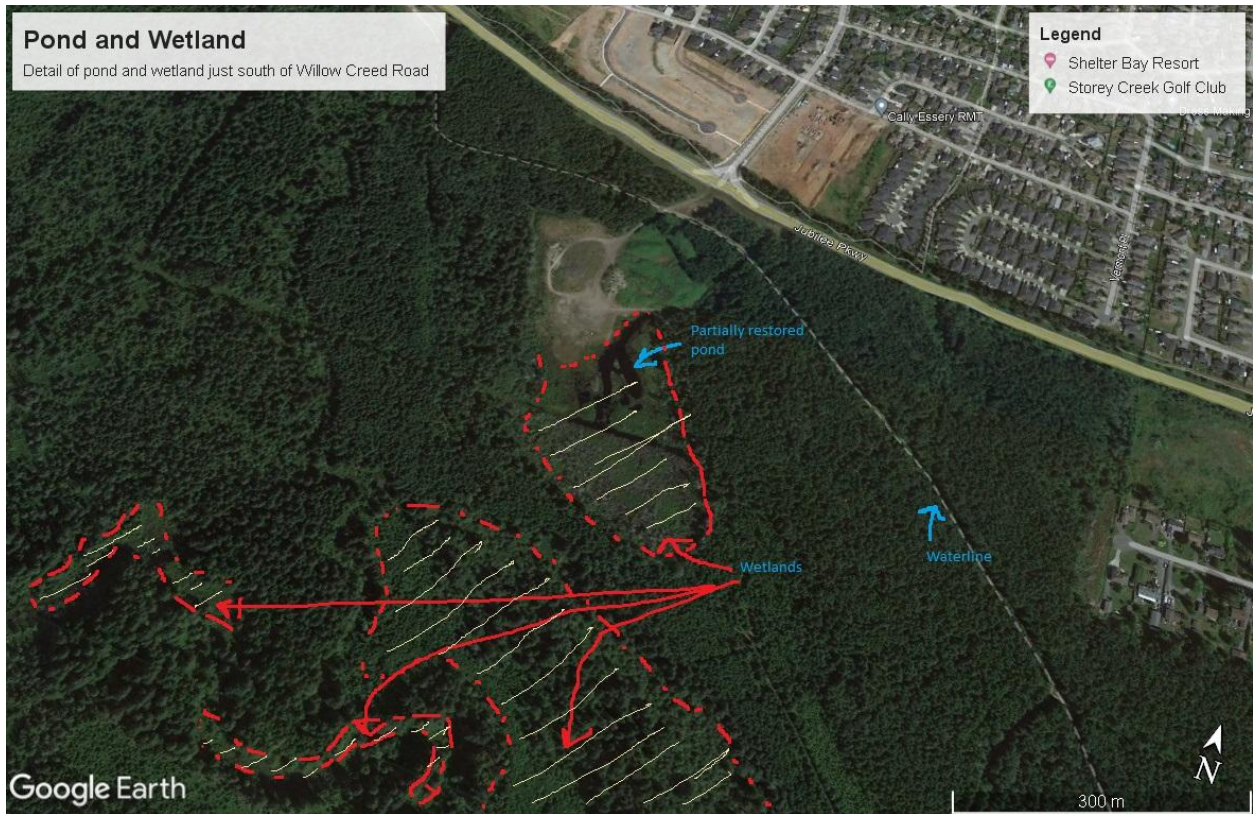


Fig. 5: Wetlands and Partially restored pond potentially impacted by UCB extension

Below and to the east of Woods Creek and South of Jubilee Parkway is the Caddisfly drainage. Recent work on Caddisfly is showing that it is still a fish bearing stream, although it has been highly modified, and one that is worth rehabilitation/restoration. Development of the proposed expansion to the UCB in the Finch-Jubilee area will have impacts on surface and groundwater movements, implications for storm water management, eagle nesting sites, fish, and diverse habitats for birds. The proposal needs to have a comprehensive review of these potential impacts prior to any decision making. An initial assessment of water flows and wetlands is provided below in some relative crude drawings provided on Google earth images. It is hoped a professional assessment can be done by the proponent or the city for review in public meetings and hearings.





Fig. 6: Wetlands and habitat in lower Jubilee area

Part of the proposed UCB expansion area showing some wetland areas (to the east of the UCB) but surface flows to these wetlands would be impacted by hard surfaces of roads, driveways, roofs and general storm water management. Eagle habitat is within the proposed extension of UCB.

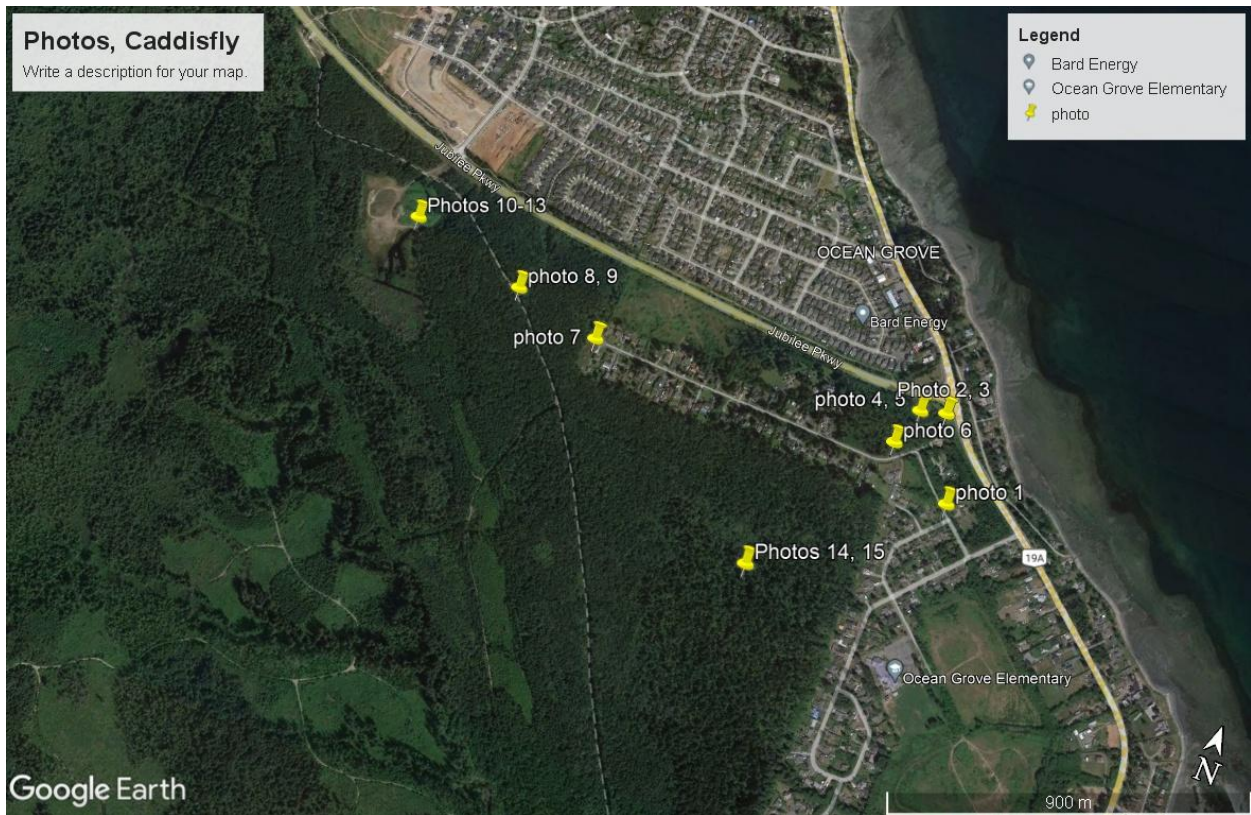


Figure 7: Large lot in Area “D” that has interrelated servicing, road, and environmental issues

Large lot in Area “D”, SRD which abuts Caddisfly Creek (not part of UCB expansion). If this large lot is to be developed it will have an impact on Caddisfly Creek. The expansion of the UCB has implications for sewer servicing and road issues in this area and need to be taken into account. Thus, there is a need for collaboration in planning for this area between the City and Regional District.

### Appendix 1

Photos of a few locations within Caddisfly Drainage that will potentially be impacted by urban development:



Photos are provided on the pages below:





Photo 1: Caddisfly Creek on Bier Road





Photos 2 &3: wetland habitat north –east of Finch and Bier



Photos 4 &5: wetland habitat in the area between Finch and Jubilee showing habitat of sedges, ferns, willow and ninebark that are an indicator of the high water table





Photo 6: ditch and wetland along lower portion of Finch, looking east



Photo 7: sign at top of Finch Road with OCP amendment and map





Photos 8&9: drainage along water line trail, looking south east; flows from this area are probably a significant contributor to Caddisfly Creek...professional assessment is required





Photo 10 & 11 (below): Partially restored pond just south of Jubilee and Willow Creek Road. (The conservation covenant over these areas, required as part of the restoration has apparently not yet been established.)







Photos 12& 13: Outflow from pond and fill material left on hill to north



Photos 14, 15: Photo 14 shows a dried wetland pool (in June 2023 after 1 ½ months with little to no rain) and photo 15 that shows the deer fern, sedge, hemlock and sitka spruce that grow in the perched water table in much of the area between the water pipeline trail and Ocean Grove area. The relationship between surface and ground water and the health of flows in Caddisfly need professional assessment.

---

Prepared by Greg Roberts, Campbell River  
July 2023

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 10, 2023 10:11 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Urban Containment Boundary Expansion  
**Attachments:** Considerations for UCB expansion.pdf

Also for the 2023 Correspondence folder (P1800070).

Thanks!

---

**From:** Greg Roberts [REDACTED]  
**Sent:** Thursday, July 6, 2023 5:55 PM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>; Terri Martin <Terri.Martin@campbellriver.ca>;  
planning@campbellriver.ca  
**Subject:** Urban Containment Boundary Expansion

Attached please find a report in pdf format I have prepared with a number of questions and suggestions for issues to be addressed as part of the decision making process on the expansion of the City's Urban Containment Boundary.

I would appreciate it if you could circulate this to other City staff that need to see this. I will also forward this to Strathcona Regional District Area D Director and staff for their consideration as well.

It is my hope that a thorough assessment of the outstanding social, economic and environmental issues will be addressed and made available to the public as part of the decision making process.

Please let me know if you would like to discuss this further.

--

Greg Roberts, Campbell River BC

## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 12, 2023 8:55 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Urban Containment Boundary

Hi Sarah,

Could you please redact and file this for P1800070? Thank you.

Lyndsay

---

**From:** Faye Goodine <[REDACTED]>  
**Sent:** Tuesday, July 11, 2023 6:05 PM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:** Urban Containment Boundary

No to expansion plans.

---

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## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 12, 2023 9:36 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Woods Creek development

Hi Sarah,

More from Faye Goodine. P1800070.

Thanks,  
Lyndsay

---

**From:** Faye Goodine <[REDACTED]>  
**Sent:** Tuesday, July 11, 2023 11:54 AM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** Woods Creek development

Having only been in Campbell River three years I am constantly amazed about the amount of green space and hiking that is so close. Just came from a hike to the Woods Creek area today. Wonderful trails , birdsong,wild berries and cooling green space. To lose this to development would be a shame.I am totally against this development. We don't need more subdivisions and traffic. Please say no.

Faye Goodine

---

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## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 12, 2023 9:27 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Boundary expansion meeting July 12/23

P1800070.

Thanks,  
Lyndsay

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

From: Jeanne Bell <[REDACTED]>  
Sent: Tuesday, July 11, 2023 8:41 PM  
To: sustainability <sustainability@campbellriver.ca>  
Subject: Boundary expansion meeting July 12/23

I am unable to attend the meeting but wish to voice my objection to the boundary expansion Jeanne Spence 160 Redonda Way  
Campbell River  
V9H1J2

Sent from my iPhone  
-----

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 11, 2023 3:31 PM  
**To:** Sarah Gaudreault  
**Subject:** FW: Urban Containment Boundry

Hi Sarah,

Please see the email at the bottom – could you add this to the correspondence for the NPM and redact please (for the future Council report). (P1800070)

Thank you!  
Lyndsay

---

**From:** Lisa Gentry <Lisa.Gentry@campbellriver.ca>  
**Sent:** Tuesday, July 11, 2023 3:28 PM  
**To:** [REDACTED] <[REDACTED]> Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:** RE: Urban Containment Boundry

Hello Judy,

Council is in receipt of your email. I noticed that Councillor Sinnott wasn't included in your distribution list, so I'm forwarding your comments to her as well. I'm also copying City Planner Lyndsay MacKenzie, who is overseeing the public hearing. Please reach out to Lyndsay directly, should you have any questions surrounding the public hearing.

Thank you for sharing your concerns with us,

Lisa

**Lisa Gentry** (*she/her*)  
*Executive Assistant*



City of Campbell River  
Tel: 250.286 5708  
Cell: 250 203 0318  
[email.address@campbellriver.ca](mailto:email.address@campbellriver.ca)

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.  
Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

---

**From:** klein [REDACTED] >  
**Sent:** Tuesday, July 11, 2023 10:03 AM

To: [REDACTED] Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>  
**Subject:** Urban Containment Boundry

"CAUTION: External Email"

To Those Concerned:

Although I cannot attend the drop-in meeting on July 12, I would like it recorded that I am opposed to the proposed development that wants US (the City of Campbell River) to expand our Urban Containment Boundary (UCB) contrary to our Official Community Plan (OCP) south (across) Jubilee Parkway.

Trusting my voice will be heard,  
Judy Klein

---

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 12, 2023 8:59 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Proposed Official Community Plan Amendment - Urban Containment Boundary Expansion

Hi Sarah,

Another one for P1800070.

Thanks,  
Lyndsay

---

**From:** planning <planning@campbellriver.ca>  
**Sent:** Wednesday, July 12, 2023 8:41 AM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:** FW: Proposed Official Community Plan Amendment - Urban Containment Boundary Expansion (File No. P1800070)

I have acknowledged receipt of their email.

**Julia Lemon**  
*Admin Assistant*



City of Campbell River  
Tel: 250.286-5725  
[julia.lemon@campbellriver.ca](mailto:julia.lemon@campbellriver.ca)

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.  
Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

---

**From:** L Bandy [REDACTED] >  
**Sent:** Tuesday, July 11, 2023 10:18 PM  
**To:** sustainability <[sustainability@campbellriver.ca](mailto:sustainability@campbellriver.ca)>; planning <[planning@campbellriver.ca](mailto:planning@campbellriver.ca)>  
**Subject:** Proposed Official Community Plan Amendment - Urban Containment Boundary Expansion (File No. P1800070)

Hello,

I am a long time resident of Campbell River. We live in Maryland Estates - which was developed by Parkway Properties, of course! I am writing today to discuss my opposition to the expansion of the boundary of Campbell River as proposed by Parkway Properties. Campbell River is a defined size, we don't get to expand it just because someone who owns multiple, large piece of land wants to develop it. Doing so will have negative consequences for the city:

- A large forested area with many trails, waterways and wildlife will be gone. I would like to remind council that in 2007 when Maryland Estates was being developed by Parkway Developments, the city determined that Parkway Properties needed to "remediate damaged wetlands or pay compensation". The complete link can be found in this link: <https://www.campbellrivermirror.com/news/company-to-compensate-or-remediate-damaged-wetlands/>
- A strain will be placed on Campbell River's water supply and sewer system. We will see increased crowding at schools, traffic congestion and strain on other public services with this expansion.
- The city has already approved a re-zoning of the property at Willow Creek Road and Arizona Drive to multi-family and townhouses are being built there now. While this has increased housing density somewhat, it is making Arizona Drive an even busier road as drivers race down Arizona Drive and Colorado Drive to get to Island Highway and vice versa to Jubille Parkway. The number of cars that do not stop at stop signs and travel above the speed limit is remarkable. This has prompted residents along Arizona Drive to put up signs telling cars to slow down. Extending this road into Parkways Development would only worsen this already dangerous roadway for our children.

Campbell River has plenty of room to grow up, as can be seen along Old Island Highway. There are numerous possible solutions rather than allowing a re-drawing of our city's boundaries. Campbell River could allow for large lots to be split to build more houses. Why don't we decrease minimum lot size like many other cities have done in BC? Powell River now has a small lot zoning - why don't we? If Campbell River needs to get bigger, we can easily accomplish this within our own boundaries. If you allow this expansion, when and where does it stop? You should not be re-drawing our boundaries for a developer who has a track record of non-compliance.

I would also like to remind city council that this very same proposal was turned down when Ted applied for a boundary extension. Ted Maxwell then sold his piece of land on Finch road to Mr Samson who re-bundled the very same proposal but this time has included a much larger piece of land.

I have included a City of Campbell River Public Hearing agenda from May 28, 2018 when a particular home in our neighbourhood was applying to have a legal suite and therefore wanted to be rezoned. In short, there was a huge backlash in the neighbourhood and the city declined the rezoning. This was for a single home. Now a developer wants to expand the city limits in the same neighbourhood (for a second time). I hope that council sees that this re-packaged proposal will have negative consequences on the area and its residents and somehow stops the developer from re-applying for the same boundary change again in the future.

I say NO to the expansion of the Campbell River Boundary.

Thank You,  
Laura

## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 12, 2023 9:30 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: We need Jubilee development

P1800070.

Thanks!  
Lyndsay

---

**From:** Clark Rob <[REDACTED]>  
**Sent:** Tuesday, July 11, 2023 7:20 PM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** We need Jubilee development

I think we can't stop development to please a few.  
They voted for a safer place to live where any subdivision outside of the core will be safer in the future.  
We should also look at painting the lines on Jubilee way due to safety concerns.  
It is really hard at night and when it rains.  
Regards Robert

---

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## Sarah Gaudreault

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**From:** sustainability  
**Sent:** July 12, 2023 9:25 AM  
**To:** Sarah Gaudreault  
**Subject:** FW:

Hi - sorry, more for P1800070.

Thanks,  
Lyndsay

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

**From:** DOUG SPENCE [REDACTED]  
**Sent:** Wednesday, July 12, 2023 9:17 AM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:**

We can't attend the meeting but I oppose the development on the south side of Jubilee.  
Doug Spence 160 Redonda Way  
Campbell River

Sent from my iPhone

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## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 12, 2023 10:05 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Proposed Changes to Urban Containment Area

P1800070. Almost though the list. Thanks.

---

**From:** Pietro and Barb de Bastiani [REDACTED]  
**Sent:** Tuesday, July 11, 2023 8:45 AM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** Proposed Changes to Urban Containment Area

Dear City of Campbell River:

This letter serves to register my very deep concern about the potential expansion to the Urban Containment Area, south of Jubilee Parkway. I will state clearly that I am against this potential expansion, and will see acceptance of the proposal to expand the UCA as a clear sign that the City does not see preserving the environment, local woodlands and wetlands as priorities.

The nature trails, wetlands and tree canopy of the proposed expansion area are part of what makes Campbell River attractive. That area is widely used by outdoor and nature, hiking and biking enthusiasts each and every day. There will be only short-term financial benefit to having this woodland razed for development. Within a short period of time, the costs of providing and maintaining the expanded infrastructure will fall on the shoulders of an already highly taxed citizenry.

The sale of Simms Creek area to a developer and the ensuing environmental debacle and uproar should be warning enough for the City to understand that its citizens highly value and defend the local green spaces.

Please make the correct decision and deny the future development of this land.

Sincerely,  
Barbara de Bastiani

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## Sarah Gaudreault

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**From:** Lyndsay MacKenzie  
**Sent:** July 12, 2023 11:21 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Rezoning

Not sure if Julia forwarded this to you - thanks! P1800070.

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

From: planning <planning@campbellriver.ca>  
Sent: Wednesday, July 12, 2023 11:03 AM  
To: Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
Subject: FW: Rezoning

Acknowledgement email sent

Julia Lemon  
Admin Assistant

City of Campbell River  
Tel: 250.286-5725  
julia.lemon@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations. Visit [campbellriver.ca](http://campbellriver.ca) or follow us on Facebook, Instagram and LinkedIn.

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

From: Gayle Barnowsky [REDACTED]  
Sent: Wednesday, July 12, 2023 10:55 AM  
To: planning <planning@campbellriver.ca>  
Subject: Rezoning

Re: Extending the boundaries Campbell River. Jubilee Parkway.

Attention Lindsay Mackenzie

Please say no to extending the Campbell River boundary to include south of Jubilee Parkway.

I live on Utah Drive.

The City of Campbell River does not have the infrastructure to support more development outside of its current boundaries. It cannot support the development that is currently going on / or is proposed to go on within its boundaries. You cannot support this development that is being proposed.

Our infrastructure for this city is questionable. The water pressure we have in our area is questionable and yet I commend the City of Campbell River for it's ongoing upgrading that continues as we speak.

We have many new developments occurring in our city within the boundary. We need to ensure that we are able to service these areas as well as existing areas.

Please say no to extending our city boundaries.

Gayle Barnowsky

Sent from my iPad

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## Sarah Gaudreault

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**From:** sustainability  
**Sent:** July 12, 2023 9:59 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Urban sprawl

P1800070. Thank you 😊

---

**From:** G Wright <[REDACTED]>  
**Sent:** Tuesday, July 11, 2023 9:15 AM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** Urban sprawl

Dear Council members:

Before expanding our sprawl south of the Jubilee Parkway we really need to take a pause and consider developing the other available lands within the city limits. Once this green space is gone it's gone forever.

thank you,

Gerry Wright

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## Sarah Gaudreault

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**From:** sustainability  
**Sent:** July 12, 2023 10:19 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: UCB application and subsequent development proposal.  
**Attachments:** McElhanney SOCP proposed amendment 6054.pdf; Mirror 2016 Sewers deemed an impediment to new Jubilee development.pdf; Mirror 2021 sewer at capacity.pdf

Last one I believe. Thank you 😊

---

**From:** Tom and Gloria Heisterman <[REDACTED]>  
**Sent:** Monday, July 10, 2023 5:02 PM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** UCB application and subsequent development proposal.

Hello

I'm writing regarding the proposal to extend Campbell River's Urban Containment Boundary to amend our OCP.

<https://www.campbellriver.ca/your-city-hall/news/news-releases/2023---current-news/2023/06/28/attend-the-urban-containment-boundary-expansion-application-public-meeting>

I noted that "Necessary community notifications regarding this public meeting have been distributed. Letters to properties in proximity to the proposed expansion area were delivered earlier in June, and public notices are being placed in the local newspaper. In addition, signs have been posted on the properties, and information has been added to the City website."

**-can you please advise how many letters were mailed out in June and to which areas/streets**

-I've noted two signs – one on across Jubilee Parkway at the end of Willow Creek Rd and one on Finch Rd. **Can you please advise if there were any other signs.**

-clicking on the "For more information on this [Urban Containment Boundary Expansion Application](#), " on the cities website takes you to a McElhanney SOCP proposed – Amendment **from 2018**. (see attached) Last paragraph of page 2 refers to water pressure issues. It states "any water pressure issues in the area are being rectified as part of the Parkway Development to the north of Jubilee Parkway.

I have spoken to people in "Little America" and they comment that there are severe problems with the water pressure still – today. Can you please explain why that area is still experiencing water pressure issues and how they will be remedied – and effected by expansion across Jubilee Parkway.

-I have also heard from people on Dogwood street that they have water pressure problems since the new development went in.

**-can you please advise how the water pressure issues will be remedied.**

-the McElhanney 2018 application page 2 last paragraph also states " the sanitary sewerage pumping stations (Willow Point and Simms Creek) which both have been upgraded recently , were engineered to adequately convey the flow from this catchment area" –

I've noticed a Mirror article from 2016 that refers to "developers want the city to put money towards aging sewer infrastructure: "the existing sewer system is a "major impediment" to the development..."

**-please advise if/when the aging sewer system issues were addressed.**



-note Mirror article 2021 attached “The city has been monitoring the sewer system and has confirmed that it has reached capacity in the area between Willow Creek, Highway 19A and Jubilee Parkway, the release says” and “the city will issue building permits on the understanding that occupancy will not be granted until we have additional sewer capacity for this area,” Neufeld says in the release.

**-If our sewer infrastructure is robust why would we have issues in 2021?**

I look forward to a response to my questions asap.

Thank you  
Gloria Heisterman

September 4, 2018

Our File: 2221-49188-00/2.0

City of Campbell River  
301 St. Ann's Road  
Campbell River, BC  
V9W 4C7

Attention: Kevin Brooks, MCIP, RPP  
Development Services Manager

Dear Kevin:

**RE: PROPOSED SOCP AMENDMENT – CAMPBELL RIVER AIRPORT – 0 JUBILEE PARKWAY (SECTION 16 TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP552 EXCEPT PLAN VIP69102, SW 1/4 & EXC PL VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 & EPP45564) & 276 FINCH ROAD (SECTION 16 TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP552 EXCEPT PLAN 147R 30818 36555 VIP62668 & VIP77134, PT E 79 AC OF SE 1/4)**

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Please find enclosed the following items to support an application for the OCP amendment as for the above noted properties:

- 1) completed application forms, including agents signed authorization;
- 2) copy of current title;
- 3) schedule 1, site profile;
- 4) cheque for application fee (\$2,625.00)

This correspondence serves as our Statement of Intent, which is to formally request an expansion of the Urban Containment Boundary to include the above noted properties. The properties are owned by Parkway Properties (0 Jubilee Parkway) and Ted Maxwell (276 Finch Road), and they are submitting this application jointly, with McElhanney acting as the agent on behalf of both parties.

Contrary to its designation as “Rural Neighbourhood – Controlled Development Areas” (page 5-69), it is our belief that this proposed boundary expansion can be supported by the SOCP if the designation is changed to “Neighbourhood”, based on the following points derived from other sections of the SCOP:

1. The subject properties are adjacent to fully developed areas and are not rural in character. All accesses and services are readily available to the land with a major intersection planned for Willow Creek Road and Jubilee Parkway.
2. The subject properties are not located within the Agricultural Land Reserve.
3. The adjacent lands are defined as neighbourhoods, and it is that character of use that is sought for this land creating a more contiguous urban environment.
4. According to the tables for general demand for residential development within the existing SOCP, 220 dwellings units/year are required to sustain growth in our

community. This number is set to rise throughout the early 20s, requiring more than 1800 residential units by 2025. The time to start planning for that demand is now, and these lands can fit within the urban residential character of South Campbell River without undue stress on existing infrastructure.

The future subdivision of the property would provide an important connection for the Ocean Grove area to Jubilee Parkway and the rest of the City through the extension of Willow Creek Road. The properties are already well serviced via an existing water transmission main that currently supplies the regional district, and any water pressure issues in the area are being rectified as part of the Parkway Development to the north of Jubilee Parkway. Sanitary and watermain stubs out to Jubilee Parkway have already been constructed in preparation of the development of the south side of the right of way. In addition, the sanitary sewerage pumping stations (Willow and Simms Creek), which both have been upgraded recently, were engineered to adequately convey the flow from this catchment area.

If you have any questions or require further information, please do not hesitate to contact the undersigned at (250) 287-7799, or email at [mdegagne@mcelhanney.com](mailto:mdegagne@mcelhanney.com)

Sincerely,

McELHANNEY CONSULTING SERVICES LTD.

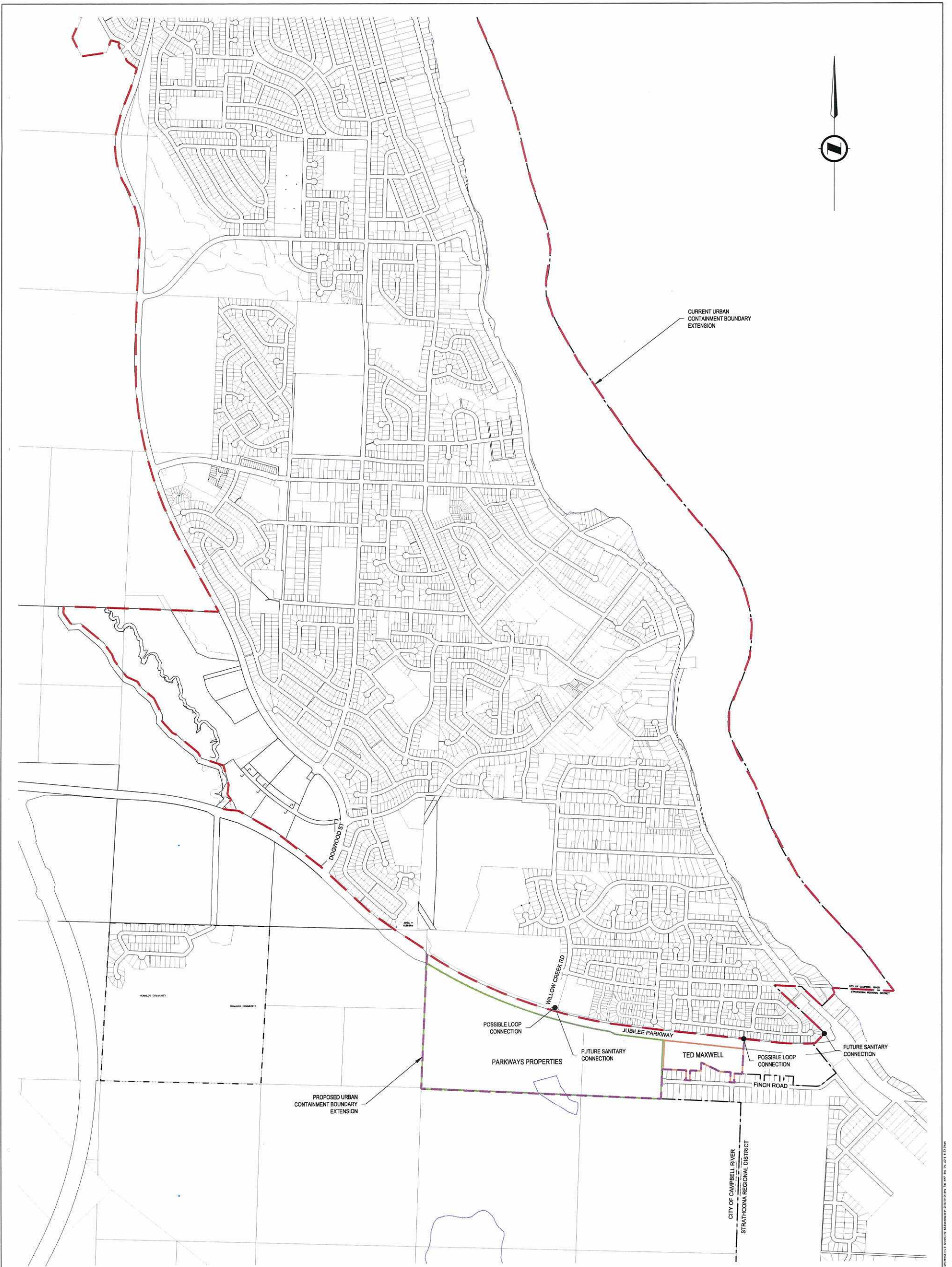


Mark P.J. DeGagné, P.Eng.  
Branch Manager


MdH:md  
Encl.

cc: Dan Samson, Parkway Properties  
Ted Maxwell

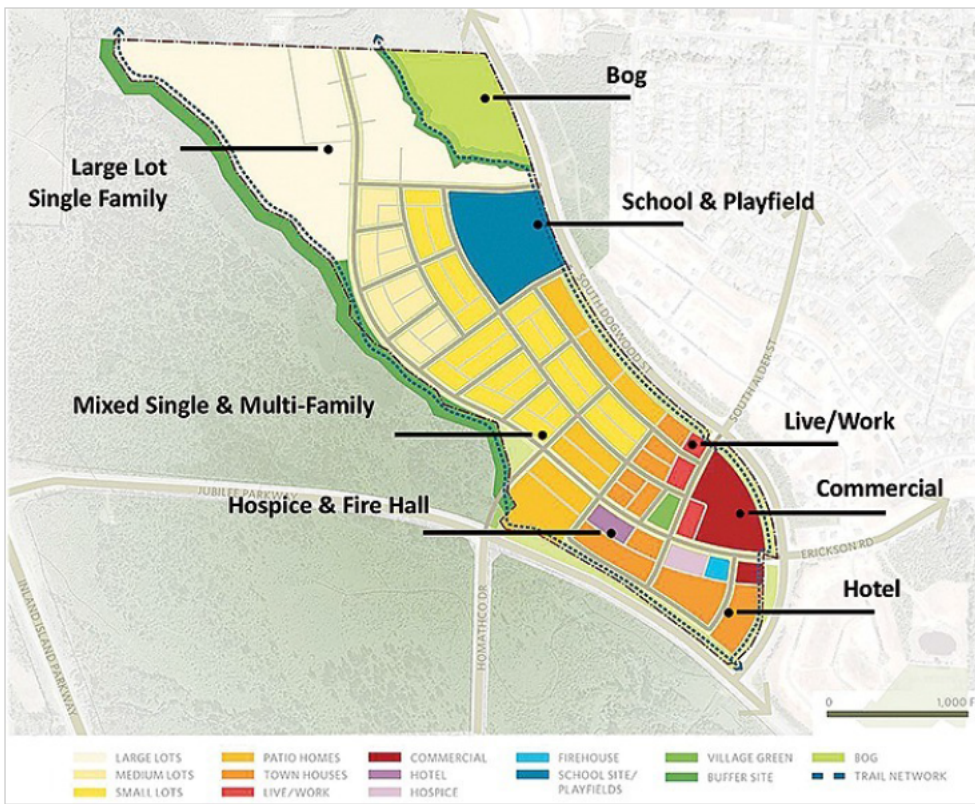




NOT TO SCALE

 <b>McElhanney</b> McElhanney Consulting Services Ltd. <small>1156 DOGWOOD STREET          CAMPBELL RIVER, B.C. V9W 3A2</small>	PARKWAY PROP. / TED MAXWELL PROPOSED URBAN CONTAINMENT BOUNDARY EXPANSION	Drawing No. <b>MAP-1</b>
		DATE 2018/08/30
Sheet 1 of 1		Revision PA





A schematic shows the original plans for a new development

# Sewers deemed an impediment to new Jubilee development

Developers want the city to put money towards aging sewer infrastructure in order to develop 350-home Jubilee development

KRISTEN DOUGLAS / May. 13, 2016 7:00 p.m. / NEWS

Developers want the city to put money towards aging sewer infrastructure in the Jubilee Heights area.

Couverdon told city council at council's Monday meeting that the existing sewer system is a "major impediment" to the development of a subdivision in the area in and around Erickson, Harrogate and Larwood roads.

Ross McKeever and Jason Carvalho of Couverdon Real Estate/TimberWest told council that the “DCC (development cost charges) eligible infrastructure upgrade stands in the way as a major impediment to the realization of a sustainable community for Jubilee Heights and the surrounding neighbourhood in the South Dogwood/Airport area.”

Jubilee Heights is slated for development on the corner of Jubilee Parkway and South Dogwood Street.

The area encompasses 161 acres and for the past 20 years has been the focus of significant future development.

A letter from the city, dated Jan. 19, 2016 provided Couverdon with five options for addressing sewer deficiencies. Couverdon said four of them have “the landowners absorbing all or the majority of the projected \$2.7 million cost of this sewer upgrade.”

Couverdon said it’s requesting the city follow through on the fifth option it provided – a city capital project where market demand drives the priority in council’s decision making.

“We believe, as you do, that there is sufficient ‘market demand’ and that Jubilee Heights is a high priority for the city if there is to be a consistent source of well positioned, affordable single family lots in the Willow Point Jubilee area,” wrote McKeever. “Jubilee Heights is essential if the city wants to maintain a competitive market position with the Willow Point and Jubilee area, the city’s most desirable neighbourhood.”

McKeever said Jubilee Heights has several positive attributes that will make it attractive to home buyers. He noted that the area is close to the airport and arterial roads like the Island

Highway, Dogwood and Alder. It's also where a significant proportion of the city's population is moving. According to a consultant's report prepared for the city in 2015, between 2010 and 2015, 49 per cent of all residential construction occurred in the Willow Point area.

Development plans for Jubilee Heights include a mix of single and multi-family housing units, as well as a new fire hall and a school and playfield.

"Jubilee Heights is anticipated to bring 350 new single family lots to the community of Campbell River," McKeever said, but added the city's sewer infrastructure needs to be upgraded in order to handle additional users brought onto the system.

"The Jubilee Heights development is reliant on that upgrade. We're receiving various interests from various parties to get it moving ahead. We need the proper infrastructure to receive Jubilee Heights and add that supply and amenities to the community."

Mayor Andy Adams said "there is mutual interest to find a way forward."

He questioned whether Couverdon could start the development if sewer upgrades are another year or two down the road.

McKeever said because it's expected to take 12 to 15 years to complete the entire development, some density on a single family basis could be built up.

Council thanked McKeever and Carvalho for their presentation and later in the meeting went in-camera, which is closed to media and the public, to further discuss Couverdon's request.



The area of the city within the yellow border is at maximum sewer capacity, according to a news release by the City of Campbell River April 20, and 12 homes currently under construction will not be able to be occupied until the city remedies that situation. Image provided by City of Campbell River

# Campbell River's sewer system is at capacity for southernmost residents

City says no more homes can be hooked into the sewer system at the south end at this point

MIKE DAVIES / Apr. 20, 2021 2:00 a.m. / LOCAL NEWS / NEWS



No new homes can be connected to the sewer system in a southern Campbell River neighbourhood until the city can increase sewer capacity, according to a City of Campbell River release, and 20 homes currently in various stages of construction can't be occupied until that time, either.

The city has been monitoring the sewer system and has confirmed that it has reached capacity in the area between Willow Creek, Highway 19A and Jubilee Parkway, the release says.

"This affects people looking forward to building or moving into new homes in this area," says deputy city manager Ron Neufeld. "We are now advising people with 20 new homes that, unfortunately, we must delay occupancy permits.

The homes, however, can continue being built.

"To help keep people working, the city will issue building permits on the understanding that occupancy will not be granted until we have additional sewer capacity for this area," Neufeld says in the release.

Neufeld says the city is contacting people directly "to discuss what this means for them and what they can anticipate as we work toward a solution. We recognize this is unwelcome news – and we are sincerely sorry for the concern, frustration, disappointment and significant inconvenience this is likely to cause for a number of people."

The city is actively looking for ways to resolve the issue as quickly as possible, Neufeld says, working with a local engineering firm to determine how to increase sewer system capacity in this area. Options to consider are anticipated within two weeks.

“In the meantime,” Neufeld says, “this does not affect sewer services for people already living in this area. The issue is that the pipes in the affected area were installed decades ago, when there were far fewer houses—and they are now running at full capacity. We have to increase capacity in that system before we can connect new houses.”

In the short-term, this will likely require increasing pipe size at specific points where there are bottlenecks, the city release says. In the long-term, this will mean an upgrade for longer stretches of Highway 19A.

Funding for an upgrade in this area would come from user fees the city collects for a sewer reserve fund, and through development cost charges to pay for sewer services related to new development – not through an increase in property taxation.

“This is an example of how challenging it can be to schedule upgrades to meet the demand of the local building boom,” says city manager Deborah Sargent. “We are all eager to find a quick, affordable and safe solution to increase the size of those sewer lines as soon as possible.”

The number of active building files currently under construction in Campbell River is 302, to build 396 residential units. New residential growth from January 2020 to date saw 463 units created and an estimated construction value for all building types of \$147,979,818.

Building and development will proceed in other neighbourhoods that have sufficient sewer system capacity.

The city has invested in sewer upgrades to meet the demands of community growth, according to the release, including increasing community-wide capacity for processing wastewater at the Norm Wood Environmental Centre in recent years. Recognizing significant construction activity in the southern portion of the community, the city has also recently increased sewer line capacity along Highway 19A from Willow Creek to the Maritime Heritage Centre (\$13.2 million) and along Erickson, Harrogate and Larwood (\$3.9 million).

Due to limited funding, the city carefully considers timing to invest in new infrastructure, the release says, but it admits that this section of the city likely needed to be a higher priority than was recognized.

“The city, developers and engineering consultants have been aware that the sewer system along Highway 19A is too small to accommodate the full build-out of the community from Ken Forde boat ramp south. During times of rapid growth, which has continued during the pandemic, the challenge is to stay ahead of service demand in all areas of the community,” Neufeld says. “Recent sewer upgrade projects were higher priority projects given that they were needed to meet the growth needs of large areas, including this area. We have been monitoring the system to schedule upgrades when necessary – and until now, monitoring has not indicated an immediate need to proceed with upgrades for this area.

[Read more below](#)

“The sewer system is now at maximum capacity, and adding any more wastewater from new development before capacity upgrades are completed could overload the system during peak times. This confirms it’s time to do this upgrade work,” Neufeld says.

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[miked@campbellrivermirror.com](mailto:miked@campbellrivermirror.com)

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CAMPBELL RIVER INFRASTRUCTURE



## Sarah Gaudreault

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**From:** sustainability  
**Sent:** July 12, 2023 10:04 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Stop the Sprawl

P1800070. Thank you muchly.... 😊

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

**From:** Wichash [REDACTED]  
**Sent:** Tuesday, July 11, 2023 8:43 AM  
**To:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>  
**Cc:** [REDACTED]; sustainability <sustainability@campbellriver.ca>  
**Subject:** Stop the Sprawl

I am NOT in favour of expanding our Urban Containment Boundary across Jubilee Parkway... no no no

The cost is too high both to the tax payer and to our green spaces. The destruction of wetlands and our huge tree canopy is too high. The loss of many old trees.. tooo high

Please stop the Urban Sprawl in Campbell River

Patricia Ashmead  
Varsity Landing  
Campbell River  
[REDACTED]

Sent from PatricaJanes iPhone

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 13, 2023 10:23 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: city expansion

One more for you for P1800070. I think that's it.

Thanks,  
Lyndsay

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

From: Gary Whitley [REDACTED] >  
Sent: Wednesday, July 12, 2023 3:14 PM  
To: Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
Subject: city expansion

Hello Lindsay,

I hope you are someone that has the pulse of climate change. We are in a drought that is not going to simply disappear and bringing more people into Campbell River is going to tax our very limited water supply even more than it is now. I realize that Campbell Lake (our water supply) is a substantial size, but we only have access to the outflow of the lake and once the lake drops to that level even we will be in trouble. Our neighbours to the south of us, meaning all the way to Victoria, are already suffering from lack of water and when that becomes critical you can bet your booties they will be looking everywhere for more water. The Island only has a small ridge of mountains and as time goes on and the climate continues to increase temperatures, the snow pack will continue to lessen and lessen, the drought will increase and increase and as a result the demand for water will follow.

Everyone, it seems, is still looking at the here and now. More building, more wages, more people, more everything, but that is what capitalism and a mercantile economy is all about - expansion. I'm not someone who is against capitalism, and I am a believer in democracy, but at some point local governments are going to have to carry the burden of climate change and a changing world as our "FEARFUL" provincial and federal leaders simple DO NOT HAVE THE POLITICAL WILL. They want to be re-elected more than running on a ticket that deals with what has to be done to redirect the tide. That is simply not in any of platform to get re-elected. I hope someone local can bite the bullet. I could go on and on, as there are other points, like destroying carbon sinks, reducing habitat for other species, etc.,but I'm not writing a dissertation or thesis.

I hope someone can see the light----- Gary Whitley

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 13, 2023 9:16 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: No to sprawl UCB

Hi Sarah,

For you. 🙄 P1800070.  
Lyndsay

---

**From:** Karen Carter [REDACTED]  
**Sent:** Wednesday, July 12, 2023 3:45 PM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:** No to sprawl UCB

I'm sorry I cannot attend the meeting but wanted to say it would be terrible to lose any of the Jubilee trails to housing.

We should be proud and cherish that we have these trails that support our community for physical and mental health and socialization.

But also the wildlife and insects, stop destroying their home.

[So.so.so](#) many reasons....

There are lots of other places to build and restore without destroying our beautiful Campbell River.

Thank-you.  
Regards

Karen Carter...an x- big city resident who loves and appreciates the beauty of living here in CR.

---

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 13, 2023 9:11 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Stop the. sprawl

Morning Sarah - P1800070 for you.

Thanks,  
Lyndsay

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

From: Kelvin Krause [REDACTED] >  
Sent: Wednesday, July 12, 2023 5:46 PM  
To: Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
Cc: [REDACTED]  
Subject: Stop the. sprawl

Hello ... I'm new to Campbell River  
Just moved here permanently last September! I use the jubilee trails almost everyday ! Walking my dog and cycling! I see so many birds and animals in the forest !  
I am totally against any development in this area ! Please listen to the people of CR and stop the sprawl Thanks Kelvin Krause

Sent from my iPhone

Sent from my iPhone

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## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 14, 2023 12:52 PM  
**To:** Sarah Gaudreault  
**Subject:** FW: Stop the sprawl

Hi Sarah,

There are a few post-meeting emails. See below ... and thank you. (P1800070)

Lyndsay

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

From: Carla van Dam <[REDACTED]>  
Sent: Wednesday, July 12, 2023 2:38 PM  
To: sustainability <sustainability@campbellriver.ca>  
Subject: Stop the sprawl

I am against developing areas around Campbell River. We need green areas for our physical and mental health. Do not grant building permits for further urban sprawl. Carla van Dam.

Sent from my iPhone

-----

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## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 14, 2023 1:21 PM  
**To:** Sarah Gaudreault  
**Subject:** FW: Lands beond jubilee parkway

Hi Sarah, another one for P1800070.

Thanks, L

---

**From:** june macnab [REDACTED]  
**Sent:** Wednesday, July 12, 2023 9:11 PM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** Lands beond jubilee parkway

I am sorry but i am ill today so unfortunately cant attend. I do not approve of opening up these lands. Infill is the responsible way to go. This is not 1950!

June macnab  
282 thulin street  
Campbell river b.c.  
V9w2k7

---

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 13, 2023 2:37 PM  
**To:** Sarah Gaudreault  
**Subject:** FW: Dan Samson / open house

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sarah,

They are trickling in ... for P1800070.

Thanks,  
L

---

**From:** LEROY MCFARLANE [REDACTED]  
**Sent:** Thursday, July 13, 2023 12:58 PM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:** Dan Samson / open house

Hi Lyndsay..

I missed an opportunity to speak with you last night.

I recall your name was mentioned tho I failed to understand you were at the meeting at the sportsplex.

It was a bit of a bizarre evening.

Not at all what i anticipated.

The discussion was light on specifics.

I was quite surprised as it was the applicant's Open House how limited and vague were the details Dan Samson provided..

For example, Dan was unaware there were eagle nesting trees, and the visual aids - the site mapping were weak at best.

However from the attendees there was some real good information - for example comments on process and history from our former councillor claire moglove.

Seems to me there is strong opposition to expanding the city UCB, until the OCP review is finalized and the emphasis is on infill rather than sprawl..

I have a coupla questions for you if you are receptive to engage at this time.

As I was frustrated that specifics were not provided in response to my questions.

thankyou  
leroy mcfarlane  
president CREC

## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 14, 2023 1:22 PM  
**To:** Sarah Gaudreault  
**Subject:** FW: NO  
**Attachments:** FB\_IMG\_1689206755209.jpg

A very short one for P1800070 ...

Lyndsay

---

**From:** wendy newman <[REDACTED]>  
**Sent:** Wednesday, July 12, 2023 5:08 PM  
**To:** sustainability <sustainability@campbellriver.ca>  
**Subject:** NO

I can't male the meeting tonight, but here is my response

A huge NO

---

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 20, 2023 11:45 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: Expansion of Urban Containment Boundary (south of Jubilee Parkway)

Hi Sarah,

Here is a new one for P1800070. Thank you ...

Lyndsay

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

**From:** Barb Clark <[REDACTED]>  
**Sent:** Sunday, July 16, 2023 11:52 AM  
**To:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>; sustainability <sustainability@campbellriver.ca>  
**Subject:** Expansion of Urban Containment Boundary (south of Jubilee Parkway)

We attended the Open House on Wednesday, July 12 regarding this issue and were not impressed by any of the answers to the many concerns of the citizens of Campbell River and Area D.

We do not agree with this expansion of the boundary. At the present time the City cannot look after our current facilities within the boundary...eg. our taxes increased over \$1000 this year and we anticipate future increases. The expansion will only increase the cost to the city which we cannot afford. Examples: water, sewer, roads, garbage/recycling, fire/police, library, hospital, schools, etc. And, with the devastating drought occurring in much of the province maybe it is time for the City to begin thinking about controlling development. We do not want to end up like the Sunshine Coast.

We know there is a shortage of AFFORDABLE housing here and elsewhere, but these new developments (houses, condos and apartments) in Campbell River are not affordable housing. Can the City not require these developers to include some lower rentals in apartments or rent-to-own/easier mortgages to assist folks getting into housing. I know other cities have done some of this with good results. Or should the City just depend upon volunteers (Habitat for Humanity) to assist folks.

We hope the City will consider what is best for all the citizens of Campbell River, not just the developer.

Barbara & Ken Clark

Sent from my iPad

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 20, 2023 11:44 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: city expansion

Hi Sarah,

This is an addendum to Mr. Whitley's previous email - can you please file it for P1800070? Thank you ...

Lyndsay

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

From: Gary Whitley <[REDACTED]>  
Sent: Monday, July 17, 2023 3:15 PM  
To: Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
Subject: Re: city expansion

Hello Lyndsay,

Further to our last emails. Thanks for answering my email, this being the first time I have ever voiced my opinion to the powers that be, I truly did not expect an answer. I totally understand the landowner's request for the boundary expansion, however there is more to consider than just monetary gain, which in this case would be considerable.

However, having read considerable studies of the potable water situation, not only here, but around the globe it is not just the current drought that is worrying, but rather the now continually increasing drought that has my attention. The current drought is NOT a one off, it will continually get worse and having robust campaigns to reduce water usage and at the same time increasing the population doesn't, in my opinion come close to solving the problem, it just moves it down the road to be dealt with in the future with a larger population. Off my plate and onto some other person's plate. Our fearless leaders on the federal level espouse that taxing carbon will reduce the atmospheric carbon. It is political noise to have people think they are doing something while in reality they are doing nothing for the atmosphere, but it does create a further department in the bureaucracy to keep track of who is burning too much carbon so they can wave a finger and say naughty corporation and apply a monetary tax.

Same idea of installing water meters to control the limited water supply and then increasing the population. I fail to see the solution to either problems, carbon or water.

It also comes down to the very old adage, "if you build it, they will come", but if you do not build it they will not come. At some time in the now or in the future, the bullet has to be bitten and the very 'HARD' choices have to be made. There is no dodging climate change and there is no planet 'B', This is our only home and we must stop destroying it for our habitation. There already is an increasing number of scientists that believe we have already passed the tipping point, so what's the point. I do not happen to be a scientist and I also do not believe it is too late, but the cliché - the clock is ticking - does ring true, if hard decisions are not made soon, it will be too late. Procrastination doesn't work for any problem.

Thank you for your time,

Gary Whitley

## Sarah Gaudreault

---

**From:** sustainability  
**Sent:** July 21, 2023 1:35 PM  
**To:** Sarah Gaudreault  
**Subject:** FW: Jubilee area containment boundary

Guess I missed this one ... P1800070. Thanks!

---

**From:** Wendy Thompson <[REDACTED]>  
**Sent:** Sunday, July 16, 2023 8:37 PM  
**To:** Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; sustainability <sustainability@campbellriver.ca>  
**Subject:** Jubilee area containment boundary

We are totally opposed to development along the Jubilee area proposed at Wednesday's meeting at the sportsplex. Please add our names to count on the total residents against this ludicrous plan and leave that green space as it is. This is a green space with fragile wetlands and a huge tree canopy. This was against the current OCP as we understand it and should not be considered as a financial boon to the city but as the identity that keeps Campbell River as the lovely city it is for bikers, hikers, photographers and nature enthusiasts of all kinds. People come here for the beauty and the lush green space that is the essence of this city. Keep this area as it is!!!

Wendy and James Thompson  
558 Nebraska Pl  
Campbell River  
V9H 0E3  
[REDACTED]

--  
Wendy Thompson  
[REDACTED]

---

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 27, 2023 9:21 AM  
**To:** Sarah Gaudreault  
**Subject:** FW:

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sarah,

This is for P1800070. Thank you!

Lyndsay

---

**From:** Keith Davidson [REDACTED]  
**Sent:** Wednesday, July 26, 2023 3:11 PM  
**To:** Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>  
**Subject:**

Urban containment boundary

Hello Lyndsay,

I was unable to attend the meeting at Sportsplex regarding the above. I am definitely interested in being a part of this issue. Myself and my husband and I have a few co workers as well. The trails and area are important to us and Campbell River.

Please inform us of future events etch.

Keith and Tricia Davidson  
Willow Point residents  
[REDACTED]

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## Sarah Gaudreault

---

**From:** Lyndsay MacKenzie  
**Sent:** July 28, 2023 9:52 AM  
**To:** Sarah Gaudreault  
**Subject:** FW: South Jubilee Proposed Expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sarah – I'm sorry, I can't remember if I forwarded this one to you for P1800070.

Thanks,  
Lyndsay

---

**From:** Matthew Tidy <[REDACTED]>  
**Sent:** Thursday, July 27, 2023 4:24 PM  
**To:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>; cr@stopthesprawl.ca; Lyndsay MacKenzie <Lyndsay.MacKenzie@campbellriver.ca>; sustainability <sustainability@campbellriver.ca>  
**Subject:** South Jubilee Proposed Expansion

Dear Mr Dahl,

I am writing to express my concerns and strong opposition to the South Jubilee expansion.

The city has already approved and proceeded with significant housing projects in the area with Jubilee Heights and Atlin phase 1 and 2 and the proposed expansion is a further 300-350 units.

I have been an active user of Woods Creek trails for the past 5 years which are enjoyed by so many Campbell River residents Throughout the day there is a continuous flow of cars in the parking lot as well as residents walking in.

In addition to the obvious traffic issues the development will cause, the forest should be permanently protected and enjoyed by Campbell Riverites for generations to come.

I look forward to hearing from you and your support with rejecting this development.

Kind regards,

Matthew Tidy  
3478 Montana Drive  
Campbell River. BC  
V9W 8G8

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Mayor and Council  
City of Campbell River  
300 St. Ann's Road  
Campbell River, BC

September 26, 2023

To Mayor and Council,

**RE: Jubilee Fen wetland protection promised during 2018 restoration**

We are writing to inquire as to the status of protection on the Jubilee Fen, as promised during the 2018 restoration works.

Before the City of Campbell River can contemplate an extension of the Urban Containment Boundary as requested in Parkway Properties current development application (P18-70 OCZ), Greenways believes it is imperative that the Jubilee Fen Wetland (part of the proposed extension to the UCB) be protected as was promised when the restoration of this destroyed ecosystem was completed in 2018 (see proposed area in *Figure 1*).

One of the conditions of the restoration was the establishment of a covenant on this land.<sup>1</sup> The covenant is mentioned in the City of Campbell River's annual report 2019<sup>2</sup> as already being in place, which Greenways has been unable to substantiate. To date, and to our knowledge, there have been no substantive steps taken to ensure that this land is protected. In addition, there has been no reporting back to the public on the annual monitoring reports that were to have commenced once the restoration was completed.<sup>3</sup>

We are writing to inquire about the status of these reports and whether they have been completed. If completed, we would like to be informed as to when the results will be communicated to the community as was ensured in the Report to Council from February 27, 2017, which stated:

*"Staff and Parkway Properties are working on a communications strategy in order to report out to the community as the (restoration) process unfolds. This transparency*

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<sup>1</sup> Jubilee Wetland Restoration Update, City of Campbell River, October 2018. Retrieved from: [https://www.campbellriver.ca/docs/default-source/news/jubilee-wetland-restoration-update-oct-18.pdf?sfvrsn=28c26508\\_0](https://www.campbellriver.ca/docs/default-source/news/jubilee-wetland-restoration-update-oct-18.pdf?sfvrsn=28c26508_0)

<sup>2</sup> City of Campbell River Annual Report 2019. Retrieved from: [https://issuu.com/cityofcampbellriver/docs/2019\\_ccr\\_annual\\_report\\_final\\_oct13\\_2020\\_web/9](https://issuu.com/cityofcampbellriver/docs/2019_ccr_annual_report_final_oct13_2020_web/9)

<sup>3</sup> Jubilee Wetland Restoration Update, City of Campbell River, October 2018

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*should help to alleviate public frustration with the Freedom of Information process and keep the community informed on a regular basis".<sup>4</sup>*

It appears the community has not had an update since October 2018.<sup>5</sup>

In addition, we would like to seek clarification on the status of the park land that was to be included as part of the 2:1 compensation for the infilled wetland. It is not on the City of Campbell River's map of Environmentally Sensitive Areas (ESAs).<sup>6</sup> This compensation package includes, in addition to the fen, retention of two existing Provincially red-listed (endangered) trembling aspen forested wetlands<sup>7</sup> on the perimeter of the former fen wetland totaling 0.54 ha, as well as 2.1 ha of existing forest land on the west side of the property bordering the Woods Creek wetland complex.

Thank you very much for your time.

Sincerely,



*p.p.* Katharine Lavoie, Executive Director  
Development Committee  
Greenways Land Trust

C.C.

Elle Brovold, City Manager, City of Campbell River  
Jason Locke, Director of Long-Term Planning and Sustainability, City of Campbell River  
Andy Gaylor, Director of Community Planning and Livability, City of Campbell River  
Terri Martin, Environmental Specialist, City of Campbell River  
Leona Adams, Vice President of the Campbell River Environmental Committee

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<sup>4</sup> (RtC February 27, 2017 Update: Compensation/Restoration Solution Infilled Wetland South of Jubilee Parkway, p.2.)

<sup>5</sup> Jubilee Wetland Restoration Update, City of Campbell River, October 2018

<sup>6</sup> (RtC February 27, 2017 Update: Compensation/Restoration Solution Infilled Wetland South of Jubilee Parkway, p.6.)

<sup>7</sup> Government of British Columbia BC Species & Ecosystem Explorer. Retrieved from:

<https://a100.gov.bc.ca/pub/eswp/search.do;jsessionid=E0440D8F0C28846C4A462172207DE056>

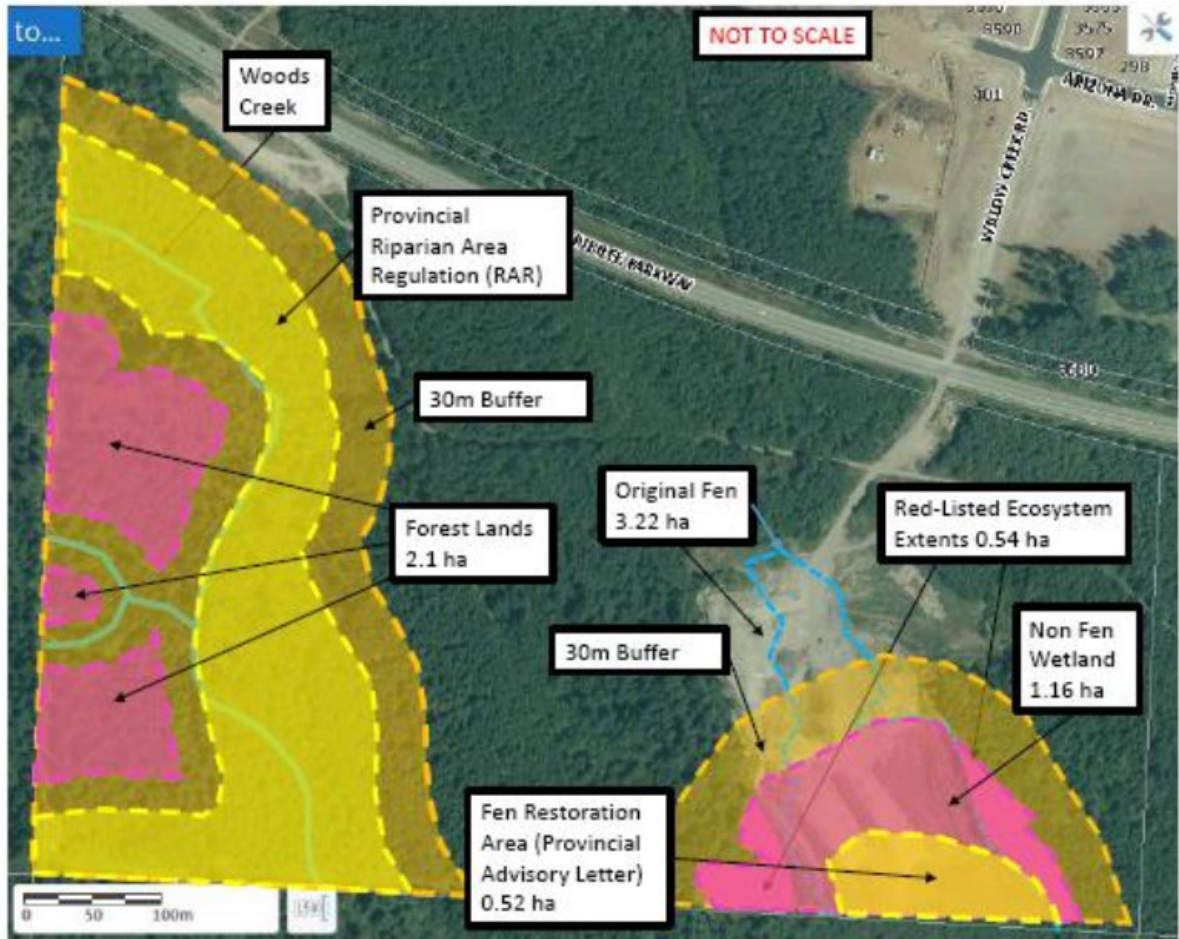


Figure 1: Proposed areas<sup>8</sup>

<sup>8</sup> RtC February 2017 Update: Compensation/Restoration Solution Infilled Wetland South of Jubilee Parkway, p.6.



## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:38 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Area D Petition - Proposed Finch Road Extension  
**Attachments:** Area D Petition (Submission).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Monday, January 29, 2024 10:47 AM  
**To:** Elle Brovold <Elle.Brovold@campbellriver.ca>; Elle Brovold <Elle.Brovold@campbellriver.ca>; Sheila Girvin <Sheila.Girvin@campbellriver.ca>; Ian Buck <Ian.Buck@campbellriver.ca>  
**Subject:** FW: Area D Petition - Proposed Finch Road Extension

FYI

Thanks,  
Lisa

---

**From:** Gary Scriven <[REDACTED]>  
**Sent:** Saturday, January 27, 2024 2:47 PM  
**To:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>  
**Subject:** Area D Petition - Proposed Finch Road Extension

"CAUTION: External Email"

Hello Kermit,

The residents of Area D, living on Finch Road and in the surrounding area are very concerned about an extension of Finch Road into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion. This extension could enter the new development, either off the end of Finch Road (currently a dead end street) or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 home Phase One (long range plans envision 800 homes being built) development would have serious negative impacts to this quiet, rural neighborhood as well as the surrounding area from the increased traffic that would use Finch Road as a connector route to Crawford Road and Hwy 19A. This increase in traffic would also pose a serious safety risk to the many people that use Finch Road to walk and cycle, not to mention the impact to the quiet, friendly atmosphere that these residents have come to enjoy.

The 106 residents of Finch Road and the surrounding area that signed this petition (please see the attached) want to let the members of the Strathcona Regional District Board as well as the Mayor and Councillors of the City of Campbell River that the residents of Area D strongly oppose any plans to use Finch Road to access the proposed new residential development.

Thank you for your time,

Gary

Lfw~%hwn{js1%NKY%

Senior Forester



---

From: [REDACTED] >  
Sent: Monday, February 12, 2024 7:43 PM  
To: Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>; Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>  
Cc: [Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca); [michele.babchuk.MLA@leg.bc.ca](mailto:michele.babchuk.MLA@leg.bc.ca); [rachel.blaney@parl.gc.ca](mailto:rachel.blaney@parl.gc.ca); [jrice@srd.ca](mailto:jrice@srd.ca)  
Subject: No UCB expansion, please

"CAUTION: External Email"

Dear Mayor and Councillors,

My wife Sally and I are perturbed by your proposal to expand Campbell River's urban containment boundary south of Jubilee Parkway in contravention of the current OCP and without due process, including public participation, for updating the OCP. This clearly and obviously is responding to the will of an influential minority of lobbyists, the developers and their hangers-on, who will benefit disproportionately to those of us who are your real clients, the taxpayers.

We dutifully request that you shelve this change in public policy until we have all understood and considered the detailed benefits and costs, current and future, of your proposed change.

Clearly, at present a luxury subdivision in this area will NOT solve Campbell River's housing crisis. A carefully planned and executed affordable housing development within the approved UCB would be more helpful, and surely more acceptable to the majority.

Secondly, Campbell River's roads, public transportation & school systems CANNOT support more homes south of Jubilee Parkway.

Finally, we also request that Council work closely with the regional district and the communities surrounding the UCB to ensure that our lifestyle in Campbell River and its environs remains harmonious and continues to improve as one of the best places to live in Canada.

Sincerely,

Malcolm and Sally Wilson.

PS the "open house" held by the developer at the Sportsplex last fall was a disaster in public participation – the accommodation was frightful and the presenters were unprepared, there was no agenda and (apparently?) no chair to manage the meeting. Let's do better next time.

## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:39 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Urban Containment Boundary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

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

From: Lisa Sanders  
Sent: Tuesday, February 13, 2024 11:54 AM  
To: Jane Drown [REDACTED]  
Subject: RE: Urban Containment Boundary

Hello Jane,

Mayor, Council and City staff are in receipt of your email, thank you for passing along your concerns.

Kind regards,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708  
Lisa.Sanders@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations. Visit [campbellriver.ca](http://campbellriver.ca) or follow us on Facebook, Instagram and LinkedIn.

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

From: Jane Drown [REDACTED]  
Sent: Tuesday, February 13, 2024 11:10 AM  
To: Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
Cc: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>  
Subject: Urban Containment Boundary

"CAUTION: External Email"



I wish to add my name to those opposed to extending Campbell River's urban boundary southward. It makes much more sense to develop within the city's existing boundaries.

Thank you  
Jane Drown

Sent from my iPad

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:40 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Expansion of Area D north of Finch Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 11:55 AM  
**To:** bobandmel [REDACTED]  
**Subject:** RE: Expansion of Area D north of Finch Road

Hello Bob and Mary-Ellen,

Thank you for your email. I will ensure it is forwarded to Mayor, Council and City staff.

Kind regards,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** bobandmel <[REDACTED]>  
**Sent:** Saturday, February 10, 2024 5:42 PM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Subject:** Expansion of Area D north of Finch Road

"CAUTION: External Email"

I would like to express my disapproval of the proposed expansion of Area D north of Finch Road.


Both my husband and I would like this letter attached to the record that we are opposed.

We have been residents of Finch Road since 1980 and have enjoyed our rural lifestyle.

We could have built in the city limits when we were choosing a lot but chose Finch Road because of the peace and quiet.

We have enjoyed the trails at the end of Finch and would not like this to change.

We definitely would not like to see any expansion of our Road to the proposed subdivision. Our road could not handle the additional traffic.

Bob and Mary-Ellen Tjart  
239 Finch Road  
Campbell River B.C.  
V9H 1K6  


Sent from my Galaxy

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:40 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: UCB Jubilee Parkway project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 11:39 AM  
**To:** Diana Brown <[REDACTED]>  
**Subject:** RE: UCB Jubilee Parkway project

Hello Diana,

Mayor, Council and City staff are in receipt of your email, thank you for passing along your concerns.

Kind regards,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Phone: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Diana Brown <[REDACTED]>  
**Sent:** Tuesday, February 13, 2024 11:26 AM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Subject:** UCB Jubilee Parkway project

"CAUTION: External Email"

Hello, I am responding to the current debate about the expansion of our city into further wooded areas. I attended the so called meeting of this group awhile ago. There was a huge outpouring of people there, the room was not large enough for all of us. The two speakers seemed confused and did not seem to know what was going on. There was also no



models of the project or any diagrams. I left the meeting. Now, it appears this group seems to want to destroy yet another habitat for their own profit. I know we need housing but there is alot of land here in town that can be turned into housing units of all kinds. We need to think of other ways to provide housing instead of the same old same old. There is also a creek in this area that will be decimated by this group along with the loss of habitat. I understand there was a comment made at one of the council meetings that developers are our clients and we need to keep them happy. Wrong, they should not be our clients and if the project is wrong, we should not keep them happy. Do these people even live here? I do not support this project as it currently stands. Please give it some more consideration, and rethink new ways to provide housing. Thank you, Diane Brown, 16-1335 Creekside Way.

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:40 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Expansion of the Urban Containment Boundary south of Jubilee Parkway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

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

From: Lisa Sanders  
Sent: Tuesday, February 13, 2024 8:37 AM  
To: Katherine Jorgensen <[REDACTED]>  
Subject: RE: Expansion of the Urban Containment Boundary south of Jubilee Parkway

Hello Katherine,

Mayor, Council and City staff are in receipt of your email, thank you for passing along your concerns.

Kind regards,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708  
Lisa.Sanders@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations. Visit [campbellriver.ca](http://campbellriver.ca) or follow us on Facebook, Instagram and LinkedIn.

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

From: Katherine Jorgensen <[REDACTED]>  
Sent: Sunday, February 11, 2024 5:42 PM  
To: Lisa Sanders <Lisa.Sanders@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>  
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; councillorSmythe@campbellriver.ca  
Subject: Expansion of the Urban Containment Boundary south of Jubilee Parkway

"CAUTION: External Email"

Please add my name to the list of citizens opposed to the proposed amendment to Campbell River's Urban Containment Boundary (UCB). I attended the meeting last summer where this proposal was presented and now understand that council will be voting in Feb.on allowing the expansion or not.

Campbell River has changed esp. in the last 10 years from a quaint small town to a place where development seemingly everywhere has been allowed to take place. The urban sprawl is certainly evident. The land south of Jubilee Parkway is one of the last places where there is a large area of forest left.

It is home to several kinds of birds and animals. It's also a wonderful place for hikers and bikers and just people wanting to relax and enjoy the beautiful nature we are lucky to experience. What do we get out of yet another subdivision? Will this solve the housing crisis??

Does the city have the infrastructure for the influx of many more people to the city? The hospital certainly can't manage anymore patients as it's woefully too small for the population we have now.

I feel that council approving this urban expansion is yet another "present" to the developers eager to profit from further development. Please think carefully before making your decision. Like in the famous Joni Mitchell song goes, "you don't know what you've got til it's gone".

Sincerely,  
Katherine Jorgensen

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:41 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 8:33 AM  
**To:** june macnab <[REDACTED]>  
**Subject:** RE:

Hello June,

Mayor Dahl is in receipt of your email.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

---

**From:** june macnab <[REDACTED]>  
**Sent:** Sunday, February 11, 2024 4:34 PM  
**To:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>  
**Subject:**

"CAUTION: External Email"

Urban containment boundary amendments.



I am opposed to this proposal because of the sensitive areas within that boundary. People come here for the nature so stop destroying it. They have just cleared large tracts north of here so enough is enough.( I know that is not in the city ) And leave Simms creek alone too. It seems to me that this city has more than enough on its hands and cant take care of the business at hand. I put a lot of work and effort into petitioning the city to put in a simple speed limit and calming zone with absolutely no results.

June macnab  
282 thulin street  
Campbell river b.c.  
V9w2k7

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:41 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: parkway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 8:19 AM  
**To:** [REDACTED]  
**Subject:** RE: parkway

Hello Ci,

Thank you for your email. I will ensure it is forwarded to Mayor, Council and City staff.

Kind regards,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** [REDACTED] >  
**Sent:** Sunday, February 11, 2024 3:24 PM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Subject:** parkway

"CAUTION: External Email"

I don't know why we should expand the park way boundrys. Just to apease some of these developers there is already land opened up to take on hundreds of new homes with in the present

OCP.service what we have now to cover them. We are already upgrading systems to accommodate that is already for more apartments so how many time's does take place? there must be a point as to our extraction limit has been reached. No I don't think we need more forest and bush doesed down to make some developer happy. Ci Vogt and thats all folks. ps it's going to swing the council to be sensible around when they are in the devllopers hands already.

---



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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:42 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Development on South end of Jubilee

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

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

From: Lisa Sanders  
Sent: Tuesday, February 13, 2024 8:16 AM  
To: [REDACTED]  
Subject: RE: Development on South end of Jubilee

Hello Sue,

Thank you for your email. I will ensure it is forwarded to Mayor, Council and City staff.

Kind regards,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708  
Lisa.Sanders@campbellriver.ca

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

From: [REDACTED] >  
Sent: Sunday, February 11, 2024 2:58 PM  
To: Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
Subject: Development on South end of Jubilee

"CAUTION: External Email"

I am strongly opposed to any more development in that still lovely forested area. We who live in Campbell River and chose to because of all the green areas are very quickly becoming disenchanted by so much new building and higher density buildings. Traffic here has greatly increased, trails are becoming too busy to park near, etc, etc.

We should be concerned more about the homeless in the downtown core and helping with shelters, etc.  
It is time for now to stop more and more unaffordable new building for our present population.

Sue Fry

Sent from my iPad

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:42 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Urban Containment Boundary Amendment by Parkway Properties.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 8:14 AM  
**To:** Elizabeth Hadfield [REDACTED] >  
**Cc:** \_Mayor and Council Operations <\_MayorandCouncil@campbellriver.ca>; Sheila Girvin <Sheila.Girvin@campbellriver.ca>; Jason Locke <Jason.Locke@campbellriver.ca>; Rose Klukas <Rose.Klukas@campbellriver.ca>  
**Subject:** RE: Urban Containment Boundary Amendment by Parkway Properties.

Hello Elizabeth,

Mayor, Council and City staff are in receipt of your email, thank you for passing along your concerns.

Kind regards,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Elizabeth Hadfield [REDACTED] >  
**Sent:** Sunday, February 11, 2024 12:39 PM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Cc:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor

Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>; Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>

**Subject:** Urban Containment Boundary Amendment by Parkway Properties.

"CAUTION: External Email"

Along with many other residents of Area D, I wish to express my concern and objection to the proposed Urban Boundary amendment by Parkway Properties. I am concerned that we continue to increase the urban sprawl when we do not appear to have the infrastructure to support the increase of housing south of Jubilee Parkway. Area D continues to deal with issues of an aging water system, the local school Ocean Grove exceeds its capacity already without additional students. Although I suspect an argument will be made that households are not producing a significant number of school aged children, the reality is any increase will impact the educational opportunities for our children.

Our medical system in Campbell River is struggling to provide adequate care to its population with a lack of family physicians, and medical personnel. So to deliberately move to increase the population of the area seems to lack foresight and will strain the existing healthcare system even further.

This area is well used by residents for the recreational trails in this area and we are concerned that the approval of this proposal will only lead to further proposals of urban sprawl in the future and loss of environmentally sensitive areas in this region of the city. I would hope that the council will due is due diligence and ensure an environmental review to ensure that any development will not have an adverse effect on the area before approving any development and that we do not have a repeat of the debacle of the property that backs on to Finch Road a number of years ago that allowed a sensitive area to be adversely affected by thoughtless clearing and unnecessary destruction of the land.

I urge you to deny the proposal of the Urban Containment Boundary Amendment by Parkway Properties.

Elizabeth Hadfield

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:43 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Urban sprawl

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 8:12 AM  
**To:** pat&gerry Johnstone <[REDACTED]>  
**Cc:** \_Mayor and Council Operations <\_MayorandCouncil@campbellriver.ca>; Sheila Girvin <Sheila.Girvin@campbellriver.ca>; Rose Klukas <Rose.Klukas@campbellriver.ca>; Rose Klukas <Rose.Klukas@campbellriver.ca>; Jason Locke <Jason.Locke@campbellriver.ca>  
**Subject:** RE: Urban sprawl

Hello Pat and Gerry,

Mayor, Council and City staff are in receipt of your email, thank you for passing along your concerns.

Kind regards,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Phone: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

---

**From:** pat&gerry Johnstone <[REDACTED]>  
**Sent:** Sunday, February 11, 2024 8:57 AM  
**To:** Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>; Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>; Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon

<[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>

Subject: Urban sprawl

"CAUTION: External Email"

Dear Mayor & Councillors

I would just like my opinion know that I opposed the development of land by Finch Rd.

I believe it's more important to fill all land vacancies within the city limits. If you start building more in the south end you will have to spend more money to upgrade services.

Also in several cities were we have lived when a new subdivision was built the developer had to put aside land for parks and recreation. In the south end we are very short on playgrounds and sports fields.

At the Finch Rd. site you have Woods Creek to protect in regards to environmental and recreation.

Have a good day

Pat & Gerry Johnstone

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:43 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Urgent - Jubilee Parkway Urban Containment Boundary (UCB) amendment application

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 8:10 AM  
**To:** Rose Klukas <[Rose.Klukas@campbellriver.ca](mailto:Rose.Klukas@campbellriver.ca)>; Jason Locke <[Jason.Locke@campbellriver.ca](mailto:Jason.Locke@campbellriver.ca)>  
**Subject:** FW: Urgent - Jubilee Parkway Urban Containment Boundary (UCB) amendment application  
**Importance:** High

Good morning,

Would one of you (I'm not sure where this falls...) please respond to this resident?

Thank you,  
Lisa

---

**From:** Jody McConnan [REDACTED]  
**Sent:** Saturday, February 10, 2024 7:36 PM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Cc:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>; Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>  
**Subject:** Urgent - Jubilee Parkway Urban Containment Boundary (UCB) amendment application  
**Importance:** High

"CAUTION: External Email"

Dear Councilwoman Sanders, Mayor, and all City Council:

I responded to a study on the 'urban sprawl' issue several months ago, however it concerns me that our Council is neither *listening* to the community it serves, nor wanting any part of our/my response to be considered - and seems to have a very strong objective when it comes to expansion of our city - catering to



developers as 'their' clients - bent on ramming this UCB amendment thru at all costs, and aligning the OCP with *Council* Strategic priorities.

I will make this very clear: I am saying **NO** to the proposed Urban Containment Boundary Amendment by Parkway Properties.

City Council has *already* authorized a review of CR's Official Community Plan (OCP) to take place in 2024. The 'urgency' re voting on the UCB amendment **now** tells me there is something foul afoot.

Another subdivision will not solve CR's housing problem: I am a senior on a fixed income, and I have yet to find (1) ONE rental for low income housing in this town that I could afford.

I value the green spaces we have; the sprawl of the proposed plan by Parkway is an affront to every citizen of this city, and especially those living in this corridor.

To that end I am asking, no demanding, that my letter be attached to the Agenda for the issue of the Amendment application.

If those of us who value our resources, be they Simms Creek, or any other area under threat to urban sprawl, are considered 'special interest groups' and excluded from ie the Project Advisory Team, going forward, then be prepared for a short term in office - I have many topics that are far more important on 'my' agenda, and the cramming of these 'developments' into already poorly accessable, congested traffic areas, or where infrastructure is not in place to support more housing (as we have already seen in one development) is not an attestation to progress.

Thank you, and I look forward to hearing from you.

Sincerely

Jody McConnan

Campbell River resident opposed to the UCB amendment.

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:43 AM  
**To:** Lyndsay MacKenzie  
**Subject:** FW: Sprawl

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYi

Thanks,  
Lisa

---

**From:** Lisa Sanders  
**Sent:** Tuesday, February 13, 2024 8:11 AM  
**To:** Ray Reynolds [REDACTED]  
**Cc:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>  
**Subject:** RE: Sprawl

Hello Ray,

Mayor Dahl is in receipt of your email.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.  
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---

**From:** Ray Reynolds <[REDACTED]>  
**Sent:** Sunday, February 11, 2024 8:14 AM  
**To:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>  
**Subject:** Sprawl

"CAUTION: External Email"

Mayor and council

I just received an online petition to sign from a group asking to stop the sprawl and essentially halt new development in Campbell River.

Someone's idea of progress may be to halt people from having what many of us have enjoyed as our homes. That single family home on a lot with a bit of grass and some garden and parking space for our toys.

Some people want to exclude future development of this type to meet their needs for endless green space and no changes to our community. Maybe it's more about what they need than thinking of others, after all it's easy to say OK no more of this or that, I have mine. Or maybe they live in a condo and enjoy that, great, but not everyone is the same.

I don't disagree that we need green corridors and we need to preserve water courses wherever we develop but let's grow in a thoughtful way and encourage new land development so that we have space for future generations to live a great life here in our community. Councils and the City also need to use good planning to prevent unnecessary sprawl and servicing costs (taxes) but that comes with good planning. Supply and demand also drives pricing and while we are in a high cycle of demand with a reduced supply that too will change with time, that's why it's called a cycle.

So let's motor on with some thoughtful development at a pace that meets demand down the road.

Remember that Regional Districts were put in place in the 60s to manage lands that would be taken into cities and opened for needed development as time went on.

Your Truly; Ray Reynolds  
2734 S Alder

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 8:50 AM  
**To:** Gordon Burkholder  
**Cc:** Lyndsay MacKenzie  
**Subject:** RE: proposed OCP expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Gordon,

Thank you for your email. The City has received your feedback and will include it in correspondence related to the Urban Containment Boundary (UCB) application for "O" Jubilee Parkway and 276 Finch Road. Staff are preparing a report for Council's consideration at the February 29, 2024, Council Meeting regarding this UBC application. The report will include information and options for next steps.

If Council votes in favour of proceeding with the UCB application and gives the first and second readings, a public hearing will be scheduled. The City will notify the public ahead of any public hearing, which is an opportunity for residents to submit correspondence and speak about the application.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Gordon Burkholder [REDACTED] >  
**Sent:** Tuesday, February 13, 2024 10:08 AM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Subject:** proposed OCP expansion

"CAUTION: External Email"

am writing in opposition to the proposed expansion of the expansion of the Official Community Plan to include areas south of the Jubilee Parkway.

At this time I don't want to see an expansion into this area which serves hikers, bikers and dog walkers and is home to a wide variety of wildlife. Expansion for the sake of expansion is not something I can support.

If the expansion is intended to reduce the housing "crisis" I don't see how adding homes with a starting price in the \$500,000 range would accomplish this. Even more multi-person/family complexes at a starting price near to \$400,000 doesn't seem to offer a solution. Indeed it will add a tax burden to the rest of the community whose residents may be close to losing their homes to ever increasing costs. We are living on a fixed income as retired people and every year the increase in taxes puts more stress on our financial situation.

I doubt that the city has the capacity to afford the added costs of necessary infrastructure without unduly increasing the tax rate for the residents of Campbell River.

I have lived in Campbell River since 1993 and have always appreciated the quality of living my family enjoyed. It is a great place and I want to see it continue to be a place where families want to live. I do not feel that the expansion proposed at this time is the right thing to do and will vote against any such action.

Sincerely,

Gordon Burkholder

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 1:48 PM  
**To:** Margo Cormack  
**Subject:** RE: moving the City of Campbell River's boundary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Margo,

Thank you for your email. The City has received your feedback and will include it in correspondence related to the Urban Containment Boundary (UBC) application for "O" Jubilee Parkway and 276 Finch Road.

Staff are preparing a report for Council's consideration at the February 29, 2024, Council Meeting regarding this UBC application. The report will include information and options for next steps.

If Council votes in favour of proceeding with the UCB application and gives the first and second readings, a public hearing will be scheduled. The City will notify the public ahead of any public hearing, which is an opportunity for residents to submit correspondence and speak about the application.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Margo Cormack <[REDACTED]>  
**Sent:** Wednesday, February 14, 2024 12:33 PM  
**To:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>  
**Cc:** Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>  
**Subject:** moving the City of Campbell River's boundary

"CAUTION: External Email"

Mayor and Councillors, I am writing to voice my opposition to changing the City of Campbell Rivers southern boundary. The major reason for setting Jubilee Parkway as the Urban Boundary was to stop urban sprawl and to make it clear to all concerned where the future development would take place within the city. Changing the boundary goes against all current best urban planning practices and marks Campbell River as a community stuck in the past and not willing to move forward in this changing world.

Margo Cormack

2336 Steelhead Road

CR V9W 4P5

---

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 1:49 PM  
**To:** Gerry Wright  
**Cc:** Mayor Dahl; Lyndsay MacKenzie  
**Subject:** RE: UCB

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Gerry,

Thank you for your email. The City has received your feedback and will include it in correspondence related to the Urban Containment Boundary (UCB) application for "0" Jubilee Parkway and 276 Finch Road.

Staff are preparing a report for Council's consideration at the February 29, 2024, Council Meeting regarding this UCB application. The report will include information and options for next steps.

If Council votes in favour of proceeding with the UCB application and gives the first and second readings, a public hearing will be scheduled. The City will notify the public ahead of any public hearing, which is an opportunity for residents to submit correspondence and speak about the application.

Thank you,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708  
Lisa.Sanders@campbellriver.ca

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

From: Gerry Wright <[REDACTED]>  
Sent: Wednesday, February 14, 2024 1:22 PM  
To: Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
Cc: mayordahl@campbellriver.ca  
Subject: UCB

"CAUTION: External Email"

Dear Lisa Saunders:

I am one of those who do not think that the city sprawling south of the Jubilee Parkway is a good idea. There is already out of control growth ruining forever what was and still could be, a beautiful place to live.

Instead of making the OCP fit this councils vision, or lack of, we need to take a step back. Look at the difference twenty years has made. Is it better?

Thank you,

G. Wright

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## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 14, 2024 2:58 PM  
**To:** Debbie B  
**Cc:** \_Mayor and Council Operations; Jason Locke; Lyndsay MacKenzie  
**Subject:** RE: Urban Containment Boundary Expansion

Hello Debbie,

Thank you for your email. The City has received your feedback and will include it in correspondence related to the Urban Containment Boundary (UCB) application for "O" Jubilee Parkway and 276 Finch Road.

Staff are preparing a report for Council's consideration at the February 29, 2024, Council Meeting regarding this UCB application. The report will include information and options for next steps.

If Council votes in favour of proceeding with the UCB application and gives the first and second readings, a public hearing will be scheduled. The City will notify the public ahead of any public hearing, which is an opportunity for residents to submit correspondence and speak about the application.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Debbie B <[REDACTED]>  
**Sent:** Wednesday, February 14, 2024 2:52 PM  
**To:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>  
**Cc:** Lisa Sanders <Lisa.Sanders@campbellriver.ca>; stopthesprawl@shaw.ca  
**Subject:** Urban Containment Boundary Expansion

"CAUTION: External Email"

Dear Mayor, Council and Ms. Sanders,



I am writing to express my opposition to the proposed UCB boundary expansion south of Jubilee Parkway.

Forward thinking city planners around the globe do not support urban sprawl; nor do many Campbell River residents. At a time when local governments should be thinking about reducing traffic, having efficient infrastructure, maintaining services for existing neighbourhoods, and reducing negative impacts on the environment, this is backwards thinking. It is not a solution to the lack of affordable housing and will mostly serve to benefit the developer's quest for special and costly dispensation to profit - ultimately at the expense of taxpayers.

I believe you have all been hearing quite loudly and clearly that Campbell River residents no longer wish to pander to pressure from developers. As residents, we have yet to see the "community good" that they and you are convinced developers contribute. At what point do the "needs" of these singularly focussed, business-driven developers trump the residents who developed a liveable community through years of hard work and vision?

You have an opportunity to say no to this UCB expansion and lead Campbell River to a more visionary path of 21<sup>st</sup> century community building.

I ask that you vote no to this proposal.

I look forward to your individual responses regarding your thoughts on the matter.

Regards,

Deborah Broadley

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## Area D Petition 2023


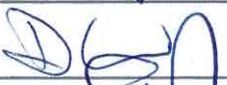








The residents of Area D living on Finch Road are very concerned about a possible new road access into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion, either from an extension off the end of Finch Road or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 phase one home development would have serious negative impacts to this quiet rural neighborhood as well as the surrounding area from the increased vehicle traffic flow that would use Finch Road as a connector to Crawford Road and Hwy 19A. Increased traffic flow would be a safety risk to the many people that use Finch Road to walk and cycle, not to mention the quiet, friendly atmosphere that these residents have come to enjoy. Now is the time to let the members of the Strathcona Regional District Board and the mayor and councillors of the City of Campbell River know that the residents of Area D oppose any plans to use Finch Road to access the proposed new residential development.

Name	Address	Signature
Robin Williams	282 Finch Road	Robin Williams
Steve Williams	282 Finch Rd	Steve Williams
Richard Bak	288 FINCH RD	Richard Bak
<del>Steve Williams</del> Deb Plaster	240 Finch Rd	Deb Plaster
DAVID HASKINS	240 FINCH RD	David Haskins
Tom Forrester	303 Finch Rd	Tom Forrester
Paige Howie	214 Finch Rd.	Paige Howie
Laurena Brown	250 FINCH RD	Laurena Brown
Morica Brown	250 Finch Rd	Morica Brown
Tina Graham	309 Finch Rd	Tina Graham
Ryan Graham	309 Finch Rd.	Ryan Graham
Louis Schlot	439 Finch R.d.	Louis Schlot
RALPH FLEISCHER	158 FINCH RD	Ralph Fleischer
Patricia Fleischer	158 Finch RD	Patricia Fleischer



## Area D Petition 2023

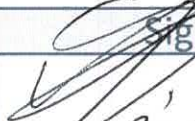


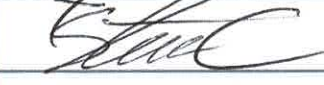


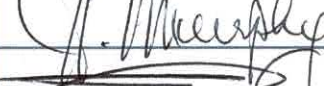


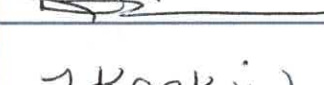
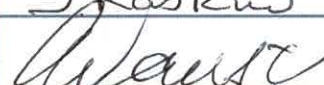
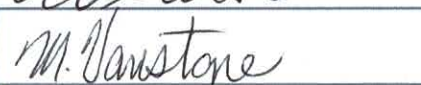
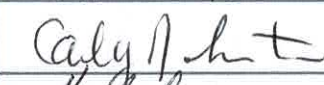


The residents of Area D living on Finch Road are very concerned about a possible new road access into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion, either from an extension off the end of Finch Road or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 phase one home development would have serious negative impacts to this quiet rural neighborhood as well as the surrounding area from the increased vehicle traffic flow that would use Finch Road as a connector to Crawford Road and Hwy 19A. Increased traffic flow would be a safety risk to the many people that use Finch Road to walk and cycle, not to mention the quiet, friendly atmosphere that these residents have come to enjoy. Now is the time to let the members of the Strathcona Regional District Board and the mayor and councillors of the City of Campbell River know that the residents of Area D oppose any plans to use Finch Road to access the proposed new residential development.

Name	Address	Signature
Gary Scriven	198 Finch Road	
Dorrie Wilson	198 Finch Road	
SERGIE MARTECHUK	196 - FINCH RD	
Jakie Biller	206 Finch Rd	
WES OOSTENBROEK	178 FINCH RD	
Marc Bernier	176 Finch Rd	
Suzanne Shilson	176 Finch Rd	Sue Shilson
Seth Miller	172 Finch Rd	
Nancy Wood	162 Finch Rd	Nancy Wood
Jeff Wood	162 Finch Rd	Jeff Wood
Barbara McBride	197 Finch Rd	B. McBride
Nathan Biller	206 Finch Rd.	
Julia Sikora	242 Finch Rd	
Bonnie Forrester	303 Finch Rd	



## Area D Petition 2023

The residents of Area D living on Finch Road are very concerned about a possible new road access into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion, either from an extension off the end of Finch Road or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 phase one home development would have serious negative impacts to this quiet rural neighborhood as well as the surrounding area from the increased vehicle traffic flow that would use Finch Road as a connector to Crawford Road and Hwy 19A. Increased traffic flow would be a safety risk to the many people that use Finch Road to walk and cycle, not to mention the quiet, friendly atmosphere that these residents have come to enjoy. Now is the time to let the members of the Strathcona Regional District Board and the mayor and councillors of the City of Campbell River know that the residents of Area D oppose any plans to use Finch Road to access the proposed new residential development.

Name	Address	Signature
Cody Bezuire	247 Finch rd	
Caramie Palmer	211 Finch Rd.	
Jackson Palmer	211 Finch Rd	
Steve Cleverley	217 Finch R.D	
Tina Kerynn	217 Finch Rd	
Steve Rose	149 Finch Rd	
Heather Murphy	151 Finch Rd.	
Rene Palin	262 Finch Rd.	
Medae Portmann	263 Finch Rd.	
Debra Portmann	263 Finch Rd.	
Trudy Kaskiw	191 Finch Rd.	
AL VANSTONE	205 FINCH RD.	
Mary-dae Vanstone	205 Finch Rd	
Carly Johnston	165 Finch Rd.	
Kayla Lewis	175 Finch Rd	



## Area D Petition 2023

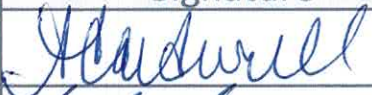



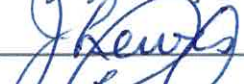

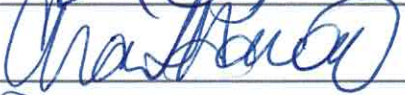








The residents of Area D living on Finch Road are very concerned about a possible new road access into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion, either from an extension off the end of Finch Road or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 phase one home development would have serious negative impacts to this quiet rural neighborhood as well as the surrounding area from the increased vehicle traffic flow that would use Finch Road as a connector to Crawford Road and Hwy 19A. Increased traffic flow would be a safety risk to the many people that use Finch Road to walk and cycle, not to mention the quiet, friendly atmosphere that these residents have come to enjoy. Now is the time to let the members of the Strathcona Regional District Board and the mayor and councillors of the City of Campbell River know that the residents of Area D oppose any plans to use Finch Road to access the proposed new residential development.

Name	Address	Signature
Debra Soderman	279 Finch Rd	Debra Soderman
Cathy Zimny	259 Finch Rd	Cathy Zimny
Phil Zimny	259 Finch Rd	Phil Zimny
Kristie Delmar	253 Finch Rd	K. Delmar
Tyler Delmar	253 Finch Rd.	Tyler Delmar
Blake Delmar	253 Finch Rd.	Blake Delmar
Abby Delmar	253 Finch road	Abby Delmar
Colleen Fontaine	225 FINEVICK	Colleen Fontaine
Breanne Heatley	247 finch rd	Breanne Heatley
DAW CADWALLADER	271 FINCH RD	D. Cadwallader
Ellen Cadwallader	271 Finch Rd	Ellen Cadwallader
Lori Elphick	181 Finch Rd.	L. Elphick
Paul Elphick	181 Finch Rd	Paul Elphick
Mary-ellen Tjart	239 Finch Rd.	Mary-ellen Tjart
BOB TJART	239 Finch Rd.	Bob Tjart



## Area D Petition 2023









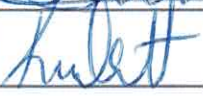
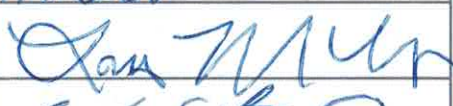
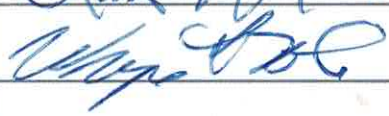
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Name	Address	Signature
Aiana Caldwell	300 Finch Rd, CR	
Clint Cathcart	300 Finch Rd, CR	
JOHN JACKSON	306 FINCH RD, CR	
Mary Jackson	306 FINCH RD	
Jody Lewis	294 Finch Rd	
Bob Lewis	294 Finch Rd	
Chantel Harrison	262 Finch Rd	
Dominique Harrison	262 Finch Rd	
KENNETH R. BROWN	226 FINCH RD	
Karen Brown	226 Finch Rd	
Roger Douglas	258 Finch rd	
Solé MacDougall	297 Finch Rd	
Daniel MacDougall	297 Finch rd	
Gretchen Dolan	287 Finch Rd	
WADE KASKIN	191 FINCH RD	



## Area D Petition 2023

The residents of Area D living on Finch Road are very concerned about a possible new road access into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion, either from an extension off the end of Finch Road or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 phase one home development would have serious negative impacts to this quiet rural neighborhood as well as the surrounding area from the increased vehicle traffic flow that would use Finch Road as a connector to Crawford Road and Hwy 19A. Increased traffic flow would be a safety risk to the many people that use Finch Road to walk and cycle, not to mention the quiet, friendly atmosphere that these residents have come to enjoy. Now is the time to let the members of the Strathcona Regional District Board and the mayor and councillors of the City of Campbell River know that the residents of Area D oppose any plans to use Finch Road to access the proposed new residential development.

Name	Address	Signature
Heinz Lauzer	3747 McLeelan	
SHANA PHILLIPS	3749 McLELAN	
GRAHAM HORTON	3751 McLELAN	
Frances Horton	3751 Mcleelan Rd	
GARY RAMM	3757 McLELAN Rd	
Dianne Attfield	3759 McLeelan Rd.	
Kimberly Gardiner	3761 Mcleelan Rd	
Stefanie Boulter	3755 Mcleelan Rd	
Kyla mullett	3754 mcleelan rd	
Louis McKenzie	3746 Mcleelan Rd	
WAYNE Mccheob	3744 Mccheob <sup>RD</sup>	



## Area D Petition 2023

The residents of Area D living on Finch Road are very concerned about a possible new road access into a proposed new residential development located within a proposed City of Campbell River Urban Containment Boundary Expansion, either from an extension off the end of Finch Road or from one of the easements located on the north side of Finch Road. Access from Finch Road into the proposed 350 phase one home development would have serious negative impacts to this quiet rural neighborhood as well as the surrounding area from the increased vehicle traffic flow that would use Finch Road as a connector to Crawford Road and Hwy 19A. Increased traffic flow would be a safety risk to the many people that use Finch Road to walk and cycle, not to mention the quiet, friendly atmosphere that these residents have come to enjoy. Now is the time to let the members of the Strathcona Regional District Board and the mayor and councillors of the City of Campbell River know that the residents of Area D oppose any plans to use Finch Road to access the proposed new residential development.

Name	Address	Signature
Desiree Gerakios	79 Crawford Road	<i>Desiree Gerakios</i>
Karen Van Male	154 Crawford Campbell River BC	<i>Karen Van Male</i>
DALE VAN MALE	154 CRAWFORD RD. CAMPBELL RIVER BC	<i>Dale Van Male</i>
TOM GARDNER	145 Crawford	<i>Tom Gardner</i>
MARIN PULFA	157 Crawford rd	<i>Marin Pulf</i>
ALEXANDER PULFA	157 CRAWFORD RD	<i>Alex Pulf</i>
ROBERT ANDER	165 CRAWFORD	<i>Robert And</i>
Joanne Wagar	182 Crawford Rd.	<i>Joanne Wagar</i>
Travis Whalen	178 Crawford Rd	<i>Travis Whalen</i>
Walter Brentzen	138 Crawford RD	<i>Walter Brentzen</i>
Michael Brown	139 Crawford Rd	<i>Michael Brown</i>
Karin Brazier	139 Crawford Rd	<i>Karin Brazier</i>
Wendy Dyer	185 Crawford Rd	<i>Wendy Dyer</i>
DAN WAGAR	182 Crawford Rd.	<i>Dan Wagar</i>
Taso Gerakios	79 Crawford Rd.	<i>Taso Gerakios</i>

~~99-1845~~    ~~183~~    ~~182-183~~  
~~93~~        ~~181~~        ~~178~~  
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~~183~~        ~~174?~~        ~~160~~  
~~184~~        ~~177~~        ~~138~~

15









## Lyndsay MacKenzie

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**From:** Lisa Sanders  
**Sent:** February 15, 2024 10:09 AM  
**To:** Sandi  
**Cc:** Lyndsay MacKenzie  
**Subject:** RE: Stop the sprawl

Hello Sandi,

Thank you for your email.

Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the UCB application at this time, it will be given 1st and 2nd readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application.

Kind regards,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708  
Lisa.Sanders@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations. Visit [campbellriver.ca](http://campbellriver.ca) or follow us on Facebook, Instagram and LinkedIn.

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

From: Sandi <[REDACTED]>  
Sent: Thursday, February 15, 2024 7:09 AM  
To: Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
Subject: Stop the sprawl

"CAUTION: External Email"

It seems to me that this is an issue there is so much wildlife dependent on the area that the city is asking to spread the sprawl of Jubilee Parkway. We are facing so many issues climate change, loss of wildlife due to development and we are still blind to the devastation it is causing. Will there be social housing not likely. The developers are more interested in their bottom line their pockets. Campbell River is known for being the salmon capitol this will be another thing that goes extinct at the rate of development. Do I support it no, not at all. Sandi

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[https://us5.proofpointessentials.com/app/report\\_spam.php?mod\\_id=&mod\\_option=gitem&report=type?syspam&k=&payloadS616c7465645f5f8ae4f290d66f49de96a116ab4758e3f7e2355704968b3496b8ee62afab9497f74bb7a17d7772caa89d7bf9da3a78a8f889ae86f988ea77b82a9c34ed91b8ea977870a5768b957d1ef916943f93fc55629378a84c7557e20915](https://us5.proofpointessentials.com/app/report_spam.php?mod_id=&mod_option=gitem&report=type?syspam&k=&payloadS616c7465645f5f8ae4f290d66f49de96a116ab4758e3f7e2355704968b3496b8ee62afab9497f74bb7a17d7772caa89d7bf9da3a78a8f889ae86f988ea77b82a9c34ed91b8ea977870a5768b957d1ef916943f93fc55629378a84c7557e20915)

Campbell River Environmental Committee (CREC)  
PO Box 20092 STN. A, Campbell River, B.C. V9W 7Z5

Mayor and Council  
300 St. Anns Road  
Campbell River, BC

February 18, 2024

Dear Mayor and Council,

**RE: Proposed SOCP Amendment-Campbell River Airport-0 Jubilee Parkway  
PROPOSED URBAN CONTAINMENT BOUNDARY EXPANSION**

The Campbell River Environmental Committee (CREC) requests Council consider the following questions and comments before making decisions on the Parkway application for the Proposed SOCP Amendment-Campbell River Airport-0 Jubilee Parkway to extend the Urban Containment Boundary.

What is the status of the conservation covenant for the protection of the Jubilee Fen Wetland required as a condition of the restoration of the fen wetland?

What is the status of the conservation covenant for the protection of the 2.1 hectares of forest land near the west property boundary?

The protection is to include retaining two existing provincially red-listed (endangered) trembling aspen forested wetlands and existing forest land on the west side of the property bordering the Woods Creek wetland.

What is the status of the reclamation monitoring results for work done to date?

The UCB expansion application does not meet the expectation of Housing Bill 47 which states development is to be in close proximity to transit.<sup>1</sup>

The UCB expansion application does not comply with the City of Campbell River Sustainable Official Community Plan (SOCP). For example, under Objectives & Policies for Growth Management, 5.1.1 states: "Urban development, including the provision of municipal services, will not be supported beyond the Urban Containment Boundary (UCB) except in the case of:

- Rural, park and natural areas, and business & industrial uses with low servicing requirements"

City staff's reasons for recommending that the past UCB expansion not be approved are still valid.

“The individual application to extend the UCB needs to be carefully evaluated since it carries potentially profound servicing and financial implications, which extend far beyond the technical matter of “connecting in”. The City’s current transportation and infrastructure systems have all been designed based on the assumption that urban growth will be contained within the designated area for the foreseeable future.”<sup>2</sup>

“In addition to Council’s concern at the *source* of budget for this project, concern was also expressed by members of Council in two other areas:

- 1) committing resources and effort to examining UCB options *prior* to the completion of a full review of infill capacity, and
- 2) being able to achieve an appropriate and manageable degree of public consultation for such a potentially significant suite of proposed OCP and zoning changes.”<sup>3</sup>

To date, there has been one open house hosted by the developer for the Jubilee area residents. As yet, there has been no CITY-WIDE consultation for such a potentially significant set of proposed SOCP changes. The tax implications of expanding the UCB will be borne by ALL city residents.

CREC requests that Council defers the application to expand the UCB and delay moving forward with the application until the covenants and monitoring are in place and the new City of Campbell River OCP has been approved.

CREC looks forward to your timely response.

Sincerely,  
LeRoy McFarlane  
President, CREC

#### References:

1. B.C. introduces legislation to encourage communities to build homes near transit hubs  
<https://vancouversun.com/news/local-news/b-c-tables-legislation-to-encourage-communities-to-build-homes-near-transit-hubs>  
Bill 47: <https://www.bclaws.gov.bc.ca/civix/document/id/bills/billscurrent/4th42nd:gov47-1>
2. Source: City of Campbell River Report/Recommendation to Council-November 8, 2018, OCP Amendment: Urban Containment Boundary. File No. P18-70A  
<https://campbellriver.civicweb.net/FileStorage/44BAE93D51FC4A949A3CF676F32BEC90-RtC%20OCP%20amendment%20re%20urban%20containment%20boundary.pdf>
3. Source: Report/Recommendation to Council Urban Containment Boundary Analysis: Project Scope and Funding, February 13, 2019-Process and Project Components-Page 2:  
<https://campbellriver.civicweb.net/FileStorage/03C71C34A369487F97A5666CA9CD544D-RtC%20Urban%20Containment%20Boundary%20Analysis.pdf>

## Lyndsay MacKenzie

---

**From:** Lisa Sanders  
**Sent:** February 20, 2024 8:05 AM  
**To:** SUZANNE COWAN  
**Cc:** Lyndsay MacKenzie  
**Subject:** RE: UCB Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Suzanne,

Thank you for passing along your concerns.  
I have forwarded this to the file manager who is compiling public input on the proposed amendment.

Kind regards,

Lisa Sanders  
Executive Assistant

City of Campbell River  
Tel: 250.286.5708  
Lisa.Sanders@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.  
Visit [campbellriver.ca](http://campbellriver.ca) or follow us on Facebook, Instagram and LinkedIn.

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

From: SUZANNE COWAN [REDACTED]  
Sent: Saturday, February 17, 2024 10:17 AM  
To: Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
Subject: UCB Amendment

"CAUTION: External Email"

Dear Council

I am very concerned about the proposed amendment to allow expansion of the Urban Containment Boundary south of Jubilee Parkway. I am against this. This will lead to the urban sprawl that we don't want.

Sincerely  
Suzanne Cowan

Sent from my iPad

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## Lyndsay MacKenzie

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**From:** Lisa Sanders  
**Sent:** February 20, 2024 8:14 AM  
**To:** Laurence and Monica Brown  
**Cc:** \_Mayor and Council Operations; Lyndsay MacKenzie  
**Subject:** RE: Urgent - Jubilee Parkway Urban Containment Boundary (UCB) amendment application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Laurence,

Mayor, Council and City staff are in receipt of your email, thank you for passing along your concerns. I have forwarded this to the file manager who is compiling public input on the proposed amendment.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River

Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations. Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

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**From:** Laurence and Monica Brown [REDACTED] >  
**Sent:** Saturday, February 17, 2024 1:12 PM  
**To:** Stop The Sprawl <Stopthesprawl@shaw.ca>; Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
**Cc:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>  
**Subject:** RE: Urgent - Jubilee Parkway Urban Containment Boundary (UCB) amendment application

"CAUTION: External Email"

Good afternoon Lisa:

Much appreciate you forwarding the information below on this issue.

I am not opposed to development in principle, as long as it occurs in an orderly sequence. From what I heard at the meeting in August the developer and Campbell River City Council (CRCC) do not

seem to be coordinating the flow of information and future planning very well. Lisa, as you mentioned below, plans for future infrastructure (School, roads, public transportation, ferries to name some) are not addressed at all to go along with increased residential development. CRCC needs to let those of us living in Area D and south Campbell River what the “big picture” plan is for all our futures. CRCC seems to be struggling to get two steps ahead. Having worked as a forest planner for most of my career I can assure you that lack of planning for the future is very costly in the long run.

I take exception to the comment that “..... **we’re certainly not interested in stacking the PAT (Project Advisory Team) with special interest groups.**” It is inflammatory, discriminating and undemocratic. Fair representation of all interest groups should be encouraged. There is nothing wrong with compromise.

When it comes to property taxes, the reality is that all cities, towns and villages in the western world are grappling with a similar dilemma: a crumbling infrastructure and real reluctance to have contingency savings to keep our infrastructure operating properly and safely. Politicians are never elected on plans to incrementally increase taxes; they get elected on the short-sighted policy of decreasing taxes because that is what the general populus wants to hear. All it means is that our children are going to be footing a very large, unexpected bill when the time comes; and that seems to have a tendency to happen at the worst possible time. It only seems reasonable that taxes increase at the same rate as inflation with a small buffer.

Thanks and take care,

Laurence Brown  
250 Finch Road, (Area D)  
Campbell River, BC V9H 1K6

Laurence’s Mobile: [REDACTED]

---

**From:** Stop The Sprawl <[Stothesprawl@shaw.ca](mailto:Stothesprawl@shaw.ca)>  
**Sent:** Saturday, February 10, 2024 5:08 PM  
**To:** Stop The Sprawl <[Stothesprawl@shaw.ca](mailto:Stothesprawl@shaw.ca)>  
**Subject:** Urgent - Jubilee Parkway Urban Containment Boundary (UCB) amendment application

You may have attended a meeting in July or expressed some concern about the proposed amendment to Campbell River’s Urban Containment Boundary (UCB)

**It’s likely City Council will be voting in February on whether or not to allow the expansion of the Urban Containment Boundary (UCB) south of Jubilee Parkway.**

Do you want to see more urban sprawl south of Jubilee Parkway?

Do you think that another subdivision will solve Campbell River’s housing crisis?

Do you think that more housing developments will lower your taxes?

Do you think Campbell River’s roads, public transportation & school systems can support hundreds of more homes south of Jubilee Parkway?

Do you think that Vancouver Island should have more new housing when we have an inadequate ferry system?

If you answered no to these questions perhaps you should let City Council know that you do not agree with expanding our UCB south of Jubilee Parkway. City Council has authorized a **review** of Campbell River's **Official Community Plan (OCP) to take place in 2024 so why do a UCB amendment now?**

Complaining among ourselves will accomplish nothing.  
Even if you live in Area D this will affect you and you can still submit a letter. Every voice counts.

**It's simple; send an email to [Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca).**

**Say no to the proposed Urban Containment Boundary Amendment by Parkway Properties.**

**Ask that your letter be attached to the Agenda for this issue.**

**If you cc all the city councilors that would be great too. (see email list below)**

There is no doubt that **many on Campbell River's City Council are pro development**. Some of you may find **comments made at an August meeting** alarming. **The review of our OCP was being discussed as well as this UCB amendment proposal.**

**Some comments at the council meeting;**

**"our developers are our clients and so making our clients happy is going to be good for the community"**

**"...aligning the OCP with Council Strategic priorities "**

**"..... we're certainly not interested in stacking the PAT (Project Advisory Team) with special interest groups."**

**If you would like a copy of the transcript for that meeting please reply to this email with a request. We will be happy to send it to you.**

Regarding the **recent Homalco First Nation purchase of land from Mosaic**. The land just purchased is **around the Homalco Reserve and closer to the "new" highway**. The application for the UCB expansion is closer to the end of Finch Rd and the "old highway"

If you want any more information regarding the UCB issue we're happy to provide it. Just send us an email.  
If you're concerned about this issue please be sure to send your email. Be proactive instead of reactive....two steps ahead, not two steps behind.

### *Stop the Sprawl*

Email address list

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

And cc City Council

[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)

[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)

[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)

[Councillor.Kerr@campbellriver.ca](mailto:Councillor.Kerr@campbellriver.ca)

[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)

[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)

[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)

**From:** [Lisa Sanders](#)  
**To:** [Tom and Gloria Heisterman](#)  
**Cc:** [Mayor and Council Operations](#); [Lyndsay MacKenzie](#)  
**Subject:** RE: UCB amendment- agenda item  
**Date:** February 21, 2024 8:23:50 AM  
**Attachments:** [image001.png](#)

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Hello Gloria,

Thank you for your email. Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the UCB application at this time, it will be given 1st and 2nd readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application.

Thank you,  
Lisa

**Lisa Sanders**

*Executive Assistant*



City of Campbell River

Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

**I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.**

Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

---

**From:** Tom and Gloria Heisterman [REDACTED]  
**Sent:** Wednesday, February 21, 2024 8:04 AM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Cc:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>; Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>  
**Subject:** UCB amendment- agenda item

**"CAUTION: External Email"**

I'm writing regarding the proposed amendment of the UCB south of Jubilee Parkway. I request that

this letter be attached to the agenda of the meeting (Feb 29,2024)when City Council is voting on this item.

There are many questions that come to mind if anyone on City Council votes yes for this amendment.

-The most important would be **why** would you want to rush this amendment through when Campbell River's OCP is under review?

-it's my understanding that the Report to Council will be that Council defer consideration of the application until the OCP process has been completed. If the majority of City Council votes yes for the amendment **why** would they **ignore the recommendation of city staff**?

-Campbell River has just been awarded \$10 million by the Housing Accelerator Fund to help incentivize more housing by **allowing greater density.**

-I agree with Dahl's recent comment noted in the Mirror that Campbell River is a beautiful coastal city – but I'm concerned with Dahls's reference to **growing.**

-Here is a link to another Mirror article; [Council: Candidate for mayor asked about fiscal situation.](#)

Note Kermit Dahl comments

*"So my approach is to generate more tax dollars from developing industrial land and allowing businesses to locate here and allowing development. **Not urban sprawl**, like the fear mongering being spread by other candidates. **I'm talking about controlled, thought-out development, meeting the demands of the residents of Campbell River.**"*

I don't see how anyone could argue that a new subdivision south of Jubilee Parkway would not be considered urban sprawl.

It's also noted that in Technical Review Comments;

Transportation : **"...the Dillon report states that *"If the City can incentivize infill housing, allow secondary suites and increase density in new development areas, Urban Containment Boundary expansion is not required"*(page 24). A neighbourhood south of Jubilee will likely be car dependent, as there is no way the City can make crossing Jubilee safe and comfortable on a bike or walking. There is also minimal nearby transit service. All the additional traffic ends up in Campbell River, at various destinations.**

Ministry of Water, Land and Resource Stewardship: ***In general, our West Coast Region team recommends that all options to add density and intensify land uses within existing UCBs-while maximally protecting forested areas and natural assets-be exhausted prior to expanding an UCB.***

***Vancouver Island Health Authority: "The area south of Jubilee Parkway would not be considered walkable to basic amenities located in Willow Point, amenities such as a grocery store, doctor's office and restaurants. Consideration should be given to active transportation infrastructure...."***



You may wonder why I am reiterating these points in my letter. It's because I was appalled at the lack of information supplied to the SRD to vote on the UCB amendment application at their May 10<sup>th</sup> meeting. I want to ensure that the same mistake is not made again.

Sincerely

Gloria Heisterman

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**From:** [Lisa Sanders](#)  
**To:** [Lyndsay MacKenzie](#)  
**Cc:** [Jason Locke](#)  
**Subject:** FW: UCB proposed amendment  
**Date:** February 22, 2024 1:56:25 PM  
**Attachments:** [image001.png](#)

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For the file

---

**From:** Lisa Sanders  
**Sent:** Thursday, February 22, 2024 11:35 AM  
**To:** Kathy Rae <[REDACTED]>  
**Cc:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>  
**Subject:** RE: UCB proposed amendment

Hello Kathy,

Thank you for your email.

Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the UCB application at this time, it will be given 1<sup>st</sup> and 2<sup>nd</sup> readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application.

Thank you,  
Lisa

**Lisa Sanders**

*Executive Assistant*



City of Campbell River

Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

**I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.**

Visit [campbellriver.ca](http://campbellriver.ca) or follow us on [Facebook](#), [Instagram](#) and [LinkedIn](#).

---

**From:** Kathy Rae <[REDACTED]>  
**Sent:** Thursday, February 22, 2024 11:32 AM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Subject:** UCB proposed amendment

"CAUTION: External Email"

Dear Lisa,

I am writing regarding the pending vote on the Urban Containment boundary amendment south of Jubilee Parkway. Please include my letter with the agenda.

I am opposed to the expansion of the UCB for many reasons.

I understand our OCP is currently under review. The UCB should be considered in the OCP review process, not amended by City Council.

There has recently been funding granted to the city for housing within our current city limit to allow greater density, it's not with the intent to promote urban sprawl.

A "yes" vote for the amendment of our current UCB needs to come with A LOT of explanation. Although City Council has suggested they should pander to developers please keep in mind City Council has a responsibility to the residence of Campbell River.

I recall Dahl saying in his campaign that he wanted to generate more tax dollars from developing industrial land for new business. NOT urban sprawl.

---

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**From:** [Lisa Sanders](#)  
**To:** [Lyndsay MacKenzie](#); [Jason Locke](#)  
**Subject:** FW: No to the proposed Urban Containment Boundary Amendment by Parkway Properties  
**Date:** February 22, 2024 1:57:26 PM  
**Attachments:** [image001.png](#)

---

FYI

Thanks,  
Lisa

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**From:** Lisa Sanders  
**Sent:** Thursday, February 22, 2024 12:58 PM  
**To:** Richard Bak <[REDACTED]>  
**Subject:** RE: No to the proposed Urban Containment Boundary Amendment by Parkway Properties

Hello Richard,

Thank you for your email.

Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the UCB application at this time, it will be given 1st and 2nd readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application.

Thank you,  
Lisa

**Lisa Sanders**  
*Executive Assistant*



City of Campbell River  
Tel: 250.286.5708  
[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Richard Bak <[REDACTED]>  
**Sent:** Thursday, February 22, 2024 12:31 PM

**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>

**Subject:** No to the proposed Urban Containment Boundary Amendment by Parkway Properties

"CAUTION: External Email"

I live on Finch Road in Area D and I do not want any expansion of the municipal boundaries. It is only for the outright greed of the property owners and to the detriment of those of us who are quite happy to leave things be as they are already working for us. I do not want any urban expansion because I bought a house where I live now 40 years ago where it is very nice and peaceful and I do not want to pay any more taxes than I do now!

Richard Bak

---

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**From:** [Lisa Sanders](#)  
**To:** [SHIRLEY GRAY](#)  
**Cc:** [Lyndsay MacKenzie](#)  
**Subject:** RE: Stop the Sprawl  
**Date:** February 23, 2024 8:23:54 AM  
**Attachments:** [image001.png](#)

---

Hello Shirley,

Thank you for your email.

Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the UCB application at this time, it will be given 1st and 2nd readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application.

Thank you,

Lisa

**Lisa Sanders**

*Executive Assistant*



City of Campbell River

Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

**I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.**

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**From:** SHIRLEY GRAY <[REDACTED]>  
**Sent:** Thursday, February 22, 2024 5:01 PM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Subject:** Stop the Sprawl

"CAUTION: External Email"

Get [Outlook for iOS](#)

We are opposed to the containment boundary amendment.

This is a beautiful little city. Many other locations in our province are not endowed with so many natural assets. Why would anyone who lives here and appreciates it's uniqueness, .....why would you like to make it like "everywhere else".

Rows and rows of lookalike homes, tightly boxed together, roads that become thoroughfares, small niche parks, or none at all. The need for more schools, more stores. How is this unique?

Campbell River has an opportunity to do this right, create a small city showpiece using creative imagination and vision. There is nothing about this plan that does not say "same old, same old".

The door of opportunity has opened to make an impression. Explain what is wonderful about this.

---

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**From:** [Lisa Sanders](#)  
**To:** [Mary Preston](#)  
**Cc:** [Mayor and Council Operations](#); [Jason Locke](#); [Lyndsay MacKenzie](#)  
**Subject:** RE: Community First  
**Date:** February 23, 2024 8:34:33 AM

---

Hello Mary,

Thank you for your email.

Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the UCB application at this time, it will be given 1st and 2nd readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application. Thank you,  
Lisa Sanders Executive Assistant

City of Campbell River Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations. Visit [campbellriver.ca](http://campbellriver.ca) or follow us on Facebook, Instagram and LinkedIn.

-----Original Message----- From: Mary Preston

Sent: Friday, February 23, 2024 6:15 AM

To: Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Tanille Johnston <[Tanille.Johnston@campbellriver.ca](mailto:Tanille.Johnston@campbellriver.ca)>

Subject: Community First "CAUTION: External Email"

The optics of Council preparing to vote on an amendment to our current city boundaries seems to put developers desires before their constituents.

There has already been considerable feedback that what this community values when they have chosen to live here is access to nature and protection of our natural environment. The massive amount of recent development has not addressed the housing needs of 'low' income families!

It seems next steps, before any further developments and/or boundary amendments, should be to work with the community on completion of our Official Community Plan.

Sent from my iPhone

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[mod\\_id](#)

&mod\_option=gitem&report=type◆syspam&k=&payloadS616c7465645f5fa5e3f9446d6a94895b36afe6cd ec24a0f187f2ab4bbbd3b7171d2da2deef17468adc254f332ce4752512d572829ea94f96b314aa9ad952d41f 7e065882ea33fa2cb2e2c5f7fd49ae9bbbae42136037be3a844e3442d6c1ea6aed98e14ab21cf14854896486 9a5cc2111cae2d66417385e72882cc863b2365ab4ca7458492d7adf807f58a0c2aae7bdc843e4c72ae328e12 c42cb0a02363b93125f07fe61e8d487a97756492fbbf99

## Cassandra Marsh

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**From:** Lisa Sanders  
**Sent:** March 5, 2024 3:18 PM  
**To:** Cassandra Marsh  
**Subject:** FW: Urban containment boundary expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Orange Category

FYI

Thanks,  
Lisa

---

**From:** Edgar Hünninghaus <[REDACTED]>  
**Sent:** Thursday, February 29, 2024 10:00 AM  
**To:** Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
**Cc:** Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>  
**Subject:** Urban containment boundary expansion

"CAUTION: External Email"

Dear Mayor, dear Members of Council,

I am writing to you today regarding the proposed Urban containment boundary expansion and my opposition to this project. As a concerned resident of Campbell River, I believe that such an expansion would have detrimental effects on the city's finances and our community as a whole.

Campbell River as a city is already stretched on its North-South axis with most of its housing stock being low-density, single-family detached homes. Adding more of the same development along the edges of the city will further increase travel times, traffic congestion and infrastructure costs, which will be passed down to the citizens in the form of higher property taxes. This would continue the never-ending cycle that is the urban sprawl of the last decades.

There currently are a number of either completely empty lots or underused parking lots around the city core that would offer excellent opportunities for infill housing and increased density as outlined by BC's Housing Accelerator Fund. A new development outside of the UCB might seem tempting now as it would provide a temporary revenue boost for the city, but this will not be sustainable.

I urge the Council to carefully consider the long-term consequences of expanding the UCB and to prioritize sustainable and responsible urban development practices.

Please attach this letter to the agenda of the City Council meeting regarding the UCB expansion on March 14th, 2024.

Thank you for your attention to this matter.

Sincerely,  
Edgar Hunninghaus

---

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**From:** [Lisa Sanders](#)  
**To:** [Cassandra Marsh](#)  
**Subject:** FW: UCB amendment- agenda item  
**Date:** March 5, 2024 3:13:47 PM  
**Attachments:** [image001.png](#)

---

FYI

Thanks,  
Lisa

---

**From:** Tom and Gloria Heisterman <[REDACTED]>  
**Sent:** Monday, February 26, 2024 2:10 PM  
**To:** 'Tom and Gloria Heisterman' <[REDACTED]>; Lisa Sanders <Lisa.Sanders@campbellriver.ca>  
**Subject:** RE: UCB amendment- agenda item

"CAUTION: External Email"

Hi again Lisa

I'm also wondering if the public can attend a COW meeting and what time does it start?

Also noted on your COW agenda is "The feedback will be included in the staff report when the application proceeds [to the Council meeting on February 29, 2024](#)

I need to confirm that City Council will not be voting on the UCB expansion application at the COW meeting.

Gloria

---

**From:** Tom and Gloria Heisterman [REDACTED]  
**Sent:** Monday, February 26, 2024 1:26 PM  
**To:** 'Lisa Sanders'  
**Subject:** RE: UCB amendment- agenda item

Hello Lisa

I'm wondering if the UCB on the Feb 29<sup>th</sup> 2024 meeting? If not I'm wondering why as I was told by a few people that it would be.

If the UCB amendment application is not scheduled for Feb 29<sup>th</sup> do you know which meeting it will ?  
Thank you, appreciate your help on this.

Gloria

---

**From:** Lisa Sanders [<mailto:Lisa.Sanders@campbellriver.ca>]  
**Sent:** Wednesday, February 21, 2024 8:24 AM  
**To:** Tom and Gloria Heisterman  
**Cc:** \_Mayor and Council Operations; Lyndsay MacKenzie  
**Subject:** RE: UCB amendment- agenda item

Hello Gloria,

Thank you for your email. Staff are preparing to bring a report for Council's consideration at the February 29, 2024 meeting agenda with options for next steps. If Council wishes to proceed with the

UCB application at this time, it will be given 1st and 2nd readings and scheduled for a public hearing at a future date. Once a date for the public hearing is set, residents will be invited to submit correspondence and attend the public hearing to speak to the application.

Thank you,  
Lisa

**Lisa Sanders**

*Executive Assistant*



City of Campbell River

Tel: 250.286.5708

[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)

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---

**From:** Tom and Gloria Heisterman <[REDACTED]>  
**Sent:** Wednesday, February 21, 2024 8:04 AM  
**To:** Lisa Sanders <[Lisa.Sanders@campbellriver.ca](mailto:Lisa.Sanders@campbellriver.ca)>  
**Cc:** Mayor Dahl <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>; Councillor Chapman <[Councillor.Chapman@campbellriver.ca](mailto:Councillor.Chapman@campbellriver.ca)>; Councillor Tanille <[Councillor.Tanille@campbellriver.ca](mailto:Councillor.Tanille@campbellriver.ca)>; Councillor Kerr <[Councillor.kerr@campbellriver.ca](mailto:Councillor.kerr@campbellriver.ca)>; Councillor Lanyon <[Councillor.Lanyon@campbellriver.ca](mailto:Councillor.Lanyon@campbellriver.ca)>; Councillor Smyth <[Councillor.Smyth@campbellriver.ca](mailto:Councillor.Smyth@campbellriver.ca)>; Councillor Sinnott <[Councillor.Sinnott@campbellriver.ca](mailto:Councillor.Sinnott@campbellriver.ca)>  
**Subject:** UCB amendment- agenda item

**"CAUTION: External Email"**

I'm writing regarding the proposed amendment of the UCB south of Jubilee Parkway. I request that this letter be attached to the agenda of the meeting (Feb 29,2024)when City Council is voting on this item.

There are many questions that come to mind if anyone on City Council votes yes for this amendment.

-The most important would be **why** would you want to rush this amendment through when Campbell River's OCP is under review?

-it's my understanding that the Report to Council will be that Council defer consideration of the application until the OCP process has been completed. If the majority of City Council votes yes for the amendment **why** would they **ignore the recommendation of city staff?**

-Campbell River has just been awarded \$10 million by the Housing Accelerator Fund to help incentivize more housing by **allowing greater density.**

-I agree with Dahl's recent comment noted in the Mirror that Campbell River is a beautiful coastal city – but I'm concerned with Dahls's reference to **growing.**

-Here is a link to another Mirror article; [Council: Candidate for mayor asked about fiscal situation.](#)

Note Kermit Dahl comments

*"So my approach is to generate more tax dollars from developing industrial land and allowing businesses to locate here and allowing development. **Not urban sprawl**, like the fear mongering being spread by other candidates. **I'm talking about controlled, thought-out development, meeting the demands of the residents of Campbell River.**"*

I don't see how anyone could argue that a new subdivision south of Jubilee Parkway would not be considered urban sprawl.

It's also noted that in Technical Review Comments;

Transportation : **"...the Dillon report states that *"If the City can incentivize infill housing, allow secondary suites and increase density in new development areas, Urban Containment Boundary expansion is not required"*(page 24). A neighbourhood south of Jubilee will likely be car dependent, as there is no way the City can make crossing Jubilee safe and comfortable on a bike or walking. There is also minimal nearby transit service. All the additional traffic ends up in Campbell River, at various destinations.**

Ministry of Water, Land and Resource Stewardship: ***In general, our West Coast Region team recommends that all options to add density and intensify land uses within existing UCBs—while maximally protecting forested areas and natural assets—be exhausted prior to expanding an UCB.***

***Vancouver Island Health Authority: "The area south of Jubilee Parkway would not be considered walkable to basic amenities located in Willow Point, amenities such as a grocery store, doctor's office and restaurants. Consideration should be given to active transportation infrastructure...."***

You may wonder why I am reiterating these points in my letter. It's because I was appalled at the lack of information supplied to the SRD to vote on the UCB amendment application at their May 10<sup>th</sup> meeting. I want to ensure that the same mistake is not made again.

Sincerely

Gloria Heisterman

**From:** [Lisa Sanders](#)  
**To:** [Cassandra Marsh](#)  
**Subject:** FW: Urban containment boundary expansion  
**Date:** March 5, 2024 3:13:25 PM

---

FYI

Thanks,  
Lisa

---

**From:** Colin <[REDACTED]>  
**Sent:** Friday, March 1, 2024 10:30 AM  
**To:** Lisa Sanders <Lisa.Sanders@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>  
**Subject:** Urban containment boundary expansion

"CAUTION: External Email"

Dear Mayor and Councillors,

I'm writing to oppose the proposed Urban Containment Boundary expansion south of Jubilee Parkway. I would like to note that I am not opposed to development and recognize the desperate need for more affordable housing, specifically housing that is *family friendly, priced consistently with local middle class wages, allows for ease of access to commercial areas using various forms of transportation, and respects riparian and riparian-adjacent areas.*

My education is in geography and business, and I work in the natural resource sector all over Canada. I have been privileged to see many different approaches to municipal planning and am familiar with concepts in urban design.

My primary concern is that Campbell River is being developed on a similar trajectory as Nanaimo, with sprawl spreading north-south, instead of encouraging developments within existing boundaries with careful consideration for environmentally important greenspaces - valuable City assets that many of us moved here specifically for. Many are choosing Campbell River as their home because they have no interest in the urban/suburban traffic and concrete nightmare so many municipalities have created by careless decisions around development.

I ask you to proceed cautiously in considering requests, particularly by singular developers of large-scale greenfield subdivisions that expand the UCB and who take Campbell River in the direction of sprawl and/or ecological infringement. Recent proposed developments have been ill-thought out with regard to riparian and steep slope issues. Examples include Ripple Rock Estates (clearcutting large slopes in a rainforest climate is rarely a good plan due to surface runoff and slope stability), and Simms Creek (I have sent my concerns about this project to you in the past).

That being said, some other recent developments have been well thought out, and I applaud the city for allowing these to be built. These include the recent announcement of HEARTH village, the Evergreen townhouse complex, Broadstreet tower and apartments in Merecroft Village, some of the apartment complexes across from the sea-walk, and the ongoing development of Willis Road for higher density housing. These developments use existing land within the UCB, are a mix of high and medium density close to commercial areas and alternative transportation corridors, and are in areas without major riparian, ecological, steep slope or challenging geotechnical issues. They also make use of existing infrastructure, and will likely be less costly in the long run to service. **These are examples of smart development** – both for the benefit of the City and its residents, as well as for developers.

I encourage the City to prioritize projects such as the list in my previous paragraph, with a focus on building affordable, mixed housing (townhouses, rowhouses, etc.), and incorporating alternative transportation corridors. Many properties within the existing UCB are underutilized, and until these development opportunities are optimized, it is premature to consider expanding the UCB, as it locks in servicing costs for the city in perpetuity. Smart development means building in the right locations.

You represent all residents of Campbell River, and though I completely understand the need for development with our growing population and housing issues, I can see no need to expand the UCB to appease one developer.

Thank you for your consideration,

Colin Pither  
Campbell River

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## Official Community Plan Amendment Bylaw No. 3926, 2024

ADOPTED \_\_\_\_\_, 2024

### PURPOSE

This bylaw sets out to amend Official Community Plan Bylaw 3475, 2012 to expand the Urban Containment Boundary to include three properties south of the Jubilee Parkway.

The Council of the City of Campbell River enacts as follows:

**PART 1: Title**

**1.1** This bylaw may be cited for all purposes as **Official Community Plan Amendment Bylaw No. 3926, 2024 (Urban Containment Boundary)**.

**PART 2: Amendments**

- 2.1** That Official Community Plan Bylaw No. 3475, 2012 is hereby amended to include the following properties in the Urban Containment Boundary as shown on Schedule A:
- i. THE EASTERLY 79 ACRES OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 1, COMOX DISTRICT, PLAN 552 EXCEPT THAT PART IN PLANS 147R, 30818, 36555, PLAN VIP62668, AND VIP77134 (PID: 008-886-326); and
  - ii. THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLAN VIP69102 VIP83572 VIP86178 VIP88734 EPP22061 EPP35515 EPP40909 EPP45564 AND EPP94639 (PID 008-876-461); and
  - iii. THE SOUTH WEST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLANS VIP69102 VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 EPP45564 EPP85863 EPP94639 AND EPP105139 (PID 008-876-444)

**PART 3: Severability**

**3.1** If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this \_\_\_\_ day of \_\_\_\_\_ 2024

READ THE SECOND TIME this \_\_\_\_ day of \_\_\_\_\_ 2024

A Public Hearing was Advertised on Social Media \_\_\_\_ day of \_\_\_\_\_ 2024

A Public Hearing was Advertised in the Campbell River Mirror this \_\_\_\_ day of \_\_\_\_\_ 2024

The Public Hearing was held this \_\_\_\_ day of \_\_\_\_\_ 2024

READ THE THIRD TIME this \_\_\_\_ day of \_\_\_\_\_ 2024

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2024

Signed by the Mayor and Corporate Officer this \_\_\_\_ day of \_\_\_\_\_ 2024

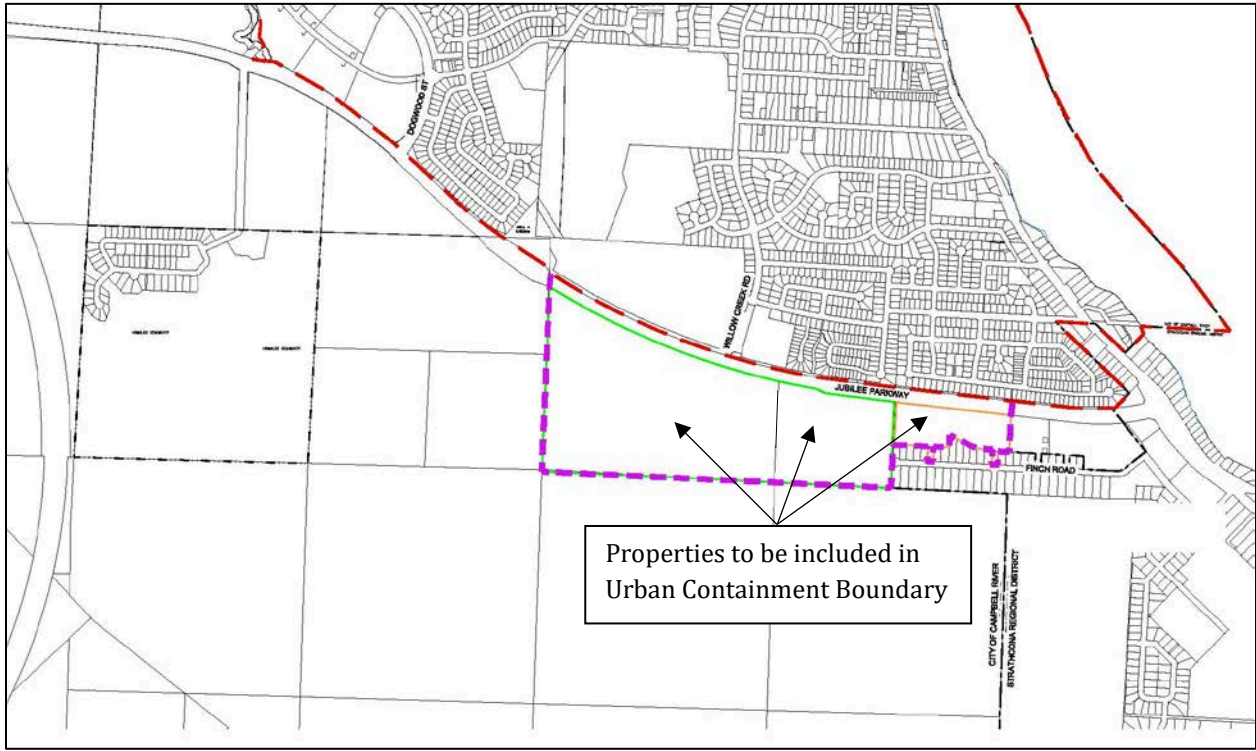
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Kermit Dahl, MAYOR

---

Sheila Girvin, CORPORATE OFFICER

# SCHEDULE 'A'



## **Signed Covenants**





1. Application

**Tees Kiddle Spencer  
 #200 - 1260 Shoppers Row  
 Campbell River BC V9W 2C8  
 2502877755**

2. Description of Land

PID/Plan Number	Legal Description
<b>008-876-444</b>	<b>THE SOUTH WEST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLANS VIP69102 VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 EPP45564 EPP85863 EPP94639 EPP105139 AND EPP122295</b>

3. Nature of Interest

Type	Number	Additional Information
<b>COVENANT</b>		<b>Charges area outlined on Plan EPP87066 as "Covenant Area" with s219 covenant terms.</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**PARKWAY PROPERTIES LTD.**

6. Transferee(s)


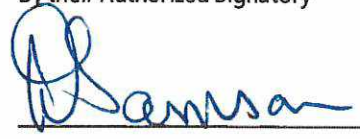
**CITY OF CAMPBELL RIVER  
 301 ST. ANN'S ROAD  
 CAMPBELL RIVER BC V9W 4C7**

7. Additional or Modified Terms




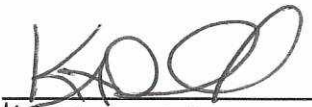
8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

<p>Witnessing Officer Signature</p>  <p><b>BRETT J. WOODSIDE</b>  <i>Barrister &amp; Solicitor</i>        200 - 1260 Shoppers Row        Campbell River, BC V9W 2C8</p>	<p>Execution Date</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">         YYYY-MM-DD          2024-04-09       </div>	<p>Transferor / Transferee / Party Signature(s)</p> <p><b>PARKWAY PROPERTIES LTD.</b>        By their Authorized Signatory</p> 
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**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

<p>Witnessing Officer Signature</p>  <p>SIMON TREMBLAY, DEVELOPMENT OFFICER        COMMISSIONER FOR TAKING        AFFIDAVITS FOR BRITISH COLUMBIA</p> <p>CITY OF CAMPBELL RIVER        301 ST. ANN'S ROAD        CAMPBELL RIVER, B.C. V9W 4C7</p> <p><i>CP: Jun 30/2025</i></p>	<p>Execution Date</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">         YYYY-MM-DD          2024-04-23       </div>	<p>Transferor / Transferee / Party Signature(s)</p> <p><b>City of Campbell River</b>        By their Authorized Signatory</p>  <p>KERMIT DAHL        MAYOR</p>
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**Officer Certification**


Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Witnessing Officer

City of Campbell River

 SIMON TREMBLAY, DEVELOPMENT OFFICER  
 COMMISSIONER FOR TAKING  
 AFFIDAVITS FOR BRITISH COLUMBIA

CITY OF CAMPBELL RIVER  
 301 ST. ANN'S ROAD  
 CAMPBELL RIVER, B.C. V9W 4C7

*CP: Jun 30/2025*

Execution Date

YYYY-MM-DD  
 2024-04-23



SHEILA GIRVIN  
 CORPORATE OFFICER

TERMS OF INSTRUMENT—PART 2

THIS AGREEMENT made as of the date first indicated on the attached Form C Land Title Document

BETWEEN:

**Parkway Properties Ltd.**  
Inc. No. BC0743665  
200-1260 Shoppers Row  
Campbell River, B.C. V9W 2C8

(the "Owner")

AND:

**City of Campbell River**  
301 St. Ann's Road  
Campbell River, BC V9W 4C7

(the "City")

WHEREAS:

- A. **Parkway Properties Ltd.** (the "Owner") is the registered owner of an estate in fee simple of lands and premises located in the City of Campbell River, Province of British Columbia, and being more particularly described in paragraph 2 of Part 1 of this instrument (the "Owner's Lands")
- B. The **CITY OF CAMPBELL RIVER** (the "City") is a municipality duly incorporated under the *Local Government Act*, R.S.B.C. 2015, Chapter 1;
- C. The Owner is obligated to by way of Minor Development Permit 1700066 to exclude some portion of its lands from development and retain it as forested land. The Owner intends to dedicate the lands marked as "Covenant Area" on Plan EPP87066 for that purpose and in satisfaction of its obligation under the Minor Development Permit (the "Covenant Land");
- D. Section 219 of the *Land Title Act* provides that a covenant, in favour of a municipality as transferee, whether of a negative or positive nature, in respect to the use of land, or that land is or is not to be built on in, favour of a municipality, may be registered as a charge against the title to that land and is enforceable against the owners of those lands and its successors in title, even if the covenant is not annexed to land owned by the transferee municipality.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the *Land Title Act*, and in consideration of the sum of ONE (\$1.00) DOLLAR now paid to the Owner by the City (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto agree

and covenant with each other as follows:

**Covenant Terms**

1. The Owner covenants and agrees not to:
  - (a) disturb any soil, vegetation or trees, with the exception of non-native invasive plants under the direction of a qualified environmental professional in the Covenant Land. Where invasive plants have been removed, the exposed area(s) shall be replanted with suitable native vegetation as soon as reasonably possible under the direction of a qualified environmental professional;
  - (b) construct, site or erect structures or buildings within or protruding over the Covenant Land without the written permission of the City;
  - (c) construct or locate any ramps, pathways or improvements on or adjacent to the Covenant Land which require the removal of existing vegetation within the Covenant Land without the written permission of the City;
  - (d) allow access from private properties into the Covenant Land; and
  - (e) Use the Covenant Land for stormwater treatment.
2. The Owner and the City agree that this Agreement is intended to:
  - (a) forever protect, preserve and maintain the Covenant Land in a natural state including site hydrology, as set out in this Agreement except as limited by this Agreement; and
  - (b) prevent any occupation or use of the Covenant Land that will significantly impair or interfere with the natural state of the Covenant Land, except as limited by this Agreement

and that this Agreement should be interpreted, performed and applied in accordance with the above intentions. This Agreement shall be perpetual to reflect the public interest in the protection, preservation, conservation and maintenance of the natural state of the Covenant Land.

**General**

3. The Owner releases the City and shall indemnify and save harmless the City and its councillors, officers and employees from any claim of any nature by the Owner or any other person, that may be made against the City or its councillors, officers or employees in connection with the breach by the Owner of the covenants in this Agreement, or the use or development of the Covenant Lands, if such claim arises from any event of instability on or of the Covenant Lands or the movement of soil, rocks or trees in the

Covenant Lands.

4. The Owner shall comply with all requirements of this Agreement at its own cost and expense.
5. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
6. The rights given to the City by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement, except that nothing in this section shall affect the contractual rights and obligations of the parties hereto under this Agreement.
7. This Agreement shall restrict use of the Covenant Land in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the City.
8. Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
9. This Agreement does not
  - (a) affect or limit the discretion, rights or powers of the City under any enactment (as defined in the Interpretation Act on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Owner's Lands;
  - (b) affect or limit any enactment relating to the use or subdivision of the Owner's Lands, or
  - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Owner's Lands,

and the Owner covenants and agrees to comply with all such enactments with respect to the Covenant Lands.

10. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the *Land Title Act* in respect of the Owner's Lands and this Agreement burdens the Owner's Lands and runs



with it and binds the successors in title to the Owner's Lands. This Agreement burdens and charges all of the Owner's Lands and any parcel into which the Owner's Lands is subdivided by any means and any parcel into which the Owner's Lands is consolidated (including by removal of interior parcel boundaries) and shall be extended, at the Owner's cost, to burden and charge any land consolidated with the Owner's Lands.

11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
13. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
14. The parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
15. Time is of the essence of this Agreement.
16. This covenant is not intended to create a partnership, joint venture, or agency between the Owner and the City.
17. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.





1. Application

**Tees Kiddle Spencer  
#200 - 1260 Shoppers Row  
Campbell River BC V9W 2C8  
2502877755**

2. Description of Land

PID/Plan Number	Legal Description
<b>008-876-444</b>	<b>THE SOUTH WEST 1/4 OF SECTION 16 TOWNSHIP 1 COMOX DISTRICT PLAN 552 EXCEPT PART IN PLANS VIP69102 VIP86178 EPP8073 VIP88734 EPP35515 EPP40909 EPP45564 EPP85863 EPP94639 EPP105139 AND EPP122295</b>

3. Nature of Interest

Type	Number	Additional Information
<b>COVENANT</b>		<b>Charges area outlined on Plan EPP135070 as "Covenant Area" with s219 covenant terms.</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**PARKWAY PROPERTIES LTD.**

6. Transferee(s)

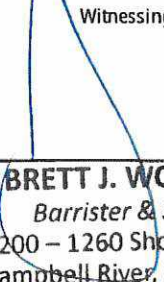
**CITY OF CAMPBELL RIVER  
301 ST. ANN'S ROAD  
CAMPBELL RIVER BC V9W 4C7**

7. Additional or Modified Terms

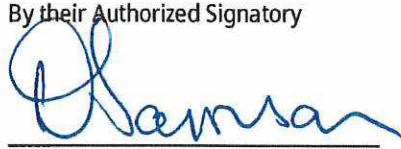


8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.


Witnessing Officer Signature  
  
 \_\_\_\_\_  
**BRETT J. WOODSIDE**  
*Barrister & Solicitor*  
 200 – 1260 Shoppers Row  
 Campbell River, BC V9W 2C8

Execution Date  
 YYYY-MM-DD  
 2024-04-09


Transferor / Transferee / Party Signature(s)  
**PARKWAY PROPERTIES LTD.**  
 By their Authorized Signatory  


**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature  
  
 SIMON TREMBLAY, DEVELOPMENT OFFICER  
 COMMISSIONER FOR TAKING  
 AFFIDAVITS FOR BRITISH COLUMBIA  
 \_\_\_\_\_  
 CITY OF CAMPBELL RIVER  
 301 ST. ANN'S ROAD  
 CAMPBELL RIVER, B.C. V9W 4C7  
 exp: Jun 30/2025

Execution Date  
 YYYY-MM-DD  
 2024-04-23

Transferor / Transferee / Party Signature(s)  
**City of Campbell River**  
 By their Authorized Signatory  
  
 \_\_\_\_\_  
 Kermit Dahl, Mayor  
 City of Campbell River


**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.


**Electronic Signature**  
 Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Witnessing Officer Signature

City of Campbell River

  
 SIMON TREMBLAY, DEVELOPMENT OFFICER  
 COMMISSIONER FOR TAKING  
 AFFIDAVITS FOR BRITISH COLUMBIA  
 \_\_\_\_\_  
 CITY OF CAMPBELL RIVER  
 301 ST. ANN'S ROAD  
 CAMPBELL RIVER, B.C. V9W 4C7  
 exp: Jun 30/2025

Execution Date  
 YYYY-MM-DD  
 2024-04-23

  
 \_\_\_\_\_  
 Stella Girvin  
 Corporate Officer

TERMS OF INSTRUMENT—PART 2

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BETWEEN:

**Parkway Properties Ltd.**  
Inc. No. BC0743665  
200-1260 Shoppers Row  
Campbell River, B.C. V9W 2C8

(the "Owner")

AND:

**City of Campbell River**  
301 St. Ann's Road  
Campbell River, BC V9W 4C7

(the "City")

WHEREAS:

- A. **Parkway Properties Ltd.** (the "Owner") is the registered owner of an estate in fee simple of lands and premises located in the City of Campbell River, Province of British Columbia, and being more particularly described in paragraph 2 of Part 1 of this instrument (the "Owner's Lands")
- B. The **CITY OF CAMPBELL RIVER** (the "City") is a municipality duly incorporated under the *Local Government Act*, R.S.B.C. 2015, Chapter 1;
- C. The Owner is obligated to by way of Minor Development Permit 1700066 and remediation work mandated by the Province of British Columbia related to contravention of Section 93 (2) (Q) of the *Water Act* and Section 40 (1) of the *Water Regulation BC Reg 204/88* (Provincial File #ERA-2015-DCR-34174) to exclude some portion of its lands from development and retain it as forested land. The Owner intends to dedicate the lands marked as "Covenant Area" on Plan EPP135070 for that purpose and in satisfaction of its obligation under the Minor Development Permit, *Water Act* and regulations enacted under the *Water Act*. (the "Covenant Land");
- D. Section 219 of the *Land Title Act* provides that a covenant, in favour of a municipality as transferee, whether of a negative or positive nature, in respect to the use of land, or that land is or is not to be built on in, favour of a municipality, may be registered as a charge against the title to that land and is enforceable against the owners of those lands and its successors in title, even if the covenant is not annexed to land owned by the transferee municipality.



NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the *Land Title Act*, and in consideration of the sum of ONE (\$1.00) DOLLAR now paid to the Owner by the City (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto agree and covenant with each other as follows:

**Covenant Terms**

1. The Owner covenants and agrees not to:
  - (a) disturb any soil, vegetation or trees, with the exception of non-native invasive plants under the direction of a qualified environmental professional in the Covenant Land. Where invasive plants have been removed, the exposed area(s) shall be replanted with suitable native vegetation as soon as reasonably possible under the direction of a qualified environmental professional;
  - (b) construct, site or erect structures or buildings within or protruding over the Covenant Land without the written permission of the City;
  - (c) construct or locate any ramps, pathways or improvements on or adjacent to the Covenant Land which require the removal of existing vegetation within the Covenant Land without the written permission of the City;
  - (d) allow access from private properties into the Covenant Land; and
  - (e) Use the Covenant Land for stormwater treatment.
2. The Owner and the City agree that this Agreement is intended to:
  - (a) forever protect, preserve and maintain the Covenant Land in a natural state including site hydrology, as set out in this Agreement except as limited by this Agreement; and
  - (b) prevent any occupation or use of the Covenant Land that will significantly impair or interfere with the natural state of the Covenant Land, except as limited by this Agreement

and that this Agreement should be interpreted, performed and applied in accordance with the above intentions. This Agreement shall be perpetual to reflect the public interest in the protection, preservation, conservation and maintenance of the natural state of the Covenant Land.

**General**

3. The Owner releases the City and shall indemnify and save harmless the City and its councillors, officers and employees from any claim of any nature by the Owner or any other person, that may be made against the City or its councillors, officers or employees

in connection with the breach by the Owner of the covenants in this Agreement, or the use or development of the Covenant Lands, if such claim arises from any event of instability on or of the Covenant Lands or the movement of soil, rocks or trees in the Covenant Lands.

4. The Owner shall comply with all requirements of this Agreement at its own cost and expense.
5. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
6. The rights given to the City by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement, except that nothing in this section shall affect the contractual rights and obligations of the parties hereto under this Agreement.
7. This Agreement shall restrict use of the Covenant Land in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the City.
8. Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
9. This Agreement does not
  - (a) affect or limit the discretion, rights or powers of the City under any enactment (as defined in the Interpretation Act on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Owner's Lands;
  - (b) affect or limit any enactment relating to the use or subdivision of the Owner's Lands, or
  - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Owner's Lands,

and the Owner covenants and agrees to comply with all such enactments with respect to the Covenant Lands.

10. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the *Land Title Act* in respect of the Owner's Lands and this Agreement burdens the Owner's Lands and runs with it and binds the successors in title to the Owner's Lands. This Agreement burdens and charges all of the Owner's Lands and any parcel into which the Owner's Lands is subdivided by any means and any parcel into which the Owner's Lands is consolidated (including by removal of interior parcel boundaries) and shall be extended, at the Owner's cost, to burden and charge any land consolidated with the Owner's Lands.
11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
13. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
14. The parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
15. Time is of the essence of this Agreement.
16. This covenant is not intended to create a partnership, joint venture, or agency between the Owner and the City.
17. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

