



This is the 2nd Affidavit
of RUSSELL DYSON in this case
and was made on 22/Feb/2019

No. S1811213
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

3L DEVELOPMENTS INC.

PETITIONER

AND:

COMOX VALLEY REGIONAL DISTRICT

RESPONDENT

AFFIDAVIT

I, RUSSELL DYSON, municipal civil servant, of 600 Comox Road, Courtenay, British Columbia, V9N 3P6, SWEAR THAT:

1. I have personal knowledge of the matters hereinafter deposed to, save and except where those matters are stated to be based on information and belief, and to such latter matters, I verily believe the same to be true.
2. I swear this my Affidavit in support of the Response of the Respondent Comox Valley Regional District (the "Regional District") to the Amended Petition in this matter. Except where stated otherwise, I adopt in this my Affidavit the defined terms used in my 1st Affidavit sworn on December 19, 2018, in this matter.
3. In my 1st Affidavit sworn on December 19, 2018, in this matter, I stated that I first became aware of the Allegation (i.e., that 3L Developments alleged that Ms. Ann MacDonald, the then General Manager of Planning and Development Services of the Regional District, had stated to 3L Developments in June/July

2016 that *"it would be a frosty Friday in hell"* before the Regional District would approve the proposed Riverwood Development) in December 2017, and that, at no time prior to December 2017, did 3L Developments advise the Regional District of the Alleged MacDonald Statement.

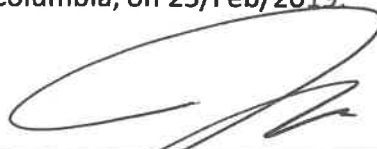
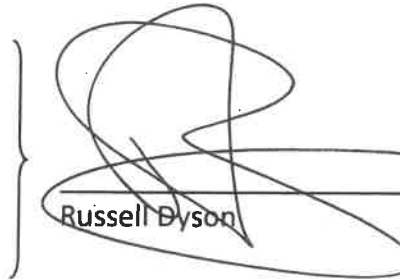
4. I have reviewed the 2nd Affidavit of Kabel Atwall sworn on January 25, 2019, in this matter, and have reviewed the letter dated November 16, 2017 addressed to me from 3L Developments. The letter does not attribute the "Frosty Friday in hell, before our application is approved" comments to Ms. MacDonald. Had the letter specifically attributed the comments to Ms. MacDonald, I would have addressed the reference with Ms. MacDonald in the same manner as I addressed the Allegation with her, as described in my 1st Affidavit.
5. After the Regional Board resolved to adopt the Recommended Consultation Plan, subject to the Board Specified Amendments, (the "Approved Consultation Plan") on August 14, 2018, Regional District staff moved forward with the implementation of the Approved Consultation Plan.
6. In accordance with the Approved Consultation Plan, on August 17, 2018, I wrote to the Wei Wai Kum First Nation and the Homalco Indian Band giving notice of initiation of the Amendment and to provide information relating to the Amendment (through a link to the Regional District's website). Attached to this my Affidavit as Exhibits "A" & "B" are true copies of my letters dated August 17, 2018, to the Wei Wai Kum First Nation and the Homalco Indian Band respectively. Attached to this my Affidavit as Exhibit "C" is a true copy of the courier receipts indicating that my letters dated August 17, 2018, to the Wei Wai Kum First Nation and the Homalco Indian Band were delivered to them on August 17, 2018.

7. I sent separate letters to the Chiefs and Band Managers of each of the Wei Wai Kum First Nation and the Homalco Indian Band. While my letters were addressed correctly to the current Band Managers for each of the them, I note that my letters were unfortunately addressed incorrectly to the former Chiefs of each of them.
8. In accordance with the Approved Consultation Plan, on August 17, 2018, I wrote the K'omoks First Nation giving notice of initiation of the Amendment and to provide information relating to the Amendment (through a link to the Regional District's website). Attached to this my Affidavit as Exhibit "D" is a true copy of my letter dated August 17, 2018, to the K'omoks First Nation and the K'omoks First Nation's email response to that latter.
9. In accordance with the Approved Consultation Plan, on August 17, 2018, I wrote to the Minister of Municipal Affairs and Housing giving notice of initiation of the Amendment and to provide information relating to the Amendment (through a link to the Regional District's website). Attached to this my Affidavit as Exhibit "E" is a true copy of my letter dated August 17, 2018, to the Minister of Municipal Affairs and Housing.
10. At the October 2, 2018, meeting of the Regional Board wherein the Regional Board ultimately approved the Denial Motion, prior to the Board voting on the Denial Motion, former Board Director Larry Jangula commented that it may be inappropriate for the Regional Board to consider the Amendment at that time as there was going to be a local government election later that month. The Regional Board Chair, Bruce Joliffe, did not take Director Jangula to be making a formal motion to defer consideration of the Amendment. It appeared that Director Jangula was simply making a comment in the context of the discussion of the Amendment. In any event, Director Jangula's comments/purported motion were not seconded by any other Board Director, and were not debated by the Board.

11. At the October 2, 2018, meeting of the Regional Board, 3L Developments submitted a letter requesting to withdraw the RGS Amendment Application, (the "Withdrawal Request") while the Board was actively considering the Denial Motion. The Denial Motion had already been moved and seconded, and was on the table for discussion by the Regional Board. To my knowledge, the Regional Board had never before received a request to withdraw a development application while the application was on the table and was being actively considered by the Board at a Board meeting.
12. Board Chair Joliffe recessed the Regional Board meeting in order to confer with Regional District staff in relation to the procedural issues relating to the Withdrawal Request and a motion being on the table for consideration by the Regional Board.
13. During the recess in the Regional Board meeting, Board Chair Joliffe and the Board Vice Chair, Bob Wells, who are responsible under the Comox Valley Regional District Procedure Bylaw No. 1, 2008, for addressing procedural matters at Board meetings, discussed the procedural issues relating to the Withdrawal Request with James Warren, the Regional District's General Manager of Corporate Services, Jake Martens, the Regional District's Manager of Legislative Services, Alana Mullaly, the Regional District's Senior Manager of Planning and Protective Services, and me.
14. The discussion between Board Chair Joliffe, Board Vice Chair Wells, James Warren, Jake Martens, Alana Mullaly, and me was solely related to the procedural issues relating to the Withdrawal Request
15. After conferring with Regional District staff, Board Chair Joliffe and Board Vice Chair Wells determined that withdrawal of the RGS Amendment Application was at the discretion of the Regional Board as the Denial Motion was on the table and was being debated.

16. The discussion between Board Chair Joliffe, Board Vice Chair Wells, James Warren, Jake Martens, Alana Mullaly, and me was not part of the October 2, 2018, meeting of the Regional Board. No other Board members were involved in the discussion. There was not a quorum of Board members involved in the discussion.

SWORN BEFORE ME at Courtenay, British
Columbia, on 25/Feb/2019.


A Commissioner for taking Affidavits for British Columbia
**A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA**
Jake Martens
600 COMOX ROAD
COURTENAY, BC V9N 3P6
PHONE: 250-334-6000
Russell Dyson

This is Exhibit "A" referred to in the
affidavit of RUSSELL DYSON
sworn before me at COURTENAY
in the Province of British Columbia this
25th day of FEBRUARY A.D., 2019


A Commissioner for taking Affidavits
within British Columbia

Office of the Chief Administrative Officer

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



File: 6410-20 / CV RGS Amendments
RGS 1C 17

August 17, 2018

Sent via courier

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

Dear Chief Bob Pollard:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act (RSBC, 2015, c.1)* (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see enclosure). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Angie Lafontaine, Band Manager, Wei Wai Kum First Nation/Kwiakah First Nation
Chief Steven Dick, Kwiakah First Nation

**Subject: RECOMMENDED Regional Growth Strategy
Standard Amendment Consultation Plan – 3L**

File: 18-000068

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its "Riverwood" proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.'s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rgs.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST**Communication Objectives: 3-5 objectives**

- To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
- To gather feedback from the public regarding the 3L Development Inc. application.
- To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Info-graphic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board –First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Face-book	October/ November 2018

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

Office of the Chief Administrative Officer

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



File: 6410-20 / CV RGS Amendments
RGS 1C 17

August 17, 2018

Sent via courier

Angie Lafontaine, Band Manager
Wei Wai Kurn First Nation/Kwiakah First Nation
1650 Old Spit Rd
Campbell River BC V9W 3E8

Dear Ms. Lafontaine:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act (RSBC, 2015, c.1)* (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see enclosure). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Chief Steven Dick, Kwiakah First Nation
Chief Bob Pollard, Wei Wai Kum First Nation



Comox Valley
REGIONAL DISTRICT

Appendix A Page 1 of 5

Consultation Plan

**Subject: RECOMMENDED Regional Growth Strategy
Standard Amendment Consultation Plan – 3L**

File: 18-000068

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its "Riverwood" proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.'s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rgs.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST

Communication Objectives: 3-5 objectives

1. To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
2. To gather feedback from the public regarding the 3L Development Inc. application.
3. To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 3 of 5

5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Info-graphic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board – First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Face-book	October/ November 2018

Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 4 of 5

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

This is Exhibit" B "referred to in the
affidavit of RUSSELL DYSON
sworn before me at COURTENAY
in the Province of British Columbia this
25th day of FEBRUARY A.D., 2019


A Commissioner for taking Affidavits
within British Columbia

Office of the Chief Administrative Officer

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



File: 6410-20 / CV RGS Amendments
 RGS 1C 17

August 17, 2018

Sent via courier

Chief Richard Harry
 Homalco Indian Band
 1218 Bute Crescent
 Campbell River BC V9H 1G5

Dear Chief Richard Harry:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act* (RSBC, 2015, c.1) (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see enclosure). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Mary-Ann Enevoldsen, Homalco Treaty Coordinator
Allison Trenholm, Band Manager



Consultation Plan

**Subject: RECOMMENDED Regional Growth Strategy
Standard Amendment Consultation Plan – 3L**

File: 18-000068

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its "Riverwood" proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.'s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rgs.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST

Communication Objectives: 3-5 objectives

1. To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
2. To gather feedback from the public regarding the 3L Development Inc. application.
3. To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 3 of 5

5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Info-graphic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board – First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Face-book	October/ November 2018

Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 4 of 5

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10 th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019.
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

Office of the Chief Administrative Officer

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



File: 6410-20 / CV RGS Amendments
 RGS 1C 17

August 17, 2018

Sent via courier

Allison Trenholm, Band Manager
 Homalco Indian Band
 1218 Bute Crescent
 Campbell River BC V9H 1G5

Dear Ms. Trenholm:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act (RSBC, 2015, c.1)* (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see enclosure). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Mary-Ann Enevoldsen, Homalco Treaty Coordinator
Chief Richard Harry, Homalco Indian Band



Consultation Plan

Subject: RECOMMENDED Regional Growth Strategy Standard Amendment Consultation Plan – 3L	File: 18-000068
--	------------------------

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its "Riverwood" proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.'s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rgs.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST

Communication Objectives: 3-5 objectives

1. To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
2. To gather feedback from the public regarding the 3L Development Inc. application.
3. To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 3 of 5

5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Info-graphic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board – First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Facebook	October/ November 2018

Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 4 of 5

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10 th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

Consultation Plan – RGS Standard Amendment 3LAppendix A Page 5 of 5

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

Office of the Chief Administrative Officer

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



Comox Valley
 REGIONAL DISTRICT

File: 6410-20 / CV RGS Amendments
 RGS 1C 17

August 17, 2018

Sent via courier

Mary-Ann Enevoldsen, Homalco Treaty Coordinator
 Homalco Indian Band
 1218 Bute Crescent
 Campbell River BC V9H 1G5

Dear Ms. Enevoldsen:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act (RSBC, 2015, c.1)* (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see enclosure). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Allison Trenholm, Band Manager, Homalco Indian Band
Chief Richard Harry, Homalco Indian Band



**Subject: RECOMMENDED Regional Growth Strategy
Standard Amendment Consultation Plan – 3L**

File: 18-000068

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its "Riverwood" proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.'s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rgs.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST

Communication Objectives: 3-5 objectives

1. To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
2. To gather feedback from the public regarding the 3L Development Inc. application.
3. To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 3 of 5

5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Infographic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board – First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Face-book	October/ November 2018

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10 th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

Consultation Plan – RGS Standard Amendment 3LAppendix A Page 5 of 5

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

This is Exhibit" C "referred to in the
affidavit of RUSSELL DYSON
sworn before me at COURTENAY
in the Province of British Columbia this
25th day of FEBRUARY A.D., 2019


A Commissioner for taking Affidavits
within British Columbia

P/U DATE 18/10/18		KYTE 1-800-566-9210 33878 Courier Service kytedeliveryservice.com		DELIVERY DATE 18/10/18	
SHIPPER			RECEIVER		
NAME: <i>Comox Valley Regional District</i>			NAME: <i>Honalia First Nation</i>		
ADDRESS:			ADDRESS: <i>1218 Bute Crescent</i>		
TOWN: <i>CTZ</i>			TOWN: <i>UB</i>		
PHONE:			PHONE:		
SIGNATURE: <i>C Pawan</i>			SIGNATURE: <i>[Signature]</i>		
OTHER:					
PICK UP DRIVER	PICK UP TIME	AM	PM	DELIVERY TIME	DELIVERY DRIVER
<i>11:00</i>					
PIECES: <i>1 envelope</i>			OTHER INFO:		
WEIGHT:			DELIVERY CHARGE <i>12.00</i>		
DIM. LxWxH:			EXTRA		
			GST <i>.60</i>		
			TOTAL <i>12.60</i>		

P/U DATE 18/10/18		KYTE 1-800-566-9210 33879 Courier Service kytedeliveryservice.com		DELIVERY DATE 18/10/18	
SHIPPER			RECEIVER		
NAME: <i>Comox Valley Regional District</i>			NAME: <i>Wek'et First Nation</i>		
ADDRESS:			ADDRESS: <i>1650 Old Sp Rd</i>		
TOWN: <i>CTZ</i>			TOWN: <i>CR</i>		
PHONE:			PHONE:		
SIGNATURE: <i>C Pawan</i>			SIGNATURE: <i>[Signature]</i>		
OTHER:					
PICK UP DRIVER	PICK UP TIME	AM	PM	DELIVERY TIME	DELIVERY DRIVER
<i>11:00</i>					
PIECES: <i>1 envelope</i>			OTHER INFO:		
WEIGHT:			DELIVERY CHARGE <i>12.00</i>		
DIM. LxWxH:			EXTRA		
			GST <i>.60</i>		
			TOTAL <i>12.60</i>		

This is Exhibit" D "referred to in the
affidavit of RUSSELL DYSON
sworn before me at COURTENAY
in the Province of British Columbia this
25th day of FEBRUARY A.D., 2019


A Commissioner for taking Affidavits
within British Columbia

Alana Mullaly

From: Alana Mullaly
Sent: September 11, 2018 10:58 AM
To: 'Monty Horton'
Cc: Tina McLean; Sylvia Stephens
Subject: RE: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Sounds good Monty.

Next decision point for the CVRD board will be October 2nd (i.e. whether or not to move proposal forward). If they advance the proposal to bylaw readings, we will have another public open house in late October/early November (I'm just working on securing a date). From there it would go to public hearing, scheduled for November 29th.

Talk to you soon,

Alana

Alana Mullaly, MCIP RPP

Senior Manager of Planning and Protective Services Planning and Development Services Branch

Comox Valley Regional District

600 Comox Road

Courtenay, BC V9N 3P6

Tel: 250-334-6051

Toll free: 1-800-331-6007 Fax: 250-334-8156

Fax: 250-334-8156

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

From: Monty Horton [mailto:lands.manager@komoks.ca]

Sent: September 11, 2018 9:57 AM

To: Alana Mullaly <amullaly@comoxvalleyrd.ca>

Cc: Tina McLean <tina.mclean@komoks.ca>

Subject: RE: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Hi Alana, I think at this point we will just be going to the open houses and public hearing, and then respond to the referral that goes out. Unless Tina wishes to meet at some point.

Monty Horton

Lands Manager

K'omoks First Nation

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

From: Alana Mullaly <amullaly@comoxvalleyrd.ca>

Sent: September 11, 2018 8:39 AM

To: Monty Horton <lands.manager@komoks.ca>

Subject: RE: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Thanks very much Monty. I'm really glad that you were able to make it. 3L recently retained Mark- within the last month, I believe.

Please let me know if you wish to meet to discuss the application or if you would like me to set something up for Tina to meet with Russell.

Have a great week,

Alana

Sent with BlackBerry Work
(www.blackberry.com)

From: Monty Horton <lands.manager@komoks.ca<mailto:lands.manager@komoks.ca>>
Date: Monday, Sep 10, 2018, 3:53 PM
To: Alana Mullaly <amullaly@comoxvalleyrd.ca<mailto:amullaly@comoxvalleyrd.ca>>
Subject: RE: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Hi Alana, that was a very informative open house last week. I thought you did a great job with your presentation. I was surprised to see that Mark Holland was their representative.

Monty Horton
Lands Manager
K'omoks First Nation

From: Alana Mullaly <amullaly@comoxvalleyrd.ca>
Sent: September 4, 2018 2:18 PM
To: Monty Horton <lands.manager@komoks.ca>
Cc: Carol McColl <lands.assist@komoks.ca>; Tina McLean <tina.mclean@komoks.ca>; Sylvia Stephens <sstephens@comoxvalleyrd.ca>
Subject: RE: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Good afternoon Monty,

Hope you enjoyed a good long weekend. Thank you for acknowledging receipt of this notice.

The open house is going ahead on Thursday, September 6th at the Filberg Centre (downtown). Doors open at 6:30pm with welcome and presentations beginning at 7pm. Hope to see you there. Mr. Mark Holland has been engaged by 3L to present their amendment application.

Please see attached our "process infographic".

Please let me know if you have any further questions or wish to discuss.
Kind regards,
Alana

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

Comox Valley Regional District
600 Comox Road
Courtenay, BC V9N 3P6
Tel: 250-334-6051
Toll free: 1-800-331-6007 Fax: 250-334-8156
Fax: 250-334-8156

From: Monty Horton [mailto:lands.manager@komoks.ca]
Sent: September 4, 2018 1:41 PM
To: Michael Briggs <mbriggs@comoxvalleyrd.ca<mailto:mbriggs@comoxvalleyrd.ca>>
Cc: Alana Mullaly <amullaly@comoxvalleyrd.ca<mailto:amullaly@comoxvalleyrd.ca>>; Carol McColl <lands.assist@komoks.ca<mailto:lands.assist@komoks.ca>>; Tina McLean <tina.mclean@komoks.ca<mailto:tina.mclean@komoks.ca>>
Subject: RE: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Thanks for the opportunity to comment on this RGS amendment bylaw. We accept this "Notice of initiation and application information...". We look forward to receiving further information detailing the amendment, and determining any interests identified by K'omoks First Nation.

Further to the Communication Strategies table, there will be an "infographic of process", to be completed by Aug 15, 2018. Could you send us this info.

Finally, is the Open house still scheduled for this Thursday?

Monty Horton
Lands Manager
K'omoks First Nation

From: Michael Briggs <mbriggs@comoxvalleyrd.ca<mailto:mbriggs@comoxvalleyrd.ca>>
Sent: August 17, 2018 2:03 PM
To: Tina McLean <tina.mclean@komoks.ca<mailto:tina.mclean@komoks.ca>>
Cc: Alana Mullaly <amullaly@comoxvalleyrd.ca<mailto:amullaly@comoxvalleyrd.ca>>; Jenny Millar <jenny.millar@komoks.ca<mailto:jenny.millar@komoks.ca>>; Monty Horton <lands.manager@komoks.ca<mailto:lands.manager@komoks.ca>>
Subject: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No.. 2

Please find attached a notice of initiation and consultation plan regarding a standard amendment to the Regional Growth Strategy to consider 3L Development Inc.'s proposal to create a new settlement node in the Comox Valley..

Please submit any written comments to planningdevelopment@comoxvalleyrd.ca <mailto:planningdevelopment@comoxvalleyrd.ca>. If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca <mailto:amullaly@comoxvalleyrd.ca>.

Thank you.

Michael Briggs
Administrative Support
Comox Valley Regional District
600 Comox Road, Courtenay, BC, V9N 3P6
Tel: 1-250-334-6000
Toll free: 1-800-331-6007
Fax: 250-334-4358

Office of the Chief Administrative Officer

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



File: 6410-20 / CV RGS Amendments
 RGS 1C 17

August 17, 2018

Sent via email: tina.mclean@komoks.ca

Tina McLean, Band Manager
 K'ómoks First Nation
 3330 Comox Road
 Courtenay BC V9N 3P8

Dear Ms. McLean:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act (RSBC, 2015, c.1)* (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see attachment). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Attachment

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Jenny Millar, Assistant Band Administrator, K'ómoks First Nation
Monty Horton, Lands Administrator, K'ómoks First Nation



Consultation Plan

Subject: RECOMMENDED Regional Growth Strategy Standard Amendment Consultation Plan – 3L	File: 18-000068
--	------------------------

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its “Riverwood” proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.’s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rgs.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST**Communication Objectives: 3-5 objectives**

- To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
- To gather feedback from the public regarding the 3L Development Inc. application.
- To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018.
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Info-graphic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board – First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Facebook	October/ November 2018

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

This is Exhibit "E" referred to in the
affidavit of RUSSELL DYSON
sworn before me at COURTENAY
in the Province of British Columbia this
25th day of FEBRUARY A.D., 2019


A. Commissioner for taking Affidavits
within British Columbia

From: Michael Briggs <mbriggs@comoxvalleyrd.ca>
Sent: Wednesday, February 20, 2019 11:30 AM
To: Sylvia Stephens
Subject: FW: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2 (5)
Attachments: 20180817_Dyson_MMAH_RGS1C17_3L_Developments_Standard_Amendment_Notice.pdf

From: Michael Briggs
Sent: Friday, August 17, 2018 2:04 PM
To: 'MAH.minister@gov.bc.ca'
Cc: Alana Mullaly; 'ronna-rae.leonard.mla@leg.bc.ca'; 'scott.fraser.mla@leg.bc.ca'; 'claire.trevena.mla@leg.bc.ca'; 'Kris.Nichols@gov.bc.ca'
Subject: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please find attached a notice of initiation and consultation plan regarding a standard amendment to the Regional Growth Strategy to consider 3L Development Inc.'s proposal to create a new settlement node in the Comox Valley.

Please submit any written comments to planningdevelopment@comoxvalleyrd.ca. If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Thank you.

Michael Briggs
 Administrative Support
 Comox Valley Regional District
 600 Comox Road, Courtenay, BC, V9N 3P6
 Tel: 1-250-334-6000
 Toll free: 1-800-331-6007
 Fax: 250-334-4358

Office of the Chief Administrative Officer

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



Comox Valley
 REGIONAL DISTRICT

File: 6410-20 / CV RGS Amendments
 RGS 1C 17

August 17, 2018

Sent via email: MAH.minister@gov.bc.ca

Office of the Minister of Municipal Affairs and Housing
 PO Box 9056 Stn Prov Govt
 Victoria BC V8W 9E2

Dear Minister:

Re: Initiation of Regional Growth Strategy Bylaw No. 120, Amendment No. 2

Please be advised that on July 24, 2018, the Comox Valley Regional District (CVRD) board initiated a standard amendment to consider 3L Development Inc.'s proposal to create a new settlement node. The *Local Government Act (RSBC, 2015, c.1)* (LGA) requires that, as soon as is practicable after initiating an amendment, the board adopt a consultation plan (see attachment). On August 14, 2018, the board passed the following resolution:

THAT the board adopt the consultation plan appended to this report as Appendix A, dated August 8, 2018, which includes a public hearing and with an amended consultation process timeline concluding in April 2019 through the scheduling of a special board meeting, to consider the RGS standard amendment proposal to create a new settlement node for 3L Development Inc.'s proposed "Riverwood" project.

This notice is to provide an opportunity to key stakeholders for early and on-going consultation per Section 434 of the LGA.

Please visit <https://www.comoxvalleyrd.ca/RGS> for supporting information such as staff reports and other relevant documentation (meeting minutes, 3L Development Inc.'s proposal). In accordance with the consultation plan, the soonest that the proposed amendment may be considered for first reading is October 2, 2018.

Please submit any written comments that your organization has by Friday, September 14, 2018, such that they may be included in staff's report and considered by the board to planningdevelopment@comoxvalleyrd.ca.

If the application progresses beyond first reading there will be additional opportunities for input.

If you have any questions, please contact Alana Mullaly, Acting General Manager of Planning and Development Services, at 250-334-6051 or amullaly@comoxvalleyrd.ca.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Attachment

cc: Alana Mullaly, Acting General Manager of Planning and Development Services
Ronna-Rae Leonard, MLA, Courtenay-Comox
Scott Fraser, MLA, Mid-Island Pacific Rim
Claire Travena, MLA, North Island
Kris Nichols, Manager, Planning and Land Use



Consultation Plan

**Subject: RECOMMENDED Regional Growth Strategy
Standard Amendment Consultation Plan – 3L**

File: 18-000068

Purpose

To outline methods/strategies regarding consultation for a Regional Growth Strategy Standard Amendment – 3L Developments Inc.

Target audience(s):

- **Comox Valley Regional District Board**
- **Residents of the region**
- **Stakeholders:**
 - Village of Cumberland
 - Town of Comox
 - City of Courtenay
 - K'omoks First Nation
 - We Wai Kai Nation/Laich-Kwil-Tach Treaty Society
 - Wei Wai Kum First Nation/Kwiakah First Nation
 - Homalco Indian Band
 - 3L Developments Inc.
 - Regional District of Nanaimo
 - Strathcona Regional District
 - Qa-thet Regional District (formerly Powell River Regional District)
 - Alberni-Clayoquot Regional District
 - School District No. 71 (Comox Valley)
 - Comox Valley Waste Management Board
 - Comox Valley Hospital Board
 - Ministry of Municipal Affairs and Housing
 - Ministry of Indigenous Relations and Reconciliation
 - Crown Indigenous Relations and Northern Affairs

Project background:

- 3L Developments Inc. requested that the board initiate an amendment to the Regional Growth Strategy (RGS) in order to consider its "Riverwood" proposal as a new settlement node and requested that the application be considered as a minor amendment (versus standard amendment).
- Decision was made by the Comox Valley Regional District (CVRD) board on July 24th to proceed with a standard amendment process.

Spokesperson: Alana Mullaly, Acting General Manager of Planning and Development Services

Key speaking points:

- The CVRD board has initiated a standard amendment process for 3L Developments Inc.'s application to create a new settlement node.
- As part of this process the public is encouraged to have their say at the public hearing and to attend the open house to learn more about the process and application.

- For details regarding the process and to learn more about 3L Developments Inc.'s application please visit www.comoxvalleyrd.ca/rps.

Guiding principles:

- Communications included in all project team meetings and in key project-related discussions.
- Project to have budget sufficient to cover communications strategies.
- All materials and communication will follow the CVRD style guide.

Budget: \$4,900 excluding GST

Communication Objectives: 3-5 objectives

- To educate stakeholders regarding the RGS, the amendment process and 3L Development Inc.'s application.
- To gather feedback from the public regarding the 3L Development Inc. application.
- To ensure the amendment process is transparent to all stakeholders.

Communication/Engagement Strategies:

	Component	Description	Responsibility	IAP2 Spectrum	Budget	Due Date
1.	Update CVRD website	Update the CVRD website and ensure information current throughout entire process.	Content: Alana/Jennifer Updating: Communications Approvals: Alana	Inform	Staff time	Ongoing
2.	Notice of Initiation to affected local governments	Letter to affected local governments	Planning	Consult	Staff time	July 25, 2018
3.	Board-adopted consultation plan	Statutory consultation plan to provide opportunities for early and ongoing consultation	Content: Planning Approval: Board	Consult	Staff time	Board August 14, 2018
4.	Notice of initiation and application information to stakeholders, including First Nations and Ministry of Indigenous Relations and Reconciliation	Website updates and information package to stakeholders, including K'omoks First Nation and Ministry of Indigenous Relations and Reconciliation; Letter to other First Nations		Consult	Staff time	August 15, 2018

WE ARE HERE



Consultation Plan – RGS Standard Amendment 3L

Appendix A Page 3 of 5

5.	Technical Advisory Committee and Steering Committee joint meeting with 3L Developments Inc.	Opportunity for 3L Developments Inc. to present proposal to TAC and SC and discuss process	Alana	Inform	Staff time	August 15, 2018
6.	Infographic development	Develop infographic of process	Infographic: Colleen Lucas Design		Info-graphic: \$600	August 31, 2018
7.	Open House (CVRD hosted with 3L presentation)	Information meeting on RGS, amendment process, and 3L Development Inc.'s application	All TAC and SC to attend	Inform	Venue booking: \$350 Staff time	September 6, 2018
8.	Technical Advisory Committee meeting	Review options and provide recommendation to steering committee	Content: Technical advisory committee		Staff time	Week of September 10, 2018
9.	Steering Committee meeting	Review options and provide recommendation to CVRD board	Content: Planning Approval: Steering committee		Staff time	Week of September 17, 2018
10.	CVRD board – First reading	First reading of amendment at CVRD board	Planning	Consult	Staff time	Board October 2, 2018
11.	Proposed bylaw to be sent to stakeholders identified in LGA s. 434	Send bylaw to stakeholders for comment	Planning	Consult	Staff time	October 9, 2018
12.	Meet with stakeholder upon request	To discuss bylaw and obtain feedback	Planning	Consult	Staff time	Ongoing
13.	Public open house	Public open house in the CVRD Boardroom. (CVRD staff can work with the TAC members if municipality wishes to host their own open	Event Planning: Planning Display Boards: -Content: Planning -Design: Communications Advertising:	Consult	Total: \$2,800 Ads: \$2,400 (print ads and Face-book	October/ November 2018

		house in own jurisdiction).	-Design: Communications -Book: Communications Pamphlet: -Content: Planning -Design: Communications		boosted posts) Display Board: \$58/ Board (\$300--400)	
14.	RGS orientation to new board on 3L process and application	Orientation to new board prior to 3L public hearing to provide information on process and 3L application	Planning	Inform	Staff time	November 27 th
15.	Public hearing advertisements	Two ads in support of a public hearing in the Comox Valley Record	Content: Planning Design/Distribute: Beverly	Inform	Legal ad costs	November 15 & 22, 2018
16.	Public hearing	Public hearing for citizens to provide feedback. Display boards from open house present along with mechanisms for feedback (e.g. comment forms)	Planning	Consult	Staff time	November 29, 2018
17.	Technical Advisory Committee meeting	Incorporate feedback from open house and public hearing into recommendations for steering committee	TAC/CVRD planning staff	Consult	Staff time	Week of December 4, 2018 (following public hearing)
18.	Steering Committee meeting	Prepare recommendations to board on bylaw and next steps	SC/CVRD planning staff	Consult	Staff time	Week of December 10 th
19.	Engagement roll up report	Roll up feedback provided by public and provide to board	Full Report: Planning	Inform	Staff time	December 18 Board

		to assist with decision making				
20.	CVRD board – Second reading	Second reading of amendment at CVRD board	Planning	Consult	Staff time	December 18 Board
21.	Refer to affected local government and minister for acceptance	Following second reading provide materials to affected local governments and minister for acceptance	Planning	Consult	Staff time	January 2019
22.	CVRD board – Third reading (upon acceptance by all affected local governments)	Third reading of amendment at CVRD board-accepted by all local governments	Planning	Consult	Staff time	April 2019
23.	CVRD board – Final adoption	Final adoption of amendment at CVRD board – if accepted by all local governments	Planning	Consult	Staff time	May 2019

Next Steps:

- Approval of consultation plan
- Implement plan

Approval History

Created by: Jennifer Steel/ Alana Mullaly	July 31, 2018
Amended:	

