

City of Campbell River Urban Boundary Containment Extension Update June 6th 2023

I respect that some residents on Finch Rd are quite upset with the thought that there will be development near Area D boundaries and the thought that there will be the potential for increased traffic on Crawford.

I am well aware that the report which was included with the motion was very high level and contained very few details to effectively address residents concerns or provide me with the ability to answer questions that some residents have.

I have reached out to the City of Campbell River Planning department and I have received this information

The applicant is required to hold a Neighbourhood Public Meeting, which will include residents in the vicinity of the proposed expansion area (including the SRD) as well as the city as a whole (the City will advertise this city-wide consultation).”

City staff will evaluate referral responses and public input and prepare a Report to Council for 1st and 2nd Reading based on the feedback received.

A Public Hearing will then be required, with notification to all surrounding residents and all City residents.

The Public Hearing date will not be scheduled until after 1st and 2nd Reading by Council – therefore, we don’t have an estimated date.

There are a lot of considerations regarding this significant OCP change, and the process may be lengthy.

A further email added the following information

To clarify, this proposed expansion has been an application since 2018, but has been postponed on a number of occasions (most recently due to Covid, and election in the fall).

The application was kickstarted again a few weeks ago, and we are in the early stages of that process.

I’d like to also point out that, should City Council approve an amendment to the OCP to move the Urban Containment Boundary, the applicants will once again need to apply to amend the OCP to a residential designation to allow future development to occur – in other words, there

will be three public touchpoints before any development happens (UCB expansion, OCP Land use designation amendment, Rezoning).

As the above quoted text from the emails I received indicate this will be a lengthy process and there will be “Three Public Hearings”.

Finch Rd residents have expressed considerable concern over the possibility of increased traffic on Finch Rd and of course there is concerns from area residents over increase traffic on Crawford Rd.

At this time there is no information on how traffic will be dealt with. While there is considerable speculation there are no facts that have been released to the public at this time.

I have been told that the developers will need to complete a “Traffic Impact Study” and as the various OCP and Rezoning Public Hearings are being scheduled this “Traffic Impact Study” will become part of the public record and to inform the public in advance of those Public Hearing Dates.

I should also point out that appropriate budget has been allocated for Area D to do a comprehensive traffic however that process will also take time and that study is geared more to the overall traffic concerns in the community.

In closing I would like to point out that

The Regional District and its Board of Directors at its Regional Board Meeting May 10th 2023 approved this boundary extension. While I exercised my vote and voted “No” I respect the decision that the Regional Board of Directors made on this matter.

I have been informed that the possibility of seeking a “Legal Opinion” on the traffic concerns could be an option for some residents. As the Area Director I do not support this action.

I believe the more prudent step is to stay on top of the public hearing dates and to continue insuring that Area residents are well informed with facts and not assumptions. On that note I will continue gathering facts and sharing them with the community.

As I am able to determine the public hearing dates I will send notices via Canada Post to ensure that all the affected residents are aware of those public hearing dates.

As always I am happy to meet with residents, happy to respond to email questions.

Check my contact page if you are not sure how to reach me.