

From: Richard Buckles
Sent: Wednesday, August 30, 2023 8:16 AM
To: Richard Buchan
Cc: Grant McKinnon; Joe Kinrade, Allan Cox, & Jaime Dubyna
Subject: Re: Alpine Pacific Rezoning

Hello Richard

Re: Rezoning Amendment - Adjustment To Bylaw No. 4275

Cobble Hill Industrial Park - Fisher Road, Cobble Hill

Further to our meeting on July 11, 2023 we have revised our Plan of Proposed Subdivision to reflect the preferred lot boundary alignment that will clearly define the two separate zoning designations. The northerly Proposed Lot 1 will be zoned I-1C and the southerly Proposed Lot 2 will be zoned I-1H in order to eliminate any zoning boundary confusion and conform with the original Proposed Nine Lot Industrial Park.

In order to have the CVRD Board consider a different zoning boundary alignment we understand that the original Bylaw # 4276 must be rescinded and a new bylaw considered showing the preferred zoning boundary alignment. We ask that this proceed as soon as possible and in the meantime, we will submit the Two Lot Subdivision Proposal to the Ministry of Transportation & Infrastructure to create Proposed Lots 1 & 2 to align with the northern boundary of the Proposed Industrial Park.

As suggested we have attached updated plans and a few photos on the site at the zoning boundary to show the topography and slope retention that will be required to develop the Industrial Park and allow for unobstructed access to the various buildings on Proposed Lot 1. The alignment between Proposed Lots 1 & 2 will also permit the possible future fee simple subdivision of Proposed Lot 1.

Other conditions that were established by the CVRD can be conformed to as follows:

- The CVRD Water Groundwater Monitoring SRW will be updated to provide access and protection of the water well as requested in previous discussions.
- Cobble Hill Improvement District (CHID) - Water Supply - The July 16, 2020 Memo from McElhanney Consulting on behalf of the CHID confirmed that there is adequate fire flow available for the proposed Industrial Park at 90 l/s and should now, since planned upgrades were undertaken be able to provide a fire flow of 120 l/s.
 - o Once the Industrial Park is created each building will be designed to not exceed the 120 l/s unless further upgrades and flow testing is undertaken.
 - o Expansion of the CHID water System will be expanded as a condition of further subdivision to service the Proposed Industrial Park with domestic and fire suppression water supply in accordance with the 2014 MMCD Design Guidelines.
- Sewerage Treatment And Disposal Systems - Each Proposed Lot will have its own system and will be designed to connect to a CVRD Community System should it be expanded into this area in the future.

Should you have any questions or require any additional information either e-mail me or call/text.

Thanks

Rick Buckles

R.E.B. Development Services

1342 Oakwood Place, Duncan B.C. V9L 5R3 Phone 250-246-7640

Date: August 30, 2023
File: 2023 / Alpine Pacific

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC, V9L 1N8

Attn: Richard Buchan

Re: Alpine Pacific Industrial park
Fisher Road, Cobble Hill B.C.

Dear Sir

As requested we have provided some photographs looking west along the proposed northern boundary of the Proposed Alpine Pacific Industrial Park. The locations and directions are shown on the Site Plan .



PHOTO # 1



PHOTO # 2

R.E.B. Development Services

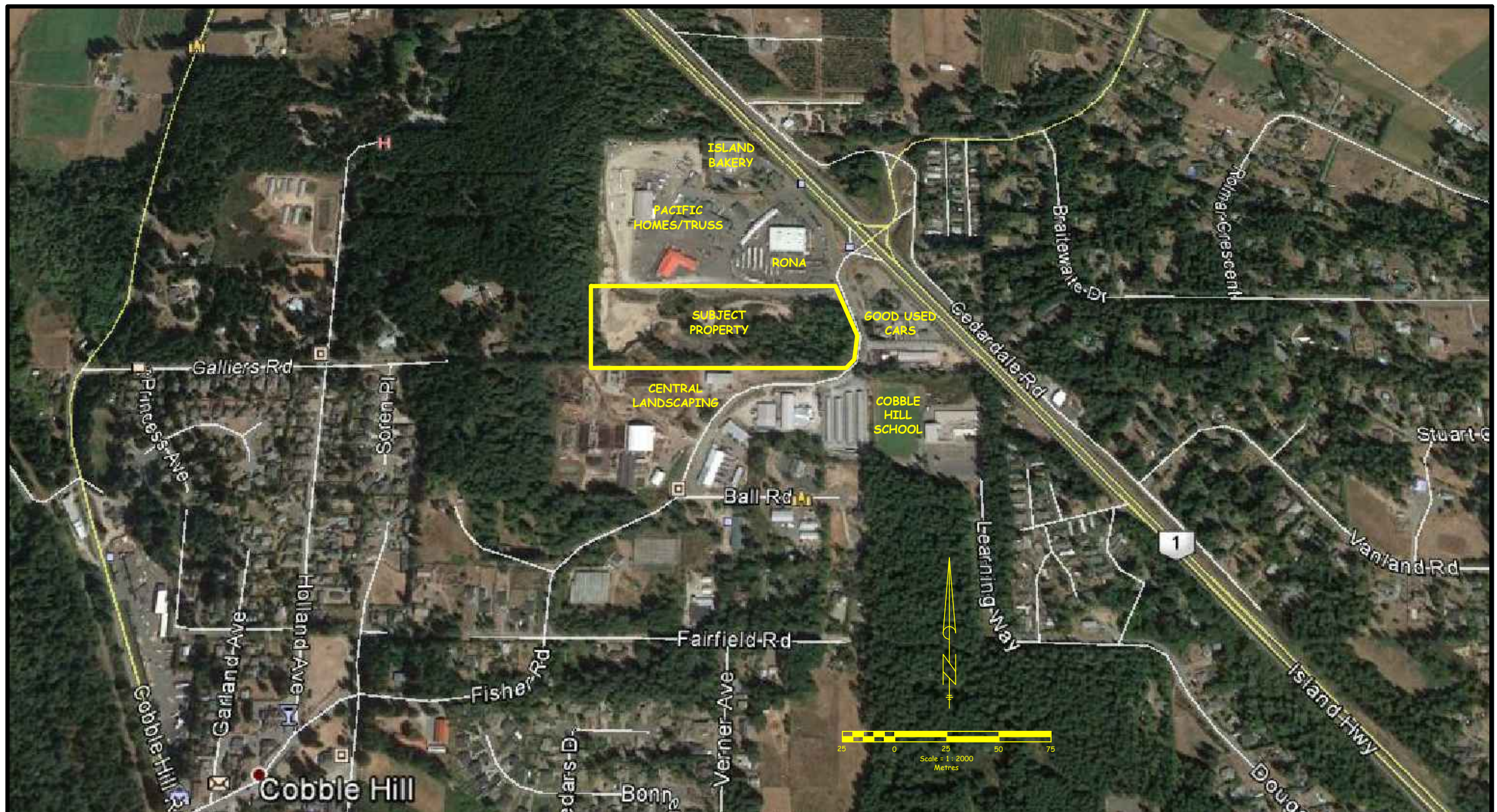
1342 Oakwood Place, Duncan B.C. V9L 5R3 Phone 250-246-7640



PHOTO # 3

Richard E. Buckles
R.E.B. Development Services

Specializing In Land Development Planning, Design, Project Management & Government Liaison



SITE LOCATION PLAN

PBS Cobble Hill Industrial Park

Plan Of Proposed Development Of
 Lot 1, Plan VIP 74703, Lot 2, Plan 28411
 Section 14, Range 6, Shawnigan District

R.E.B. Development Services
 Design & Project Management
 1342 Oakwood Place, Duncan B.C. V9L 5R3
 Phone 250-246-7640
 e-mail <rebds@telus.net>

Client : ALPINE PACIFIC
 (Inc. No. B00659107)

Date: AUGUST 30, 2023

File # 2017 - Alpine Pacific