

## Letter of Intent

**To:** Development Services Department

**From:** NTE Discovery Park Ltd.

**Re:** Zoning Bylaw Amendment

**Date:** June 30, 2023

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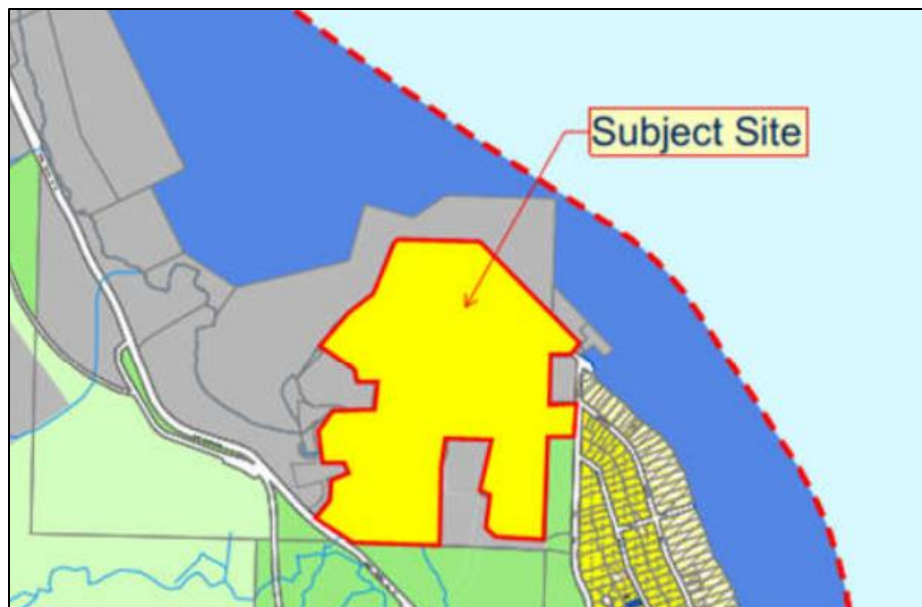
### **BACKGROUND**

Discovery Park is located at 4405 North Island Highway within the northern portion of the City of Campbell River. The site is comprised on three locations, two on the western side Hwy. 19 and the third developed portion of land on the eastern side of the highway along the shore of Discovery Passage. The property is comprised of 17 individually titled fee simple parcels. To date, the primary use of the site was for the Elk Falls Pulp Mill, which is no longer operational.

Discovery Park is proposing to develop the site for commercial and industrial purposes to include:

- On-land aquaculture
- Hydrogen fuel production
- Bio-fuel (natural gas) production
- Vertical farming

To achieve the proposed development, Discovery Park needs to complete a text amendment to the current Industrial Two (I-2) zone for the area shown on Figure 1 Location of Zoning Bylaw Amendment.



*Figure 1 Location of Zoning Bylaw Amendment*

## **JUSTIFICATION**

Discovery Park is located within the North Campbell River Planning Area of the Sustainable Official Plan Bylaw No 3475 (SOCP) which consists of industrial, commercial residential, and environmental spaces; and is noted as in a state of transition. The SOCP land use concept encourages heavy industrial uses with commercial visibility and enhanced development standards fronting the highway. The SOCP also mentions that the fish farming industry should be encouraged and assisted to expand in the Business and Industrial Service Centre; noting this potential may exist for industrial development on the Timberwest or Catalyst waterfront sites (Discovery Park).

The SOCP notes that Campbell River's economy and industrial market are in transition as with many other communities across British Columbia, trying to become more diversified with service industries expected to lead the change. It also notes an expectation that there will be a continued demand for heavy industrial development lands, with a complementary focus on space and/ or land that can accommodate light industrial activities.

To support industrial development, the SOCP includes the following economic policies:

- 10.2.3 Support and facilitate partnerships and pilot investments that target emerging sectors such as renewable energy, food and agriculture, and arts and culture and other creative industries.
- 10.1.8 Local renewable and green energy development will be supported and may be pursued, including opportunities as outlined in Map 7: Local Energy Opportunities.

The purpose of the Zoning Bylaw Amendment is to accommodate a variety of uses at Discovery Park, and provide the municipality, community, potential tenants, and other investors with a sense of direction moving forward.

## Zoning Bylaw Compliance Table

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Zoning Bylaw 3250, 2006			
Compliance Table			
	Current Zone Industrial Two (I-2)	(Proposed) Zone Industrial Two (I-2)	Compliance
Permitted use	(a) manufacturing, assembly, disassembly, processing, or packaging of materials and goods (b) equipment sales, rental, storage (c) wholesale establishment not exceeding 3000 square metres (d) lumber yard, storage yard (e) fuel storage depot (f) recycle centre, or scrap metal yard, or both (g) warehouse, storage yard, self storage (h) public boat launch (i) bulk loading facility (j) accessory dwelling unit (k) lumber mill (l) vocational training centre	Text amendment: - aquaculture industry - hydrogen fuel production - Bio-fuel (natural gas) production - Vertical farming	

	(m) cannabis operation  5.15.2 the following uses are also permitted:  (a) industrial wharf or dock  (b) shipyard  (c) marine industry for commercial fishing and related services, including net wash  (d) offshore anchorage and mooring  (e) log storage, booming, and loading  (f) ancillary heliport  (g) seafood processing		
<b>Lot area (minimum)</b>	0.5 hectares	0.5 hectares	173.8 hectares
<b>Lot Frontage</b>			60 metres
<b>Lot coverage (maximum)</b>	65%	65%	10%
<b>Density (base density)</b>	N/A	N/A	N/A
<b>Front yard setback (minimum)</b>	3.0 metres	3.0 metres	8.0 metres
<b>Side yard setbacks (minimum)</b>	3.0 metres	3.0 metres	8.0 metres
<b>Rear yard setback (minimum)</b>	3.0 metres	3.0 metres	8.0 metres
<b>Height (maximum)</b>	15 metres, exclusive of major manufacturing facilities, lumber mills, and structures associated with bulk loading facilities,	15 metres, exclusive of major manufacturing facilities, lumber mills, and structures associated with bulk loading facilities, which	10 metres

	which may exceed this limitation.	may exceed this limitation.	
<b>Parking (minimum)</b>	Parking areas, loading spaces and outdoor storage areas are not permitted within the minimum required front yard.	Parking areas, loading spaces and outdoor storage areas are not permitted within the minimum required front yard.	No p Parking areas, loading spaces and outdoor storage areas within the minimum required front yard.
<b>Loading</b>			