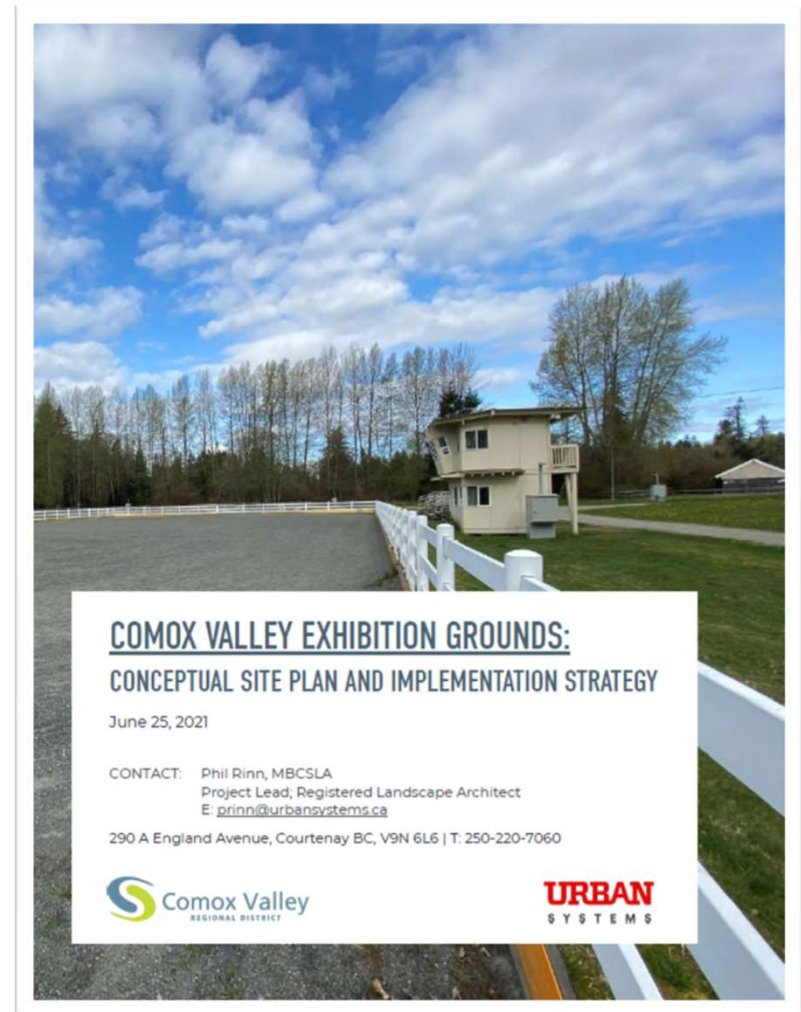


Comox Valley Exhibition Grounds

Conceptual Site Plan &
Implementation Strategy

Background

- This plan is a roadmap to implement the capital improvements identified in previous plans
- ALC overall approval for the Landscape Plan objectives is being sought.
- 10 year+ plan
 - some work may take longer depending on funding, resources, permit & plan requirements, etc.



Goals & Objectives

In 2017 goals & objectives were identified during the development of the Master Plan and were reconfirmed in 2020:

- To provide a pastoral location for the leisure and enjoyment of the region's population.
- To serve as an event centre for a wide range of community organizations, primarily those with agricultural and equestrian roots.
- To provide a venue for the Farmers Market.
- To allow for smooth passage and parking of vehicles.
- To meet high environmental standards in all aspects of the site's development.



Plan Highlights

- Revitalization of Market Field
- Possible new or relocation of educational garden plots
- Replacement of storage facilities
- Trailhead improvements – bike racks, covered shelter & toilet
- New signage & wayfinding
- Realignment of driveways & changes to internal road networks and parking
- New amphitheater for events



Site Improvements – 10 Year Plan

- **Short term** (1-2 years)
- **Medium term** (3-5 years)
- **Long term** (6-10 years)

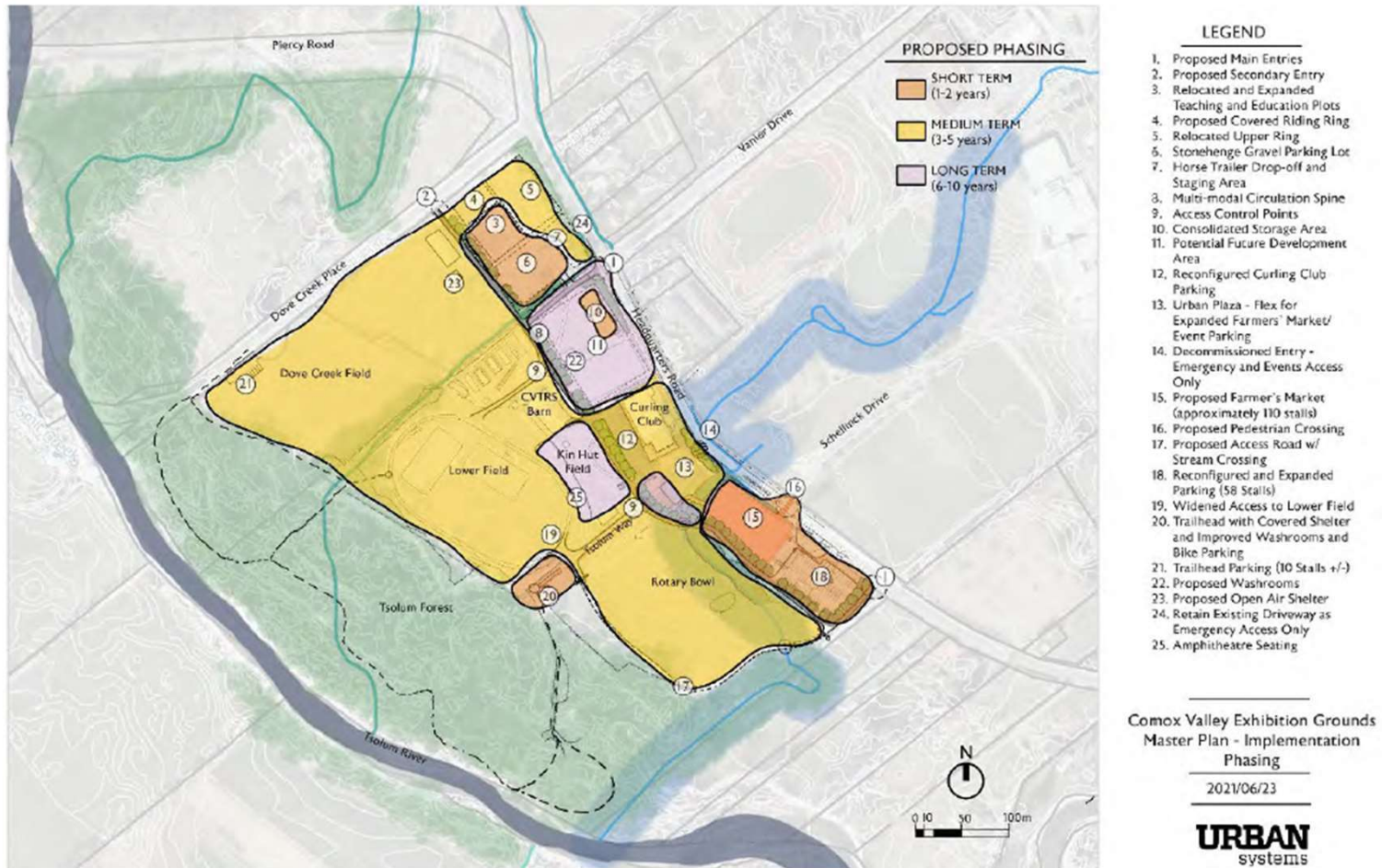


Figure 11: Proposed Implementation Phasing

Where are we now?

Agricultural Land Commission

- ALC non-farm use approval
 - Historically have received approval from the ALC for the full plan
 - City's review of the CVRD's ALR Application
 - ALC review panel decision likely in 2024



Engineering & Assessments

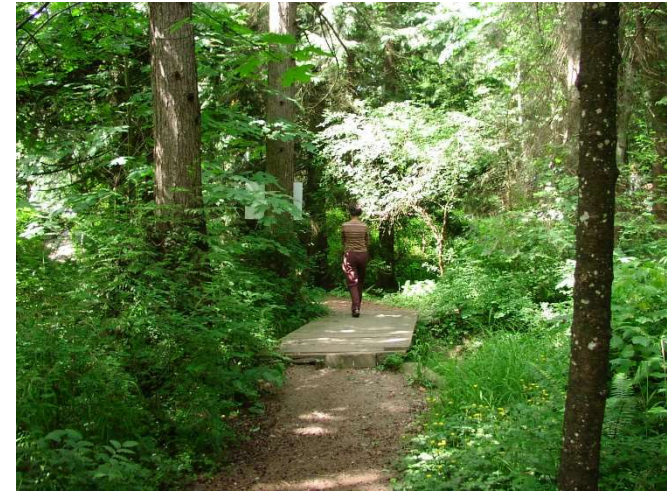
- Engineered design plan for Market Field
- Environmental assessments for Market Field
- Soil assessments



CVRD & City of Courtenay working together

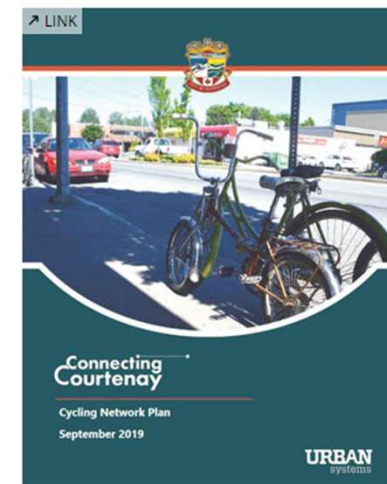
Trails

- Trail connectivity through the CVEG & linkages to City plans and OCP



Parking & Bike Lanes

- Collaborate on:
 - traffic impact assessment
 - planning for bikes lanes
 - entrances/exits and road crossings
 - parking options on/off Dove Creek Road



CVRD Request to Council

Recommendation

That Council direct staff to forward to the Agricultural Land Commission, with a recommendation of support, the application for a non-farm use and associated fill placement application for the Comox Valley Exhibition Grounds properties located at 4795, 4825, 4835, 4839, and 4875 Headquarters Road and Lot 3, Section 45, Comox District, Plan 13392 Except Part on Plan EPP81392;

AND THAT Council request that the ALR consider the following items be addressed **at the time of development of projects that may significantly increase facility usage:**

- a. Traffic Impact Assessment
- b. Capacity modelling for infrastructure
- c. Coordination of parks plans, cycling network plan, and infrastructure plans into the proposed master plan
- d. City land use and zoning items be addressed for 4875 Headquarters Road and consolidation of the parcels into one to address impacts of multiple property lines.

Questions?

