



Alberni-Clayoquot Regional District

# Cherry Creek Newsletter

## Cherry Creek Community Newsletter - Spring 2023

*Published by Mike Sparrow - Director for Cherry Creek - Electoral Area F*

Since I have been your director for less than a month this newsletter will focus on the two big items facing Cherry Creek.

### **OFFICIAL COMMUNITY PLAN**

The Cherry Creek Official Community Plan (OCP) Bylaw P1278, adopted in 2012, provides the direction and vision for future development for the Cherry Creek area, available <https://www.acrd.bc.ca/ocp>.

### **CHERRY CREEK OCP AMENDMENT BYLAW P1446**

In April 2022, the Cherry Creek OCP Amendment Bylaw P1446 received First Reading by the Board. This bylaw proposes amendments to the existing Cherry Creek OCP to align policies and objectives with the draft updated Zoning Bylaw.

The document is 37 pages long and covers all land-use types in the Cherry Creek OCP area. I would encourage all residents to read the document. Information on OCP Amendment Bylaw P1446 can be found online at: [www.acrd.bc.ca/zbreview#ocp](http://www.acrd.bc.ca/zbreview#ocp)

I will highlight one section to see if it pertains to you:

- Policy 3.2.9 Only permit home industry use in accordance with the following:
  - (a) the parcel is a minimum of two hectares in size;
  - (b) an appropriate 10-metre screened and buffered area between home industry use and adjacent properties is provided; and
  - (c) setbacks of not less than 15 metres from the property line are maintained where home industry use is accommodated within an accessory building and not less than 30 metres from the property line if the use is not located in a building.

*Note: The October 2022 draft updated Zoning Bylaw includes a definition of Home Industry and proposed conditions of use under Section 3.15 of the draft Zoning Bylaw. The ACRD has not proposed to update this Policy as part of the OCP Amendment Bylaw P1446 as it is included in the current Cherry Creek OCP Bylaw P1278.*

As I represent you, I need your feedback on this document, so I have direction from those that I serve.

A public hearing for OCP Amendment Bylaw P1446 is scheduled for May 1 at 7 p.m. in the ACRD Boardroom.

Use the door facing the courthouse, or you can Zoom the meeting. There is no meeting scheduled at Cherry Creek Community Hall. Information about the public hearing will be linked on the ACRD event calendar webpage: [www.acrd.bc.ca/events/1-5-2023/](http://www.acrd.bc.ca/events/1-5-2023/).

At the end of the public hearing the following statement will be read: *Please be advised that members of the Board of Directors cannot receive new information related to this bylaw between the end of this hearing and making a final decision on the bylaw. If any Board member does so, the hearing could be invalidated and would have to be held again.*

### **NEW ZONING BYLAW ON PROPERTY USE**

The second item I'll bring to your attention is the new zoning bylaw. This bylaw will dictate what you are allowed to have on your property, subject to your zoning. It is anticipated the Board will consider the draft Zoning Bylaw in May and there will be a public hearing for the new Zoning Bylaw in the months to come. This is the bylaw that dictates land uses in the ACRD including how many animals you will be allowed on your property (ie: poultry), the number of vehicles you can have on your property, as well as shipping container regulations. The most recent draft Zoning Bylaw is from October 2022 and available online: [www.acrd.bc.ca/zbreview](http://www.acrd.bc.ca/zbreview).

### **CHERRY CREEK COMMUNITY HALL**

In the 2023-2027 ACRD Financial Plan, Cherry Creek Community Recreation Commission was awarded \$20,000 through Grant-in-Aid from the Regional District. This funding will go toward the replacement of roof.

### **WOOD SMOKE REDUCTION PROGRAM**

The Community Wood Smoke Reduction Program, formerly the Wood Stove Exchange Program, began in 2008 with the intent to provide incentive for replacing old wood stoves with efficient, low emissions models, or alternatives. Rebates range from \$500-\$1,500, plus a retailer discount, dependent on the type of replacement appliance. This program is funded by the BC Ministry of Environment and overseen by the BC Lung Association. The ACRD has participated for more than a decade.

For more info, go to [www.acrd.bc.ca/](http://www.acrd.bc.ca/)