



October 8, 2025

CHERRY CREEK ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Tuesday, October 14, 2025 at 7:00 pm** in a hybrid format in the ACRD Board Room, with the option to join electronically via Zoom.

Please find enclosed the following application for your review and consideration:

- **SF25003 Parcel Frontage Waiver – 3500 Veldham Road (Robson)**

Your recommendations will be provided to the Board of Directors at the October 22, 2025 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca



To: ACRD Board of Directors

Meeting Date: October 22, 2025

From: Charity Hallberg Dodds, Planning Technician/Bylaw Enforcement Officer

Voting Structure: Electoral Areas Directors

Electoral Area: F - Cherry Creek

Subject: Parcel Frontage Waiver SF25003PFW - 3500 VELDHAM RD (ROBSON)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per section 512 of the Local Government Act, for proposed Lot 1 as shown on subdivision plan EPP147293.

Development Proposal: The applicant has applied for a 2-lot subdivision under section 514 of the *Local Government Act*, Subdivision to provide residence for a relative. The property owner intends to create a 0.447 ha (1 ac) parcel for his son.

Advisory Planning Commission Recommendation: The Cherry Creek APC will review this request at their October 14th meeting.

Property Owner: ROLAND E ROBSON

Applicant/Primary Contact: JEREMY ROBSON

Property Information:

Civic Address:	3500 VELDHAM RD						
Legal Description:	LOT A DISTRICT LOT 96 ALBERNI DISTRICT PLAN 39870						
PID:	000-966-312	Folio:	770-01163.000	ALR? (Y/N):	No	Lot Area (ha):	1.09 (2.69 ac)
Current Zoning:	A1 - Small Holdings District						
Current OCP:	Cherry Creek, Residential Use						
Development Permit Area(s):	n/a						
Current Use & Description:	The subject property is mostly cleared with a large grassy field area. Improvements include a single family dwelling and a couple of small sheds. A garden area is established in the northwest corner.						

Surrounding Zoning and Land Use			
North:	A1 – Small Holdings District	South:	A1 – Small Holdings District
East:	RA2 – Acreage Residential District	West:	R2 – Two Family Residential District

PL20250087 / SF25003PFW

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Cherry Creek Waterworks District.
- c) **Fire Protection:** Cherry Creek Fire Protection Area.
- d) **Access:** Lot 1 will be accessed directly from Veldham Road. Lot 2 will be accessed by an easement over Lot 1, from Veldham Road.

Planning Policy Discussion:

- a) **Official Community Plan (OCP):** The Cherry Creek OCP designates the subject property as Residential Use.

This proposal complies with the Cherry Creek OCP.

- b) **Zoning:** The ACRD Zoning Bylaw zones the subject property Small Holdings (A1) District.

	Current:
Minimum Lot Area (ha)	0.809
Minimum Lot Width (m)	50.292
Principal & Accessory Front Yard Setback (m)	7.62
Principal Side Yard Setback (m)	1.524
Principal Rear Yard Setback (m)	9.144
Accessory Side Yard Setback (m)	4.572
Accessory Rear Yard Setback (m)	4.572
Watercourse Setback (m)	30

This proposal does not comply with 0.8 ha minimum lot size in the ACRD Zoning Bylaw. The application to subdivide has been made under section 514 of the Local Government Act, Subdivision to provide residence for a relative, and is not required to comply with bylaws that may otherwise prevent the subdivision, provided that the subdivision meets the criteria in the Act.

Comments: The applicant has applied for a 2-lot subdivision under section 514 of the *Local Government Act (LGA)*, Subdivision to provide residence for a relative. The property owner is subdividing a parcel for an immediate family member. Section 512 of the *LGA* stipulates if a parcel being created by a subdivision fronts on a highway (public road), the minimum frontage must be 10% of the perimeter of the lot. Proposed Lot 1 does not meet this requirement. Section 512(2) of the *Act* allows a local government to exempt a parcel from this requirement by Board resolution. As proposed Lot 2 is accessed by an easement over Lot 1 and does not front on a highway, this requirement does not apply.

This subdivision proposal aligns with the Cherry Creek OCP and section 514 of the LGA. Support for this parcel frontage waiver is a condition of subdivision approval. Planning staff are supportive of the subdivision and recommend that the 10% road frontage requirement be waived for proposed Lot 1.

Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, General Manager of Planning and Development

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer

SITE PHOTOS

Taken January 3, 2025



Looking east toward the single family dwelling and proposed Lot 1 from the end of Veldham Road.



Looking southeast toward proposed Lot 2 from the end of Veldham Road.

**SUBDIVISION PLAN OF LOT A, DISTRICT LOT 96,
ALBERNI DISTRICT, PLAN 39870**

PLAN EPP147293

BCGS 92F.027



The intended plot size of this plan is 432 mm in width by 560 mm in height (C size) when plotted at a scale of 1:500.

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Transit.

Ministry File No. 2025-01178

LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10 (123° West).

- denotes standard iron post found
- denotes standard iron post placed

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency static GNSS observations post-processed using Natural Resources Canada Precise Point Positioning (PPP) service.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99979864. The average combined factor has been determined based on an ellipsoidal elevation of 50 metres.

All distances are in metres and decimals thereof.

ACCESS TO LOT 2 BY EASEMENT ONLY.

A Covenant in the name of the Alberni-Clayoquot Regional District pursuant to Section 219 of the Land Title Act and Section 514 of the Local Government Act is a condition of approval for this subdivision.

Datum: NAD83 (CSRS) 1997.0
Projection: UTM Zone 10 North
Northing: 5460333.63
Easting: 370217.77
Absolute accuracy: 0.05m

Datum: NAD83 (CSRS) 1997.0
Projection: UTM Zone 10 North
Northing: 5460128.79
Easting: 370213.57
Absolute accuracy: 0.05m



Part of
DISTRICT LOT 96

This plan lies within the
Alberni - Clayoquot Regional District.

The field survey represented by this plan was
completed on the 15th day of July, 2025
Justin M. Petras, BCLS 996

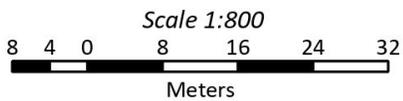


3500 Veldham Road
 LOT A DISTRICT LOT 96 ALBERNI DISTRICT PLAN
 39870

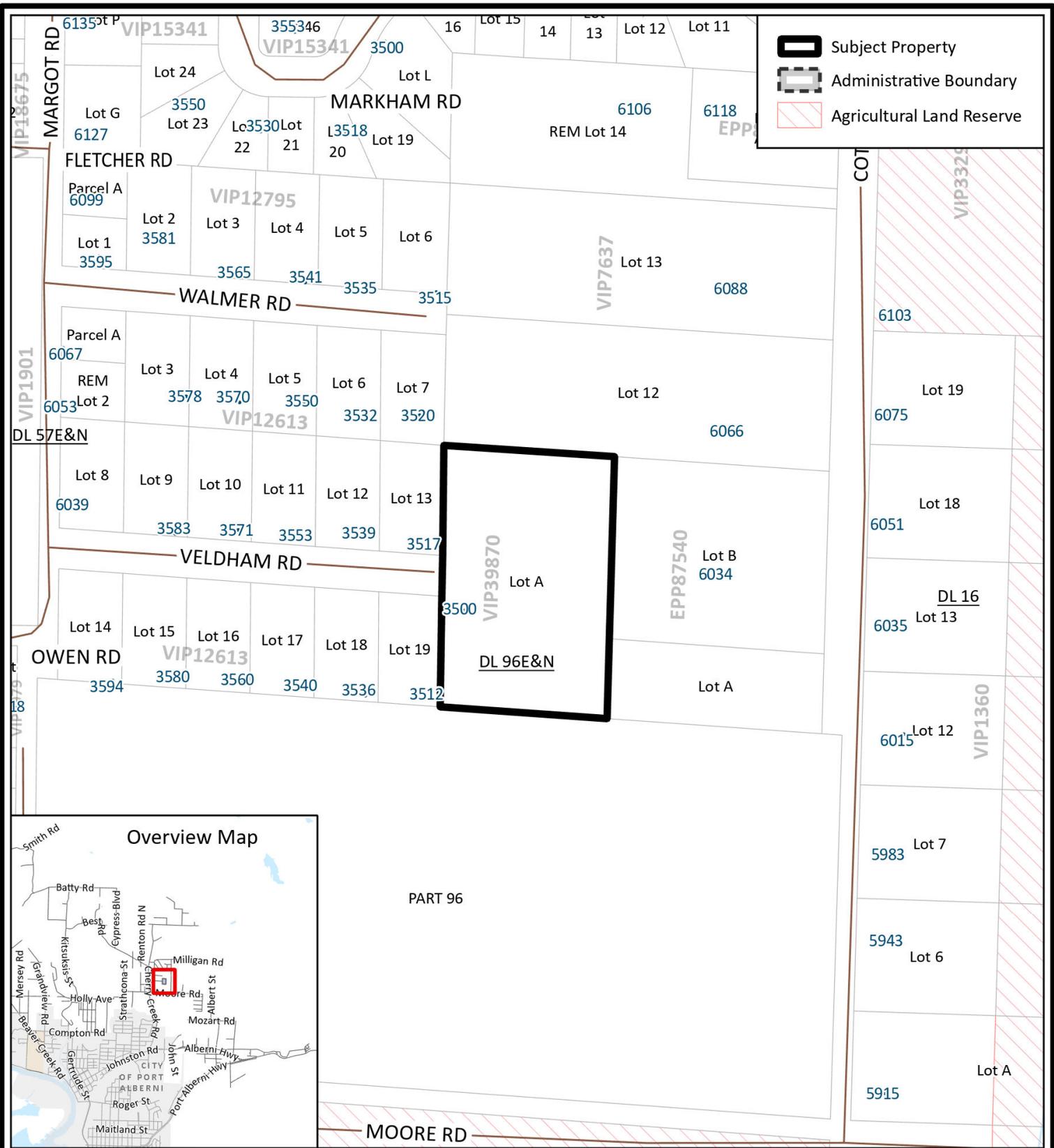
-  Subject Property
-  Parcels



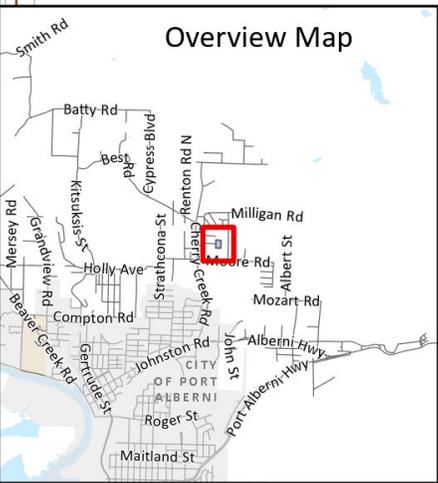
Prepared 2025-01-20
 Sources: © OpenStreetMap
 (and) contributors, CC-BY-SA,
 LidarBC (DEM, Hillshade) 2019,
 ParcelMapBC; ACRD



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-  Subject Property
-  Administrative Boundary
-  Agricultural Land Reserve



PART 96

MOORE RD



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

N
0 37.5 75
Meters

 Civic Address: 3500 Veldham Road
 Legal Description: LOT A DISTRICT LOT 96 ALBERNI DISTRICT PLAN 39870