



**BYLAW NO.'s: P1475, P1476 & P1483**

**ACRD FILE NO.: RF22013**

APPLICANT NAME: McLellan

ACRD CONTACT: Alex Dyer, Planning Manager

Date of Referral: February 29, 2024

Approval Recommended for  
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due  
to Reasons Outlined Below

Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature: *Luc Stefani*

Date: March 8th, 2024

**RF22013**



**BYLAW NO.'s: P1475, P1476 & P1483**

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Approval NOT Recommended Due  
to Reasons Outlined Below

Agency (please print): Cherry Creek Fire Department

Name (please print): Lucas Banton

Title: Fire Chief

Signature:

*Lucas Banton*

Date: 04 March 2024

**RF22013**



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to Reasons Outlined Below

See attached letter

Agency (please print): Island Health

Name (please print): Leni Rose

Title: EHO

Signature: \_\_\_\_\_

Date: March 18, 2024

**RF22013**

March 18, 2024

**Re: Zoning Amendment – 2787 Alberni Highway from Winery and Cidery (WC) District to a new Highway Commercial (C4-A) District**

Thank you for the opportunity to comment on the Zoning Amendment for 2787 Alberni Highway. The past few years have seen significant advances in linking planning with a variety of health outcomes. These include encouragement of physical activity, healthier eating, greater safety, cleaner air and healthier living environments, access to health services, food security, age friendly communities, and improved social interaction.

Island Health appreciates the opportunity to provide evidence based recommendations and comments for this referral, as itemized below:

**Highlights:**

- The proposed amendment is to rezone 2787 Alberni Highway from Winery and Cidery (WC) District to a new Highway Commercial (C4-A) District to increase the potential uses of the property.

**Regulatory Considerations**

**Drinking Water**

- Potable water will be supplied by the Cherry Creek Waterworks which currently holds a valid operating permit under the *Drinking Water Protection Act*. If any construction, installation, alteration, or extension of (a) a water supply system, or (b) works, facilities, or equipment that are intended to be a water supply system or part of a water supply system is necessary, a construction permit must be obtained from our Public Health Engineer.

**Sewage system**

- Sewage disposal for the proposed development must be in compliance with the *Sewerage System Regulation* or, for systems with a daily domestic sewage flow of 22.7m<sup>3</sup>/day or greater, the *Municipal Wastewater Regulation*.
- Changes to the use of the property that alter the type or volume of sewage effluent generated may negatively impact the functionality of the existing sewage system. Professional assessment of or alteration to the existing system may be necessary to ensure continued compliance with the regulatory requirements.

**Food Premises**

- The Environmental Public Health department in Island Health have a regulatory role in food premises. Construction of any new food premises must be undertaken with the appropriate construction permit. Any new or existing and unapproved food premises must obtain an operating permit from our office.

**Recommendations under Island Health's Healthy Built Environment Initiative**

- The allowance for a restaurant and/or food stores could provide local access to food and social gathering. Access to a variety of food options can lead to increase in healthy food

choices for better health outcomes. Social connections provide people with a sense of belonging, which in turn provide improvements to mental well-being.

- Health evidence shows a strong link between exposure and engagement to natural areas and the reduction of stress, chronic disease, depression, and anxiety as well as improvements in cognitive functions. The applicant can limit ecological impacts by retaining as much of the existing natural environment as possible. Provided there is sufficient space, the placement of trees and shrubbery along the property can also provide a barrier to noise while offering opportunities for residents to engage with natural elements on the property. Tree/shrubbery screening also helps improve air pollution and lessens the impacts of extreme weather events, including providing shade and cooling during heat waves, and providing stability during heavy rain events to lessen flooding.