

Kerri Waugh

From: Amanda Caux [REDACTED]
Sent: Tuesday, February 13, 2024 9:58 PM
To: ACRD Administration <administration@acrd.bc.ca>
Subject: 5447 Maebelle Road rezoning proposal - public hearing February 15

Good evening

I am writing to express concerns regarding this proposal as I am unable to attend the February 15, 2024 public hearing. I ask that this email be considered as one of the public statements about this development application.

Many others have written about the loss of the rural character should increased densification be permitted. I echo these concerns, as this is one of the key features of this area.

This is further amplified in light of the Log Train Trail running behind this property. This is an attraction for locals and out of town visitors alike, and increased densification will continue to erode the character of this feature. This is particularly so given the setbacks associated with the proposed zoning.

As has been pointed out by others, water use is also very important, with increased pressures requiring consideration of capacity. The staff report does not address this issue, which is becoming increasingly critical with higher summer temperatures and declining rainfall and snow pack. Water restrictions are already a standard feature of our summers. Adding to the demands on the water system without proper consideration of impacts is not reasonable.

While I appreciate that there may be a need for increased housing in the District I do not see this development as meeting that need. As another writer has pointed out, it is not this type of housing that is required but rather low rental housing. The staff report does not indicate how this development will satisfy the true need - it is taken for granted that more housing will assist the housing problem without stating what the problem is and how this development will address it.

What has not been referenced but underlies all the concerns expressed is the precedential value of this decision. This is a property in the middle of the line of lots along Maebelle Road - which is why the panhandle driveway is required. If the District approves subdivision of one lot into three, we can assume that other owners of similar lots may seek to do the same, based on the success of this application. Is that what the District wants Maebelle Road to look like, a string of multiple stacked lots with panhandle driveways? If the District wants higher densification as a policy objective to increase housing, it should consider how to do so in an organized fashion, not in ad hoc approvals of rezoning applications.

These are important decisions with large impacts for the applicant and the neighbourhood. The District council should be satisfied that on balance this development application is in the interests of the community as a whole. As a homeowner who has treasured the rural aspects of these properties I am unable to support the proposal.

Sincerely
S. Amanda Lord

5390 Dundalk Avenue N.

To the ACRD and the Cherry Creek Board of Directors,

My name is Brett Von Brendel and I live at 5447 Maebelle Road, Port Alberni, B.C. with my wife Jessica and our three children; Aiden, Abigail and Aura. We own 2.84 acres and actively use just over half of our property. The other half has been occasionally used for gardening but otherwise sits barren. We are aware that there is a housing crisis and are trying to create two more 0.6 acre properties, accessed by a shared panhandle to allow another two families to own land in the country. There has been many sub divisions on this road in the 12 years I have lived here and I see no legitimate reason to deny this application without revealing bias. More than half my immediate neighbours support my application and the ones that oppose it have not given any justifiable arguments to have it denied. Some of the submissions by these neighbours were full of untrue statements, were defamatory and slanderous. While I respect my neighbours and their rights, I was told that they would have to reveal new information to push for a second public hearing. No new information was brought forward; but here we are. I have done everything the ACRD and MOTI requires including paying ALL FEES. This application has been ongoing for almost 3 years and I would like to move forward. Please consider allowing this rezoning as it would bring more life to this community and would give an opportunity for a young family or two to own a beautiful piece of land in an amazing part of town. Thank you for your consideration.

Brett Von Brendel_ 

Jessica Von Brendel_ 

February 14th, 2024

Riverside Motel

5065 Roger Street
Port Alberni BC
250-724-9916 or 1-800-636-9916

albernivalleyriversidemotel.com

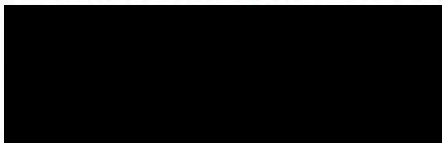
April 6th, 2023

Attention: Cherry Creek Board of Directors and staff

As a Motel business owner for 20 years and a cherry creek resident for 11 years, we are in support of the proposed cottage development at 5447 Maebelle Road and the .6 acre sub division. We turn tourists and workers away from our motel on a regular basis and there is a shortage of accommodations in our community.

Thank you

Janice and Hans Goorts



Attention: Cherry Creek Board of Directors and staff

I Hans + Janice Goorts fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Hans Goorts / Janice Goorts

Signed

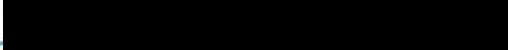


Address 3092 Nixon street

Attention: Cherry Creek Board of Directors and staff

I Hans Goorts fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name HANS GOORTS

Signed 

Address 3092 NIXSON CHERRY CR.

Attention: Cherry Creek Board of Directors and staff

I _____ fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Rob Chrisp

Signed 

Address 5316 Maebelle

Attention: Cherry Creek Board of Directors and staff

I _____ fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Robert Johnston

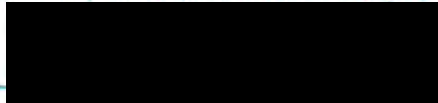
Signed 

Address 2929 Mozart Road

Attention: Cherry Creek Board of Directors and staff

I Gary Van Den Broek fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Gary Van Den Broek


Signed 

Address 5851 Rymesby St Port Alberni

Attention: Cherry Creek Board of Directors and staff

I Shelley Taylor fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Shelley Taylor

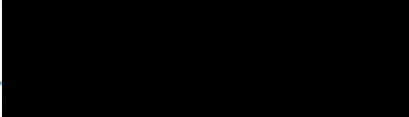
Signed 

Address 2648 Old Nanaimo Highway Rd. V4Y 8P8

Attention: Cherry Creek Board of Directors and staff

I Alex Oakes fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Alex Oakes

Signed 

Address 2309 Highmoor Rd. Port Alberni, BC V9Y 8P6

I fully support
this application for rezoning
It makes me feel very good
seeing 3 generations of
the family living close
to each other.

HARJIVA H TOR

[REDACTED]
5521 Maebelle Rd.

[REDACTED]
MARCH 3RD, 2023

Attention: Cherry Creek Board of Directors and staff

I _____ fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Zelda VanDerBroek

Signed 

Address 5851 Kumsby St.

Attention: Cherry Creek Board of Directors and staff

I David Geere fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name David Geere

Signed 

Address 3092 Stackton St

Attention: Cherry Creek Board of Directors and staff

I Amanda VanDerBroek fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Amanda VanDerBroek

Signed 

Address 3092 Stockton

Attention: Cherry Creek Board of Directors and staff

Kate Brown

I Justin Fraser fully support the rezoning application of Brett von Brendel and Jessica von Brendel at 5447 Maebelle Road, Port Alberni, B.C. As a member of the Cherry Creek community, I recognize the benefits that would come as a result of the adoption of this application and whole-heartedly endorse the building of the four mentioned cottages and the 0.6 acre sub-division.

Name Justin Fraser and Kate Brown

Signed 

Address 6655 Horne lake rd

Attention Cherry Creek Board of Directors,

I Amanda VanDerBroek live at 3092 Stockton and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signe 

Date: Feb 11/24

Attention Cherry Creek Board of Directors,

I David live at 3092 Stockton and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed 

Date: Feb/11/2024

Attention Cherry Creek Board of Directors,

I Aaron Bamford live at 5270 Maebelle RD and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

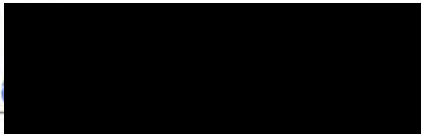
Signed: 

Date: Feb 11/24

Attention Cherry Creek Board of Directors,

I Legan Gauland live at 5270 Maebelle^{Rd.} and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed: 

Date: Feb 11 / 2024.

Attention Cherry Creek Board of Directors,

I Tanya VandenBreek live at 307A Durham St and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signature 

Date: FEB 11 / 2024

Attention Cherry Creek Board of Directors,

I Hans Goorts live at 3092 Nixon St. and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed: 

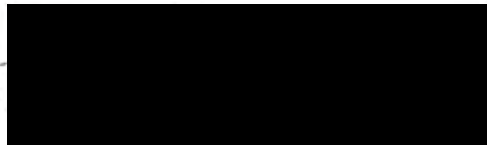
Date: Feb 3/24

Attention Cherry Creek Board of Directors,

I Janice Goorts live at 3092 Nixon st and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed:



Date: Feb 3/24.

Attention Cherry Creek Board of Directors,

I Zelda Van den Broek live at 5851 Rumsby St. and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

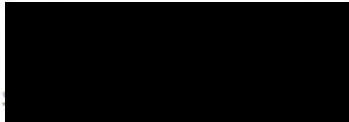
Signed: M/Van DenBroek

Date: Jan 28 / 24

Attention Cherry Creek Board of Directors,

I Gary VanDenBroek live at 5851 Rumsby St. and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed: 

Date: Jan 28/24

Attention Cherry Creek Board of Directors,

I Katie Brown live at 6655 Home Lake Rd and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed: 

Date: Jan 28, 2024

Attention Cherry Creek Board of Directors,

I Justin Fraser live at 6655 Horne lake rd and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed:

A black rectangular box redacting the signature of Justin Fraser.

Date:

Jan 28, 2024

Attention Cherry Creek Board of Directors,

I Louise Andreeff live at 3561 Trevor Ave and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed: 

Date: Jan 28, 2024

Attention Cherry Creek Board of Directors,

I Steve Andreeff live at 3561 TREVOR AVE and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

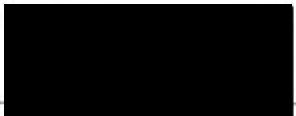
Signed: 

Date: Jan 28 2024

Attention Cherry Creek Board of Directors,

I Hasjivan live at 5521 Maebelle Rd and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed:  _____

Date: JAN 28, 2024

Attention Cherry Creek Board of Directors,

I Robert Johnston live at 2929 Mozart Road and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed:  _____
v

Date: Jan 27, 2024

Attention Cherry Creek Board of Directors,

I Vaneshia Jordan live at 5160 Maebelle rd and I fully support the rezoning application and the sub-division application put forth by Brett and Jessica von Brendel with regards to their property located at 5447 Maebelle Road, Port Alberni, B.C. I welcome new families to the community and support growth within my neighbourhood. I see no reason to deny this application and as a Cherry Creek resident I would like my voice and opinion to be heard and taken into account by my elected representatives.

Thank you

Signed: 

Date: Feb 4 / 2024



CHERRY CREEK WATERWORKS DISTRICT

5920-A Cherry Creek Rd, Port Alberni, BC V9Y 8R7 email: ccww@shaw.ca www.cherrycreekwater.com Phone: 250-723-2214

October 12, 2023

Brett Von Brendel
5447 Maebelle Rd
Port Alberni, BC
V9Y 8R2

Account # 15651

RE: New Connections at 5447 Maebelle Rd

Cherry Creek Waterworks District Staff have reviewed the addition of two (2) residential services at 5447 Maebelle Road. We find no grounds to oppose this request, provided that all relevant fees are paid in full, and accounts are in good standing. Any necessary infrastructure enhancements will be the responsibility of the applicant and will become the property of Cherry Creek Waterworks District.

The final approval for the inclusion of these services will be determined at the time of subdivision through a Motion presented by the Board of Trustees.

Best regards,

Wes Kovacs
Office Administrator

Kerri Waugh

From: Ken Wilson [REDACTED]
Sent: February 15, 2024 3:30 PM
To: Public Hearings Shared
Subject: Application #RF 23006 By law P1484

[CAUTION] This email originated from outside of the ACRD

To: ACRD regarding 5447 Maebelle Road Port Alberni B.C. Rezoning change from A1 to RA3 for a three lot subdivision with 2 lots needing a frontage waiver... leaving access for lots 2 and 3 by way of lot 3's panhandle. We are strongly opposed to this application. We are just now reading the updated OCP under Rural Use ... Objective 8.11 " MAINTAIN THE PREDOMINANTLY RURAL CHARACTER OF THE AREA " We are a community of small acreages , a few larger acreages [5 acres] some in the ALR, some not, a few actual farms etc. It's a nice mix with some residents living in the area 30-40 years or more. One of the main reasons for our opposition is the size of most of the lots on Maebelle and Dundalk long and narrow so that almost any application to subdivide means not enough Road frontage and long and skinny panhandles to access the road. And going down to .6 acre lots in the middle of a community where there are absolutely none. Can you picture, in your mind, what this would look like and could very well happen on these two roads if this application on Maebelle is approved. Another major concern is once the RA3 zoning is in place , plans can often change . The applicant could choose to stay in his current house and build a house and an auxillary dwelling on lot 2 and another house on lot 3 and rent them all out monthly ... that would be closer to the cabins he wanted in the first place ... or he could rent the main house out and live in the new house , rent the auxillary house out as well as a small house on lot 3 , or none of these .. But the fact remains three monthly rentals on the property are a legal option. Also, there is a possibility , if the applicant did not build on the middle lot right away, 5 years down the road , then it might be able to be divided in half because it is approx. 1.4 acres in size. And , I'm going to assume that if a property of the same size came up for sale in this area a developer could buy it and possibly get four .6 lots out of it [with panhandle access] and build rentals if they wanted to. [because if the RA3 zoning is approved it sets a precedent that would be very difficult to then dispute] We are also very concerned that the sewerage assessments, while having been done for each lot does not address the potential CUMULATIVE IMPACTS of discharge from multiple sewerage systems in a given area ... especially in the high water area that we live in.. Last, but not least is the safety aspect, with vehicles from lots 2 and 3 accessing the road on the panhandle lot which is right beside the applicant's current driveway. That could be 4-5 vehicles coming on to Maebelle on that skinny panhandle. If you would drive down our Road you would soon see the issuewe have been trying for three years to get it fixed to be safe to pass and walk without going into the ditch or huge potholes. The accident rate at the Hwy. intersection is one of the highest in the Valley and they won't fix that either. We won't get in to the Cherry Creek water and repair records as I am sure that has been covered before..... We are only asking for the right to the quiet, peaceful , enjoyment of our property. many of us in our retirement years While this letter is from my husband and myself, I know from personal discussions with neighbours that we am speaking for most of them as well. Thank you very much for your time. ... Heather and Ken Wilson

P.S..... We are just reading about something we did not know that was done at the last public hearing when the applicant applied for the zoning to have the rental cabins built. We were at that meeting so we know that was voted down. What we did NOT know was that there [somehow] was an amendment to the OCP to change that property's classification to RESIDENTIAL. Why was this done Who decided this ? maybe the Directors ??... certainly NOT the Community that was part of that meeting ! I'll bet that not one person there knew about it or the reason for it . Be we now know that this was done in case the cabins were not well

received and the applicant was going to try another route to get close to what he wanted , which is what he is now doing. And then the ACRD could say well look and see ... that property is already in the OCP classed as RESIDENTIAL so that helps the ACRD to now say... here's another reason the zoning should be approved. We find this pretty darn sneaky.. ! When the zoning for the cabins was denied that should have been the end of it at that time. Nothing should have been amended to OUR OCP to make it easier for any new application. Is it a regular thing for the ACRD [or the Directors] to make amendments to the Districts OCP'S on the fly , on their own ? Heather and Ken Wilson