

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [REDACTED] Franklin River Rd
Date: April 14, 2026 1:59:26 PM

[CAUTION] This email originated from outside of the ACRD

Dear ACRD Board of Directors and Planning Department,

I am writing to formally request a postponement of the Public Hearing scheduled for April 16, 2026, regarding Application RF24008 (Bylaws P1533, P1534, and P1535) for 450 Franklin River Road.

As the owner of the farm located immediately to the south of the subject property, I am directly affected by this proposal. I am requesting that this hearing be rescheduled to **May 16, 2026, or later**, for the following critical reasons:

1. Late Notification and Procedural Fairness

The notice for this hearing was dated March 23, but I did not receive it until March 31. Many of my neighbours received theirs even later due to rural mail delivery. This has left us with very little time to respond to a major change in our community.

2. Volume of Technical Information

I have been doing my best to read through the entire information package since I received it. However, because of the technical nature and the sheer amount of material (including complex septic and engineering reports), I still have not been able to finish it as of today (actually, it is already 1:00 am in Apr.13). I want to provide an informed and meaningful response, but I cannot do so until I have fully processed all the documents.

3. Specific Concerns Requiring Professional Review

As an adjacent farmer, the following points in the staff report require more time for me to investigate:

Wastewater Risk: The septic report confirms "coarse sandy gravel" with "very high permeability." I am concerned that 8,500L of daily effluent will contaminate the groundwater and the well I use for my farm and livestock. Plus there is water pipe facing to my property directly, the water is from upper portion of property #450. See Picture.1

Public Safety: The report confirms that vegetation "hinders visibility" on the road curve. The proximity of the four driveways (mine, #450 has 2, and #550) creates a dangerous traffic situation for heavy industrial trucks and RV trailers. See picture.2

Fire Hazard: The report states the parcel is NOT within a fire protection area. A 50-unit campground creates a massive fire risk to my property and the surrounding forest without any guaranteed fire response.

Environmental Impact: I have documented elk, swans, and ducks using the Cox Lake wetlands. The debris already found in the drainage channels on site (Page 4) suggests the current proposal does not adequately protect this sensitive ecosystem. See picture 3 & 4

The "Notice of Public Hearing" states that affected parties will be afforded a "reasonable opportunity to be heard." The mail delays and the complexity of these three bylaws, the current timeline does not provide a fair or transparent opportunity for community participation.

I respectfully ask the Board to grant this extension to ensure the public hearing process is inclusive for all Cherry Creek residents.

Please **confirm receipt** of this email **and advise** if the hearing date will be adjusted.

Sincerely, Elmar Buelow [REDACTED] Frankin River Rd [REDACTED]

Opposition Letter

To: Alberni-Clayoquot Regional District (ACRD) Planning Department

Attn: Board of Directors and Planning Staff

Email: publichearings@acrd.bc.ca

Re: Opposition to Application RF24008 (Bylaws P1533, P1534, and P1535)

Property: 450 Franklin River Road (District Lot 272)

From:

William Ma & Lu Qing Xu

Franklin River Road

Port Alberni, BC, Canada

Date: April 14, 2026

Dear Members of the ACRD Board of Directors,

We respectfully submit this letter in **formal opposition** to Application RF24008, including proposed Bylaws P1533, P1534, and P1535, concerning the redesignation and rezoning of 450 Franklin River Road.

As the **immediate southern neighbor**, we have serious concerns regarding the significant negative impacts this proposal would have on **public safety, environmental protection, agricultural viability, and community planning integrity**.

1. Public Safety and Traffic Liability

The proposal report confirms that vegetation "hinders visibility" on the road curve. I have a "Driveway Conflict Map" (**Exhibit 1**), which illustrates a dangerous bottleneck where four driveways (two belong to property#450; one belongs to property#550; another one is mine) —converge on a curve of Franklin River Road. Adding heavy plumbing trucks and RV trailers to this cluster is a significant safety liability.

The road curvature and limited space will likely create:

- obstructed sightlines
- turning conflicts
- blocked access to private driveways

This creates an **unacceptable safety hazard** for residents and road users.

2. Risk to Public Infrastructure

A municipal water line is proposed along Franklin River Road, spanning both properties. (See **Exhibit.2**) The daily operation of heavy vehicles—including RV trailers and construction trucks—will pass directly over this line. These activities present several significant risks:

- **Physical Damage:** Constant weight and vibration may stress or damage underground infrastructure.
- **Financial Burden:** These impacts will likely increase long-term maintenance requirements and costs.

If the infrastructure fails, the consequences will fall on the residents of Port Alberni through service disruptions and increased taxes. Protecting this essential utility must be a priority for the city.

3. Environmental Impact

- **Wildlife Corridor Destruction (Roosevelt Elk & Trumpeter Swans)**

I have documented elk, swans, and ducks using the Cox Lake wetlands. The debris already found in the drainage channels on site (Proposal document Page 4) suggests the current proposal does not adequately protect this sensitive ecosystem. As shown in **Exhibits 3 and 4**, this property is a confirmed habitat for **Trumpeter Swans** and **Roosevelt Elk** (a blue-listed vulnerable species). The introduction of industrial noise and high-density tourism will destroy this migration corridor and violate the environmental objectives of the Cherry Creek OCP (Section 16.1).

- **Non-Compliance with the Riparian Areas Protection Regulation (RAPR)**

The official ACRD Subject Property Map (dated Feb 2, 2026) clearly identifies **North McFarland Creek** flowing through the center-west of the proposed development land. This creek is a known tributary of the **Cox Lake watershed**. Under BC Law, this stream must be treated as fish-bearing unless a professional assessment proves otherwise. The current proposal for an industrial workshop (M2B) and a campsite (MAC) fails to provide the required setbacks for a sensitive waterway. **Approving this rezoning without a provincial riparian assessment** places the Regional District at risk of non-compliance with the *BC Water Sustainability Act*.

4. Flooding and Engineered Drainage

My **reserved farmland** already experiences flooding from a drainage pipe on the subject property (**Exhibit 5**). Replacing natural soil with industrial rooftops and gravel will increase runoff volume and velocity. I formally request that the Board require an **Engineered Stormwater Management Plan** before further consideration.

5. Wastewater Risk

The subject property's physical constraints—specifically a **high-water table** and proximity to **North-McFarland Creek**—make it unsuitable for the intensity of the proposed wastewater systems.

A. RV and Mixed Accommodation (MAC) Risks

- **System Scale:** Commercial-grade septic systems for RV parks require significant land area and depth; the high water table may prevent these systems from meeting health and safety clearance standards.
- **Groundwater Contamination:** Inadequate filtration in saturated soils increases the risk of effluent and RV-related chemicals (fuel, oil, or holding tank additives) leaching into the groundwater.

The septic report confirms "coarse sandy gravel" with "very high permeability." I am concerned that 8,500L of daily effluent will contaminate the groundwater and the well I use for my farm and livestock.

- **Operational Leaks:** Surface runoff from high-traffic RV pads poses a direct risk of "non-point source" pollution to the downstream wetlands and our farm.

B. Light Industrial (M2B) Risks

- **Hazardous Runoff:** Industrial activities introduce heavy metals, solvents, or petroleum products that traditional septic systems are not designed to treat.
- **Downstream Impact:** Because the site drains toward our property, any failure in industrial containment or drainage infrastructure will result in the direct contamination of our actively farmed soil and livestock water sources.
- **Drainage Alteration:** Construction of industrial pads and buildings will increase impermeable surfaces, potentially causing "flash" drainage issues or flooding on our adjacent lower-lying lands.

6. Inadequate Fire Protection

- The report states the parcel is **NOT** within a fire protection area. A 50-unit campground creates a massive fire risk to my property and the surrounding forest without any guaranteed fire response.
- RV camping developments carry **inherent fire risks**, especially in rural and semi-forested environments:
 - propane systems and cooking equipment
 - electrical faults
 - proximity between units
 - dry vegetation and seasonal conditions

These risks are heightened in open or lakeside environments where **wind exposure can accelerate fire spread**.

- Increasing the "fire load" with industrial chemicals and a campsite—near the site of the 2025 Mount Underwood Wildfire—is a direct threat to our lives and property.

7. Inconsistency with Official Community Plan (OCP)

The proposed rezoning represents **spot zoning** that conflicts with the **rural designation (A2)** of the area.

- It introduces incompatible industrial/commercial uses into a rural residential and agricultural setting.
- This undermines the intent of the OCP to **preserve rural character and land use consistency**.
- Industrial development should be directed to **appropriately designated industrial zones**, not embedded within rural neighborhoods.

8. Impact on Agricultural Operations

The subject property is designated agricultural land and remains in active production (refer to **Exhibit 6**). The proposed development introduces significant industrial and RV-related externalities—specifically **noise, dust, and odours**—that threaten the viability of local farming.

According to ACRD mapping, the northern and western boundaries are bordered by the **Agricultural Land Reserve (ALR)**. Rezoning this area to "Light Industrial" and "Commercial" will trigger damaging **"edge effects,"** where industrial pollution directly interferes with the established **Right to Farm**. This proposal contradicts the ACRD's core policy of ALR protection by placing a high-intensity commercial hub immediately adjacent to protected, contiguous farmland.

9. Legislative Considerations

Under the **Land Title Act (Section 86)**, approval may be refused where development:

- interferes with adjacent farming operations due to inadequate buffering
- increases access in ways that negatively impact agricultural land use

We believe this proposal meets both of these concern thresholds.

Conclusion

For the reasons outlined above, we respectfully request that the ACRD Board:

- **deny Application RF24008**, and
- **reject Bylaws P1533, P1534, and P1535**

This proposal presents **significant and unacceptable risks** to:

- public safety
- environmental protection
- agricultural sustainability
- long-term community planning

I respectfully urge the Board to **deny** this application to preserve the safety and rural integrity of our community.

Sincerely,

William Ma

Lu Qing Xu

Exhibit references:

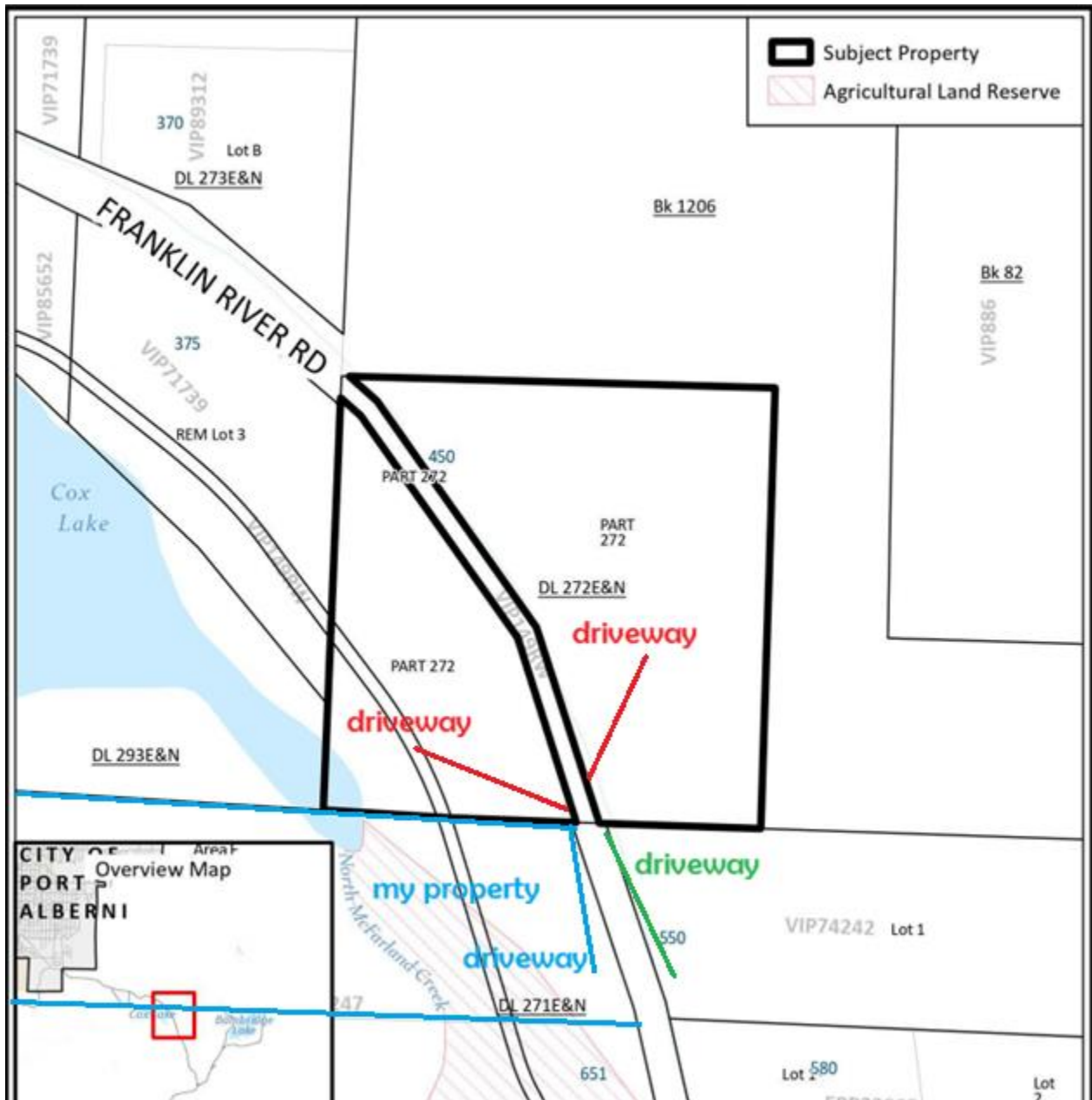


Exhibit 1

CITY OF
PORT ALBERNI

FRANKLIN RIVER ROAD WATERMAIN REPLACEMENT

WHAT'S HAPPENING

Roadwork construction is starting April 6, 2026 on Franklin River Road.

The watermain that connects the city to its water treatment plant is being replaced. This requires digging and trenching work.

This is a critically required upgrade to our underground infrastructure that maintains clean drinking water for our community.

- Bainbridge Water Treatment Plant to 1.1kms north along Franklin River Rd.
- 7am-7pm, Monday-Friday
- April 6, 2026 until July 2026

Exhibit 2. ongoing city new water pipe project

*"As shown in **Exhibit 2**, the City is currently investing in a major watermain replacement. Introducing heavy industrial traffic over this brand-new, critical infrastructure poses an unnecessary financial and operational risk to the City."*



Exhibit 3. trumpeter swans

"The presence of sensitive wildlife, such as the wild swans and elk shown in **Exhibits 3 and 4**, demonstrates that this property is part of a critical ecological corridor that would be disrupted by industrial noise and RV activity."



Exhibit 4. Roosevelt elk



Exhibit 5. this pipe face to my farm, and creek water from this pipe flooding my land every year. Although it is located at property 450.



Exhibit 6. reserved farm land



April 14, 2026

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, B.C.
V9Y 2E3

ATTENTION: PLANNING DEPARTMENT

Dear Sir,

RE: 450 Franklin River Road – Application #RF24008

We are the owners of [REDACTED] Franklin River Road which adjoins the lower part of D.L. 272. Our family has lived on D.L. 273 in excess of eighty years. We have traversed over this area and neighbouring area over the years and know the terrain very well.

Franklin River Road has a lot of traffic year round and in particular Spring to Fall with heavy traffic from Bamfield, Headquarters and China Creek marina/campsite. Other than the road traffic, this neighbourhood is very quiet.

We have some concerns with this application that we would like to address, as follows:

1. The lower part of 272 is approximately 13 acres and due to the high water table of most of this section, we do not believe it can accommodate 50 campsites with appropriate sewer. We have been unable to find the three holes that were dug for testing by the developer. There are no test holes marked on the map.
2. The main water course through the property is flagged and mapped. We thought this meant that it was protected from any alteration. It is the the only year round creek that flows into Cox Lake. The only creek that doesn't dry up. It's been altered by the owners digging out in front of the spring where it comes from the mountain. We have a Covenant registered on our property that protects that there is no cutting down, trimming, defoliate, removal or tamper with or work on any vegetation, trees, ground cover and any other plant life 50meters from Cox Lake. In regards to the top property, any activity effects the water table all the way down to the lake. They abide by no rules according to the Forestry Act in regard to stream protection.
3. We are concerned with the number of people, vehicles and pets that could be on this property causing excessive noise, debris as well as safety concerns. Will there be a ban on campfires. We were in an "evacuation alert" last year and worry of fires is constant. Will there be a ban on fireworks because of pets and horses in the area?

4. Will there be a high privacy fence required along the property lines to assure that people and pets do not wander onto private property?
5. Approximately 30 years ago the area was zoned for 20 acre lots. Then approximately 15 years ago that was lowered to 10 acre lots. In the last five years, it has been 5 acre lots. If this development goes through, it would be less than one acre for building. The lower property being approximately 13 acres would require approximately 3 acres (being the southern area which is the old railway grade that is swamp) to be non-encroachable for floodplain, trees, bush and foliage to be protected. One acre would be needed for septic field, leaving approximately 9 acres. 50 sites would be on .108 of an acre and 24 cottages would be .32 of an acre. Changing from 5 acres to this is extreme. We believe the land would be better suited for 3 or 4 building lots as was proposed by the previous owner.

Building this subdivision will destroy the wildlife corridor which supports a small herd of elk now. Who will oversee this property to protect these concerns?

Thank you for your attention to this matter.

Yours truly,

Colin Murray
Georgina Murray
Mark Murray
Jeannie Murray
Diana Patterson