



July 4, 2025

File: 2022-01583

Alberni Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Attention: ACRD

**Re: Proposed Commercial Accesses for:
District Lot 272, Alberni District, except part in Plan 149 RW
440/551 Franklin River Road, Port Alberni**

The Ministry of Transportation and Transit (MoTT) has no preliminary concerns to the proposed Commercial Accesses for the above noted property, for future campground/guest cottages development.

This response is not to be construed as Commercial Access Permit approval. A commercial access permit application is required to be submitted for a detailed MoTT review for acceptance.

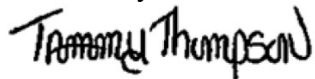
Commercial Access Permit considerations include but are not limited to the following:

- The applicant is responsible for obtaining Commercial Access permits for any future or existing driveways within Franklin River Road.
- Safety of the proposed access locations for property and other road users.
- Grade of Driveway Access (should not exceed 8%) within right of way. The first 10 metres of driveway shall be constructed at or near a right angle to the road and at a maximum 2% grade.
- Minimum Sight Distance of 168m in both directions.
- Minimum 9 metre radius and width.
- Adequate surfacing (gravel or paved) of access apron.

- Property Drainage (stormwater) must not directly flow onto Franklin River Road. The property must manage its own stormwater on-site.
- Signage and landscaping must not encroach onto Franklin River Road. All Signage and landscaping must be located on private property. Signage and landscaping should not interfere with sightlines or clear zones.
- Property Owner will be responsible for the installation, operation and maintenance of Ministry approved accesses.

If you have any questions or concerns, then please contact me.

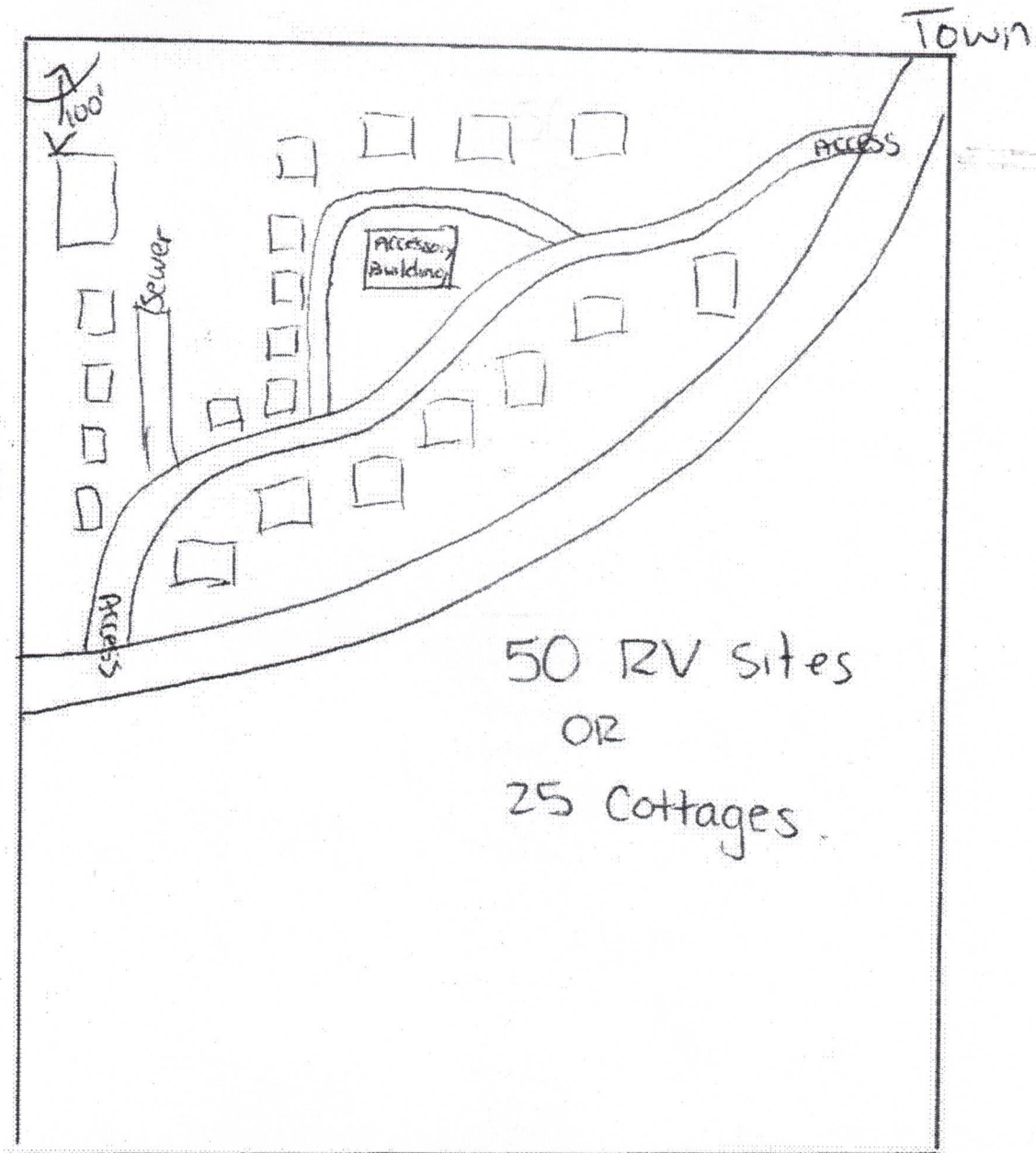
Yours truly,

A handwritten signature in black ink that reads "Tammy Thompson". The signature is written in a cursive, slightly slanted style.

Tammy Thompson
Sr. Development Services Officer

Attachment: Proposed Access Design Sketch

551 Franklin River Rd
450





BYLAW NO.: P1533, P1534, & P1535

ACRD FILE NO.: RF24008

APPLICANT NAME: Tilley's Plumbing and Heating Ltd.
ACRD CONTACT: Jaleen Rousseau, MCIP, RPP, Planning Manager
Date of Referral: March 3, 2026

Approval Recommended for
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due
to Reasons Outlined Below

BC Building Code: Fire Department Access Routes shall be designed and installed in accordance with 9.10.20.3 or 3.2.5, whichever is applicable and shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking. Special variations could be permitted for buildings protected with automatic sprinkler systems and could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment.

BC Building Code: Standpipe and hose systems shall be designed, constructed and installed in conformance with Articles 3.2.5.8. to 3.2.5.11. and 3.2.5.17, as applicable.

City water main located on south side of Franklin River Road to be protected at all times prior to, during and after construction in accordance with M.O.T.T. guidelines.

Sewage dispersal system full build out not to impact or cross Franklin River Road.

Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature:

Luc Stefani

Date: March 25th, 2025

RF24008/PL20240071



**BYLAW NO.: P1533, P1534, & P1535
ACRD FILE NO.: RF24008**

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Address in question is not currently part of the Cherry Creek Improvement District, just our electoral area. Our assets and taxation authority are unaffected by this proposal.

Agency (please print): Cherry Creek Waterworks District

Name (please print):

Wes Kovacs

Title:

Admin

Signature:

[Handwritten Signature]

Date:

March 3, 2026

RF24008/PL20240071



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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): _____

Name (please print): _____

Title: _____

Signature: _____

Date: _____

RF24008/PL20240071

Kerri Creighton

From: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>
Sent: March 10, 2026 3:48 PM
To: Planning Shared
Subject: eDAS MoTT File # 2026-01076 Approval: Bylaw Text Amendment-

[CAUTION] This email originated from outside of the ACRD

Hello,

The Ministry of Transportation and Transit (MOTT) has received and reviewed your referral dated March 3, 2026, regarding the proposed rezoning of 450 Franklin River Road from Rural (A2) District to Light Industrial (M2B) District and Mixed Accommodation Commercial (MAC) District.

The proposal does not fall within Section 52 of the Transportation Act and therefore does not require formal Ministry approval.

The Ministry has no objections to the proposed rezoning of 450 Franklin River Road.

Please note that properties are permitted one access point to a provincially maintained road. Should the property owner require an additional or secondary access, or an access to support business operations, a permit may be required.

Permit applications can be submitted online.

To submit a **permit application online**, please follow this link:

<https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits>

You will need a **basic BCeID** to log in. If you do not already have one, you can register here:

<https://www.bceid.ca/register/>

When submitting your application, please include:

- **Type of permit:** Choose from the **drop-down menu** in the application form.
- **MoTT Office:** Select **Central Vancouver Island Area**.
- **Documents:** Upload design drawings and any other relevant documents related to the proposed work. Include:
 - A detailed project description
 - Mark the location on the map (**Locations tab**)
 - Provide the proposed timeline for scheduled works, if applicable
- **Contact Information:** Ensure full contact details, including address for the applicant and permit holder, are complete (**Parties tab**)

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact me at (250) 739-8228 or by email at Dana.Spilde@gov.bc.ca.

Thank You,



Dana Spilde

Development Services Officer- SA01/ SA02

Ministry of Transportation & Transit

(250) 739 -8228 Direct Line

****Please Include File Number in Subject line, if applicable.**

Saanich Area Office-SA01
(250) 952-4515 Office Line
Suite 240- 4460 Chatterton Way
Victoria, BC
V8X 5J2

Nanaimo Area Office-SA02
(250) 250-751-3246 Office Line
Suite 301- 2100 Labieux Road
Nanaimo, BC
V9T 6E9

[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)

[Rural Subdivision Approvals Manual](#)

Kerri Creighton

From: ccvfd@shaw.ca
Sent: March 4, 2026 9:07 AM
To: Planning Shared
Cc: ccwwacc@shaw.ca
Subject: RE: Bylaws P1533, P1534 & P1535 - RF24008 Referral Package

[CAUTION] This email originated from outside of the ACRD

Hi Kerri,
This property is outside of the Cherry Creek fire protection area, so we would not comment on this bylaw.
Thanks
Lucas

Lucas Banton – BBA



Fire Chief
Cherry Creek Fire Dept
P: 250.723.2254
C: 250.731.7555

From: Kerri Creighton <kcreighton@acrd.bc.ca> **On Behalf Of** Planning Shared
Sent: March 3, 2026 1:12 PM
To: Barbara Ross (bross@sd70.bc.ca) <bross@sd70.bc.ca>; Brandy Lauder <brandy@hupacasath.ca>; Darrell Ross <dross@tseshaht.com>; llwatts <llwatts@tseshaht.com>; HBE@viha.ca; Cherry Creek Waterworks <ccwwacc@shaw.ca>; Lucas Banton (Fire Dept) <ccvfd@shaw.ca>
Cc: Jaleen Rousseau <jrousseau@acrd.bc.ca>; Luc Stefani <lstefani@acrd.bc.ca>
Subject: Bylaws P1533, P1534 & P1535 - RF24008 Referral Package

Good afternoon,

Please find attached the referral package and response form for Cherry Creek rezoning application RF24008. If you have any input to provide regarding this application, please complete the response form and return it by April 3, 2026.

Thank you,