



**To:** ACRD Board of Directors

**Meeting Date:** September 13, 2023

**From:** Charity Hallberg Dodds, Planning Technician

**File #:** PL20230044/RF23006

**Application Type:** Rezoning – 5447 Maebelle Road (Von Brendel)

**Recommendation:**

*THAT the Board of Directors consider first reading of Bylaw P1484, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw at a future date, and that notice be given in accordance with section 467 of the Local Government Act; and*

*THAT the Board of Directors confirm that adoption of Bylaw P1484 is subject to meeting technical referral agency requirements.*

Note: If the Board wishes to proceed with the public hearing process, the appropriate motion would be:

*THAT Bylaw P1484, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;*

*THAT the public hearing for Bylaw P1484 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District; and*

*THAT the Board of Directors confirm that adoption of Bylaw P1484 is subject to meeting technical referral agency requirements.*

**Development Proposal:** The property owner intends to subdivide the 1.15 ha (2.847 ac) subject property into three (3) lots.

**Advisory Planning Commission Recommendation:** The Cherry Creek APC reviewed this application at their August 30<sup>th</sup> meeting and the members present supported the application.

**Property Owner:** Brett Von Brendel

**Property Information:**

Civic Address	5447 Maebelle Road						
Legal Description	LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096						
PID	018-596-096	Folio	01700.034	ALR? (Y/N)	N	Lot Size (ha)	1.15 (2.847 ac)
Current Zoning	Small Holdings (A1) District			Proposed Zoning	Acreage Residential (RA3) District		
Current OCP	Residential Use			Proposed OCP	n/a		
Development Permit Area(s)	Development Permit Area I – Riparian Areas Protection						

**PL20230044/RF23006**

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | [www.acrd.bc.ca](http://www.acrd.bc.ca)

*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułuʔiłʔatḥ, 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).*

Current Use & Description	Residential. The property is mostly cleared and generally level. Improvements include a dwelling, mobile home, shed, chicken coop and barn.		
Surrounding Zoning and Land Use			
North	Small Holdings (A1) District	South	Small Holdings (A1) District
East	Small Holdings (A1) District	West	Rural (A2) District

**Services:**

- a) **Sewage Disposal:** Onsite sewage disposal. The property owner has provided a report prepared by a Registered Onsite Wastewater Practitioner (ROWP) which concludes that the property has the necessary soil conditions to support onsite sewage disposal on all three (3) proposed parcels. The report also notes that the existing system located on proposed Lot 1 shows no evidence of potential health hazards as per regulations.
- b) **Water Supply:** Cherry Creek Waterworks District.
- c) **Fire Protection:** Cherry Creek Fire Protection Area.
- d) **Access:** Maebelle Road. Proposed Lots 2 and 3 are to be accessed by a panhandle driveway extending to Maebelle Road. Final panhandle access dimensions and details would be determined at the subdivision stage in order to satisfy access regulations as required by the Ministry of Transportation and Infrastructure (MOTI). The zoning amendment bylaw will also require MOTI approval under Section 52 of the *Transportation Act* as the property lies within 800 metres of a Controlled Access Highway.
  - i. **Parcel Frontage Waiver:** Since proposed Lots 2 and 3 are to be accessed by a panhandle driveway, they would not meet the 10% road frontage requirement as per section 512 of the *Local Government Act*. A parcel frontage waiver would be required for both lots.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The Cherry Creek Official Community Plan (OCP) designates the subject property as Residential Use. The OCP was amended for this property in May 2023. At that time, the property owner intended to rezone to allow for a one-lot subdivision and rental cabins on the remainder portion of the property. The zoning for rental cabins was not supported by the Board, although the OCP amendment to Residential Use was supported. The property owner is now proposing the 3-lot subdivision as an alternative that complies with the OCP.

The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size where the lots are connected to communal or community water or sewer. The proposed lots would be connected to the Cherry Creek Waterworks District. The objective of the Residential Use designation is to allow for a range of housing options within the Plan area.

A small area in the north west corner of the subject property appears to lie within DPA I – Riparian Areas Protection. If any portion of the property intersects the 15 metre riparian area for a minor stream, a development permit application would be required at the subdivision stage.

***This proposal complies with the Cherry Creek Official Community Plan.***

- b) **Zoning:** The current zoning is Small Holdings (A1) District. The property owner is applying to rezone the subject property to Acreage Residential (RA3) District to facilitate a 3-lot subdivision.

- i. Parkland Dedication: Not applicable.

	Current (A1):	Proposed (RA3):
Minimum Lot Area (ha)	0.809 (2 ac)	0.24 (0.6 ac)
Minimum Lot Width (m)	50.292 (165 ft)	30 (98.425 ft)
Principal & Accessory Front Yard Setback (m)	7.62 (25 ft)	15 (49.21 ft)
Principal Side Yard Setback (m)	1.524 (5 ft)	5 (16.4 ft)
Principal Rear Yard Setback (m)	9.14 (30 ft)	10 (32.8 ft)
Accessory Side Yard Setback (m)	4.572 (15 ft)	0.914 (3 ft)
Accessory Rear Yard Setback (m)	4.572 (15 ft)	0.914 (3 ft)
Watercourse Setback (m)	30.48 (100 ft)	30.48 (100 ft)

***This proposal does not comply with the current Small Holdings (A1) District. Rezoning to Acreage Residential (RA3) is required to facilitate subdivision to create parcels with a minimum lot size of 0.24 ha (0.6 ac).***

**Comments:** Rezoning the subject property is necessary to facilitate the proposed 3-lot subdivision, which complies with the Cherry Creek OCP. If approved, a development permit and parcel frontage waiver will be required at the subdivision stage. Additionally, final layout of parcels and panhandle driveways will be required prior to subdivision approval.

With consideration to the ongoing housing shortage within the ACRD, Planning staff is supportive of the proposal to create parcels of land for new housing.

*Charity Hallberg Dodds*

Submitted by: Charity Hallberg Dodds, Planning Technician

*Alex Dyer*

Reviewed by: Alex Dyer, MCIP, RPP, Planning Manager

*Daniel Sailland*

Approved by: Daniel Sailland, MBA, CAO

## October 12, 2022 Pictures



Mid-point of property looking east along the southern lot boundary



Existing single family dwelling and mid-point of property looking west along the southern lot boundary



East side of property to be rezoned RA3 District. Log Train Trail right-of-way located beyond tree line.



East side of property to be rezoned RA3 District. Log Train Trail right-of-way located beyond tree line.

**PROPOSED SUBDIVISION PLAN OF LOT D, DL 135, ALBERNI DISTRICT, PLAN VIP58096.**

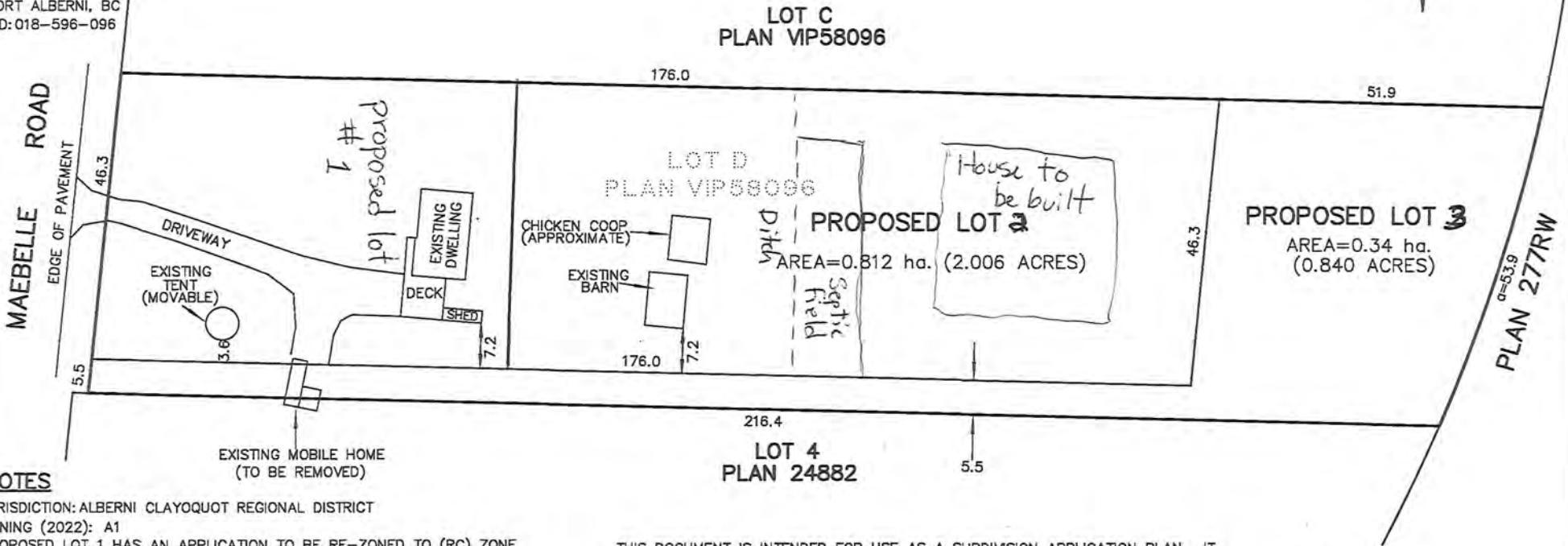
**SCALE = 1:750**



THE INTENDED PLOT SIZE IS 8.5" X 14"  
DIMENSIONS ARE SHOWN IN METRES  
AND ARE DERIVED FROM PLAN VIP58096.

**CIVIC ADDRESS**

5447 MAEBELLE ROAD  
PORT ALBERNI, BC  
PID: 018-596-096



**NOTES**

JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT  
ZONING (2022): A1  
PROPOSED LOT 1 HAS AN APPLICATION TO BE RE-ZONED TO (RC) ZONE  
PROPOSED LOT 2 HAS AN APPLICATION TO BE RE-ZONED TO (RA3) ZONE


THIS DOCUMENT IS INTENDED FOR USE AS A SUBDIVISION APPLICATION PLAN. IT IS BASED ON LAND TITLE OFFICE RECORDS, AND DOES NOT REPRESENT A BOUNDARY SURVEY. CRITICAL LOT DIMENSIONS AND AREAS MUST BE CONFIRMED BY A PROPER CADASTRAL SURVEY.

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FILE: 1318 PS1.DWG  
DATE: 2021-03-22

Gibson and Sons Consulting Ltd.



Mr. Brett von Brendel  
Property owner  
5447 Maebelle Road, Rd, Port Alberni  


April 5, 2022

Dear Mr. *von Brendel,*

Re: Proposed 2 lot subdivision of 5447 Maebelle Road, Lot D Plan VIP 58096 DL 135 in the Alberni LD

On March 25, 2022 we conducted a site investigation to determine a reserve area for the existing home for on-site sewage treatment and both a primary and reserve area for the new lot. The soil profiles are shown on the attached site information sheet. The soil profiles and areas available will suit a type 1 seepage bed that meet all the requirements of the Sewerage System Regulations and its Standard Practice Manual for installation and Island Health Standards. The areas and holes are marked with orange ribbon. The existing system for the 1974 home appeared to be functioning as designed and showing no signs of a prescribed Health Hazard.

If you have any further questions do not hesitate to contact us.

Yours Truly



Glenn J Gibson ROWP CPHI(c)



Gibson and Sons Consulting Ltd.



Mr. Brett von Brendel  
Property Owner of  
5447 Maebel Road, Port Alberni

June 14, 2023



Dear Mr. von Brendel,

Re: Proposed 3 lot Subdivision of Lot D DL 135 Alberni District Plan VIP 58096 5449 Maebel Road, Port Alberni, BC

Recently test holes were dug to show the soil profiles and porosity meet the intent of Island Health Subdivision Standards and for the installation of type 1 in-ground seepage beds. With a percolation rate of 1-2 minutes the hydraulic loading rate is 40 l/d/m sq. therefore a 4 bedroom home will require a system that is 2.4 meters by 16.7 meters. As you can see the areas provided exceed this required area. Attached are the site-info sheets and a plan showing the areas for on-site sewage treatment.

The existing on-site sewage treatment system shows no evidence of any potential Health Hazard as prescribed by the regulations.

If you have any further questions do not hesitate to contact us.

Yours Truly

Glenn J Gibson ROWP CPHI(c)



# PROPOSED SUBDIVISION PLAN OF LOT D, DL 135, ALBERNI DISTRICT, PLAN VP58096.

SCALE = 1:750

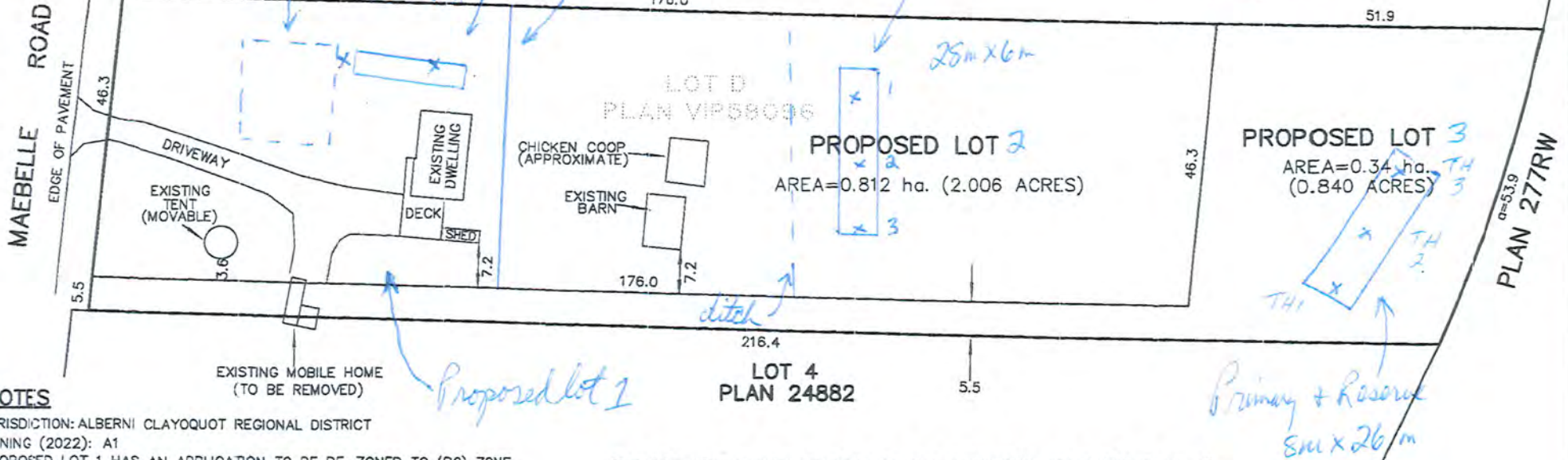


Metric

THE INTENDED PLOT SIZE IS 8.5" X 14"  
DIMENSIONS ARE SHOWN IN METRES  
AND ARE DERIVED FROM PLAN VP58096.

## CIVIC ADDRESS

5447 MAEBELLE ROAD  
PORT ALBERNI, BC  
PID: 018-596-096



## NOTES

JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT  
ZONING (2022): A1  
PROPOSED LOT 1 HAS AN APPLICATION TO BE RE-ZONED TO (RC) ZONE  
PROPOSED LOT 2 HAS AN APPLICATION TO BE RE-ZONED TO (RA3) ZONE

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DATE: 2021-03-22

*Page 2/4*



5417 Maedel Rd  
Port Alberni

Site Assessment Information

Site Information	Lot Number <u>1</u>	Lot Number <u>2</u>		
Lot Size		.6 acres		
Lot Slope %	Existing	1-2		
Lot Dimension		please see Plan →		
COVENANT INFO	PRIMARY	RESERVE	PRIMARY	RESERVE
Slope Within Covenant Area (%)		1-2	1-2	1-2
AIS Area m <sup>2</sup>		67m <sup>2</sup>	84m <sup>2</sup>	84m <sup>2</sup>
Covenant Dimensions		3.7m x 18m	3 x 28	3 x 28
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE
Test Hole #1		36" +/-	36" +/-	#3 36" +/-
#2		36" +/-	36" +/-	
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE
Test Hole #1	↓	1-2 min.	1-2	1-2 min.

Date(s) of Observations/Tests: June 7, 2023

Test Performed by: Glenn Gibson + Brett von Brundel

Signature of Applicant or Agent or Qualified Professional: [Signature]

Date: June 14, 2023





5447 Macbel  
Port Alberni

Site Assessment Information

Site Information	Lot Number <u>3</u>		Lot Number <u>    </u>	
Lot Size	<u>.84 acres</u>			
Lot Slope <u>9%</u>	<u>2-3</u>			
Lot Dimension	<u>50 x 56" +</u>			
COVENANT INFO	PRIMARY	RESERVE	PRIMARY	RESERVE
Slope Within Covenant Area (%)	<u>1-2</u>	<u>1-2</u>		
Covenant Area m <sup>2</sup>	<u>104</u>	<u>104</u>		
Covenant Dimensions <u>m</u>	<u>4 x 26</u>	<u>4 x 26</u>		
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE
Test Hole #1	<u>36" +/-</u>	<u>#3 36" +/-</u>		
#2	<u>36" +/-</u>	<u>#2 36" +/-</u>		
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE
Test Hole #1	<u>3:45 - 5 min 50 seconds</u>			

Date(s) of Observations/Tests: June 7/23  
 Test Performed by: Alan Gibson & Brett von Brandel  
 Signature of Applicant or Agent or Qualified Professional: [Signature]  
 Date: June 14/23





MAEBELLE RD

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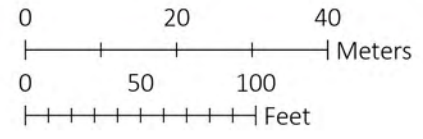
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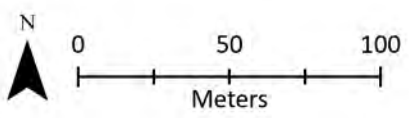
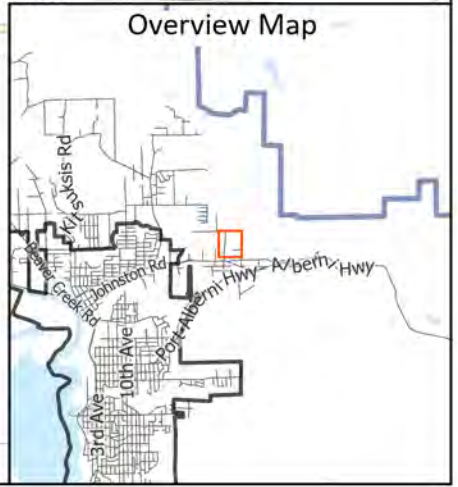
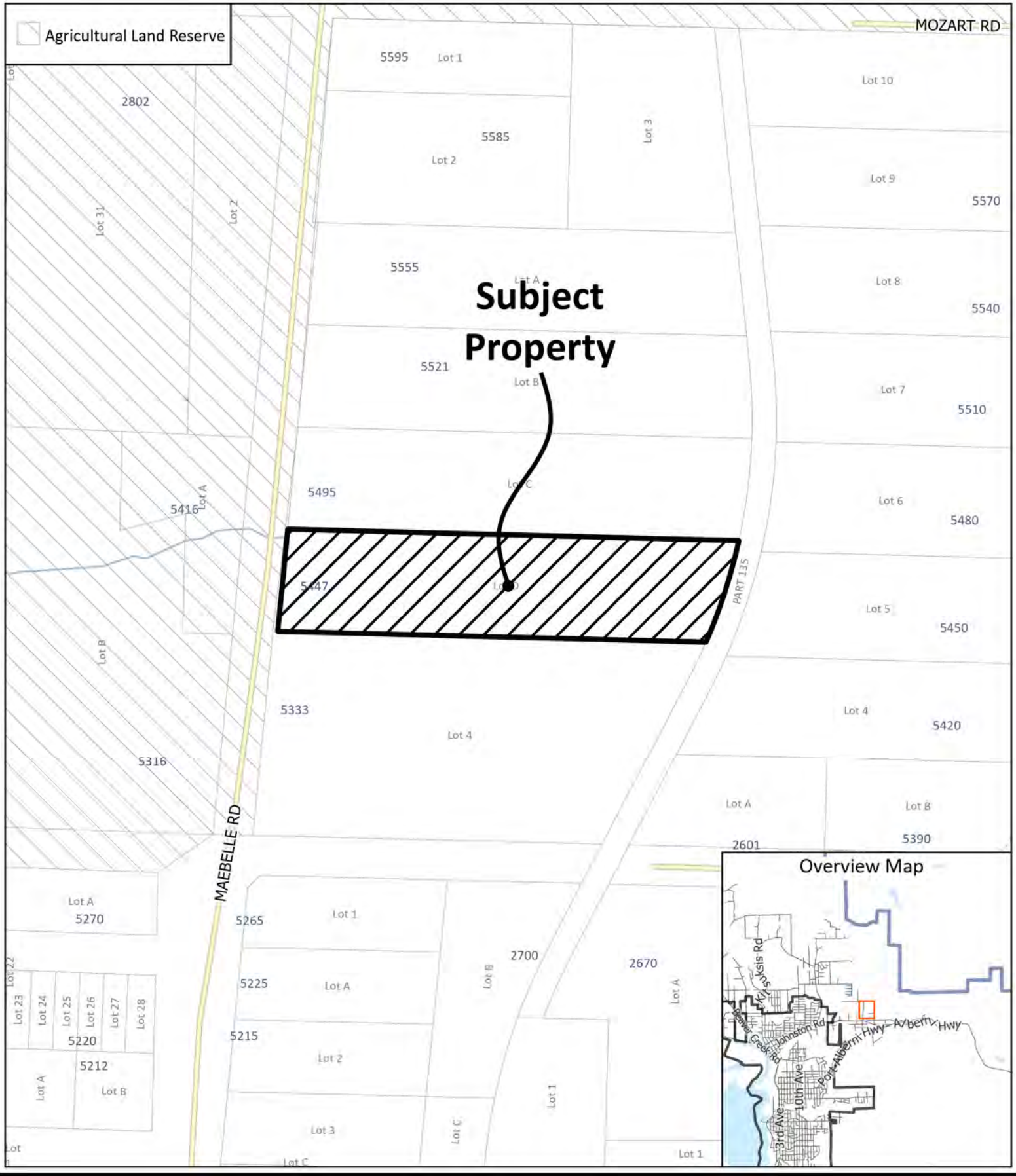
5447 Maebelle Road  
LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096


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 Agricultural Land Reserve

MOZART RD

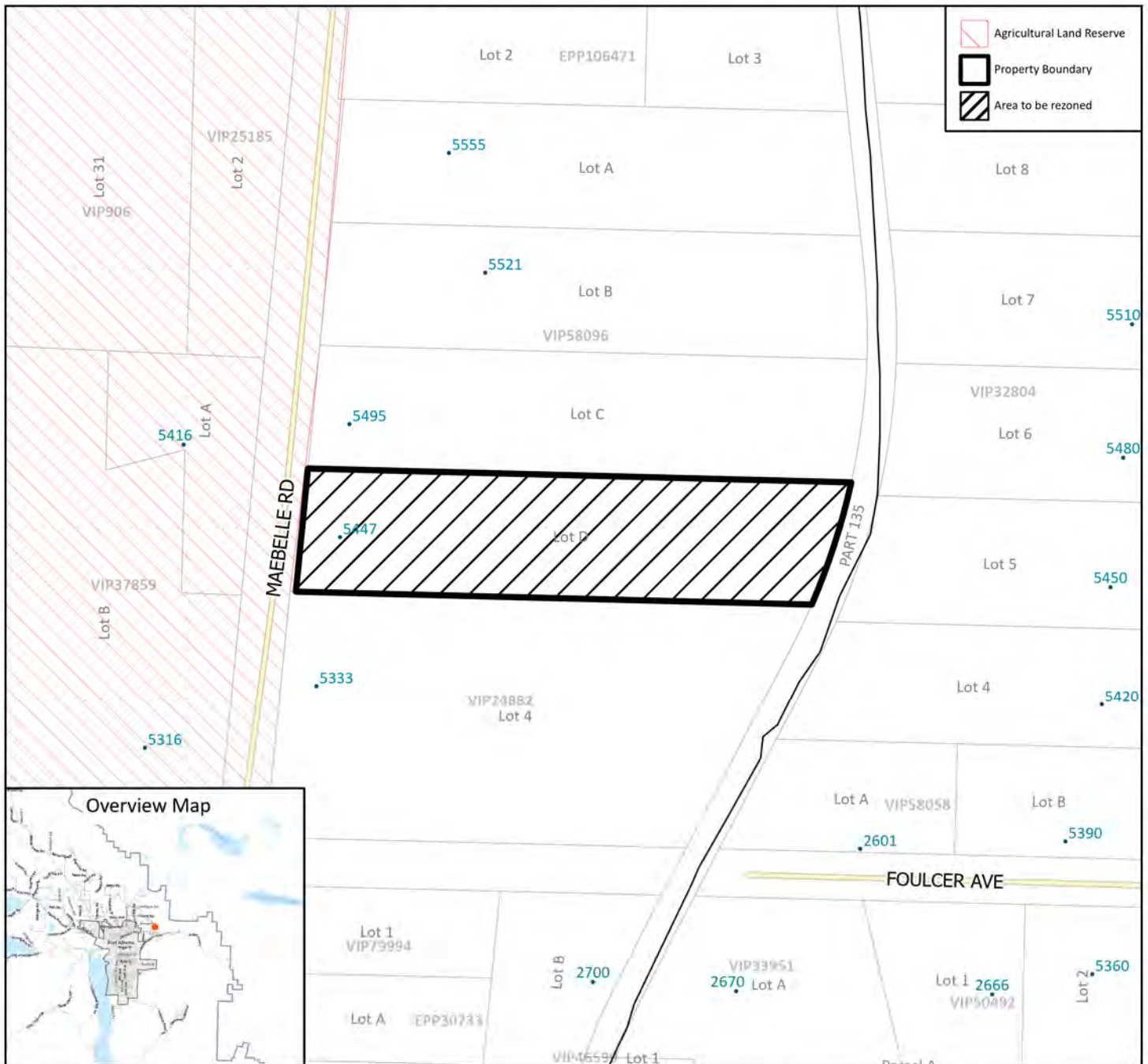


 LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096




# Schedule 'A'

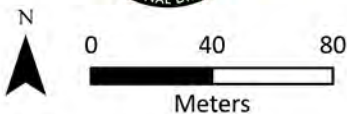
This schedule is attached to and forms part of Bylaw No. P1484, Zoning Atlas Amendment Bylaw, 2023



Legal description: LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096

Address: 5447 Maebelle Road

 To be rezoned from Small Holdings (A1) District to Acreage Residential (RA3) District





**To:** ACRD Board of Directors

**Voting Structure:** Electoral Area Directors Only

**From:** Alex Dyer, MCIP, RPP, Planning Manager

**Meeting Date:** October 11, 2023

**Subject:** Rezoning Application RF23006 – 5447 Maebelle Road (Von Brendel)

**Recommendation:**

*THAT Bylaw P1484, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.*

*THAT Bylaw P1484, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a second time.*

*THAT Bylaw P1484, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a third time.*

**Options Considered:** If the Board wishes to delegate a public hearing to be held to gather additional public input on the rezoning application prior to further considering the bylaw, the appropriate motions would be:

*THAT Bylaw P1484, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.*

*THAT the public hearing for Bylaw P1484 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District.*

Civic Address	5447 Maebelle Road						
Legal Description	LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096						
PID	018-596-096	Folio	1700.034	ALR? (Y/N)	N	Lot Size	1.15 ha (2.85 ac)
Current Zoning	Small Holdings (A1) District			Proposed Zoning	Acreage Residential (RA3) District		
Current OCP	Residential Use			Proposed OCP	n/a		

**PL20230044/RF23006**

## Development Permit Area(s)

## Development Permit Area I – Riparian Areas Protection

**Background:** The property owner has applied to rezone their 1.15 ha (2.847 ac) property from Small Holdings (A1) District to Acreage Residential (RA3) District in order to subdivide the property into three (3) lots. The RA3 District zoning would support a 0.24 ha (0.6 ac) minimum lot size for subdivision. The conceptual subdivision plan includes two +/- 0.34 ha vacant lots in the east half of the property that would be accessed by panhandle to Maebelle Road and a +/- 0.47 ha lot containing the existing house.

At the September 13, 2023 meeting, the Board resolved to consider first reading of Bylaw P1484 at a future date and that notice be given in accordance with Section 467 of the *Local Government Act*. On September 26, a notice sign was posted on the subject property, the notice was mailed to all property owners and residents within 100 meters of the property, and the notice and information package were posted on the ACRD webpage. Notices were also advertised in the September 27 and October 4 editions of the Alberni Valley News.

There have been thirteen (13) letters of correspondence received from addresses representing eight (8) different properties in the neighbourhood. All of the letters received express general opposition to the rezoning. The letters cite concerns about the water system capacity, traffic and road safety, policing, density, environmental impact, and changes to the overall character of the area. The letters are attached to the report as Appendix 'A'. If any additional correspondence is received ahead of the Board meeting, staff will inform the Board.

Technical agency referral requests were sent out on September 14 and the referral agency responses that have been received either noted that their interests were unaffected or recommended conditional approval of the bylaw. Referral responses were received from the Ministry of Transportation & Infrastructure (MOTI), Island Health and the Cherry Creek Fire Department. The MOTI referral response highlighted that the applicants would likely be required to upgrade the culvert at the proposed panhandle access on Maebelle Road at the time of subdivision.

Recognizing the ongoing need for new housing in the community and that the proposal is consistent with the Residential Use policies in the Cherry Creek Official Community Plan, staff recommend that the Board give three readings to Bylaw P1484. After third reading, the bylaw would be presented to the Board for consideration of adoption at a subsequent Board meeting.

If the Board wishes to hold a public hearing to gather additional input on the rezoning application prior to making a decision on the bylaw, the appropriate motions would be to give first reading to Bylaw P1484 and to delegate a public hearing to be held by the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Board.

Reviewed by: Michael Irg  
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Reviewed by: Wendy Thomson  
Wendy Thomson, General Manager of Administrative Services

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





MAEBELLE RD

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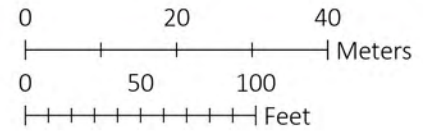
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5447 Maebelle Road  
LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096

Prepared 2022-10-12 , ACRD  
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Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

RE: Brett Von Brendal  
5447 Maebelle Road  
Lot D, DL 135, Alberni District Plan  
VIP58096  
Bylaw P1484

This is a letter of opposition to the rezoning of Lot D, District Lot 135, Alberni, Plan VIP58096 from Small Holdings A1 to District Acreage Residential RA3 to facilitate a three lot subdivision for the following reasons:

-The Cherry Creek water system is fed by the Lacy Lake reservoir. There are concerns over the capacity of our water system to support the additional draw from new properties and homes. Firstly, the neighborhoods along Maebelle Rd, Dundalk Ave and Old Nanaimo Hwy. are the furthest along the system and experience strain from water supply issues more prevalently (ie. last to get our water back after breakages, maintenance etc.). In conjunction with this, the Cherry Creek water system has not been assessed for capacity in consideration of climate change. Given that this is already a sensitive system, it would be inappropriate to continue to add new draws such as new subdivisions without proper research and a water conservation strategy.

-Maebelle Road residents already have problems with traffic and speeding on the narrow road with little shoulder, and no sidewalk, for pedestrians and bikers. This will contribute to the current traffic issues on Maebelle Road.

-we have seen an increase in crime in the Cherry Creek community, however no plan has been made to deal with this (ie. increase in policing). We feel it is necessary to address this before the community expands further.

-The lack of housing in the valley was mentioned in the application, however, we feel that this is not going to alleviate this problem. The problem is a lack of affordable housing. This will not make a difference to the affordable housing crisis.

-This property had been rezoned in May 2023 to allow for rental cabins, however that application for rental units was not supported. The objective of the Residential Use Application RA1 is to allow for 'a range of housing options.' Does this mean that this is just another avenue to reach the same purpose of rental units?

We have lived in this area because of the large rural properties and dividing parcels to small pieces will take away the rural atmosphere that Cherry Creek residents all value.

Thank you.

Name: JESS TERRY BERRY

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



Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

RE: Brett Von Brendal  
5447 Maebelle Road  
Lot D, DL 135, Alberni District Plan  
VIP58096  
Bylaw P1484

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Thank you.

Name: \_\_\_\_\_

Signature \_\_\_\_\_

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates. A small blue mark is visible above the redaction.

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

RE: Brett Von Brendal  
5447 Maebelle Road  
Lot D, DL 135, Alberni District Plan  
VIP58096  
Bylaw P1484

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Thank you.

Name: Harry Krupsek [REDACTED]

Signature: [REDACTED]

Oct 4, 2023

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

RE: Brett Von Brendal  
5447 Maebelle Road  
Lot D, DL 135, Alberni District Plan  
VIP58096  
Bylaw P1484

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Thank you.

Name: \_\_\_\_\_

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

 Jennifer Norn

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

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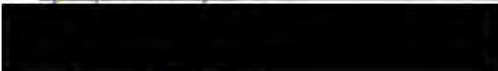
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Thank you.

Name: Lynn Krupak DL 4, 2023

Signature: 



Kae Alberni

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

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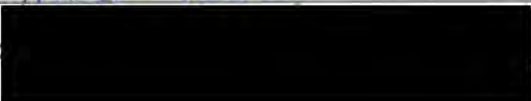
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Thank you.

Name: Mark Nord

Signature: 

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

RE: Brett Von Brendal  
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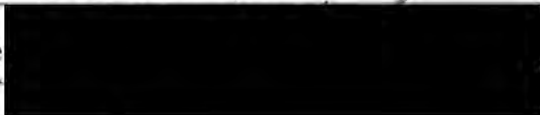
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Thank you.

Name: Brenda Norn

Signature

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Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

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Name: \_\_\_\_\_

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

*Mo +  
Ruth Umran*

Planning Department  
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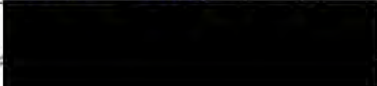
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Thank you.

Name: Marie Madeo, s. Jeffrey Stiles  
Signature: 

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Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
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Thank you.

Name: Steven Terryberry

Signature \_\_\_\_\_

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

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Thank you.

Name: Helga Mustredt

Signature: 

Ken Terryberry



AVRD (Alberni-Clayoquot Regional District)  
3008 Fifth Avenue  
Port Alberni BC  
V9Y 2E3

Dear ACRD,

I hope this letter finds you well. I am writing to express my concerns and opposition to the proposed RC-1 Zoning on Maebelle Road and Dundalk Avenue N.

Legal Description: Lot D, District Lot 135, Alberni District, Plan VIP58096.  
Location: 5447 Maebelle Road.

Our neighborhood has long been a peaceful and thriving enclave, cherished for its natural beauty and tranquility. The current zoning regulations were put in place to preserve the character of our area, and I strongly believe that any deviation from these regulations would have a detrimental impact on our community.

While I understand the need for housing development to accommodate a growing population, it is crucial that these developments align with the existing environment and the wishes of the residents.

I am concerned about several aspects of this development:

1. **Overcrowding**: Adding more housing units to our neighborhood could lead to overcrowding, increased traffic congestion, and a strain on our local resources.

2. **Environmental Impact**: The proposed development could harm our local ecosystem, including the destruction of green spaces, trees, and wildlife habitats.

3. **Quality of Life**: Increased population density might lead to a decline in the quality of life for current residents, with potential issues related to noise, pollution, and a loss of community cohesion.

4. **Infrastructure**: Our existing infrastructure may not be equipped to handle the demands of additional residents, potentially leading to issues with utilities, road maintenance, and more.

I urge ACRD to reconsider this rezoning proposal and work closely with the community to develop a plan that better respects our neighborhood's unique character and the desires of its residents. I believe that responsible and sustainable development can coexist with the preservation of our community's charm and heritage.


Thank you for considering my views and for your commitment to responsible development.

Sincerely,

A large black rectangular redaction box covering the signature of the sender.

Concerned residents of Cherry Creek District, Port Alberni

Ken Terryberry



AVRD (Alberni-Clayoquot Regional District)  
3008 Fifth Avenue  
Port Alberni BC  
V9Y 2E3

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Port Alberni, British Columbia, V9Y 2E3

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Thank you.

Name: Jarvis and Trudy Gaudet

Signature: 

Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
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Thank you.

Name: \_\_\_\_\_

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

Rita Mayo



Planning Department  
Alberni Clayoquot Regional District  
3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

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Thank you.

Name:

*NOBBY MAIDER*

Signature:

[Redacted Signature]

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3008 Fifth Avenue,  
Port Alberni, British Columbia, V9Y 2E3

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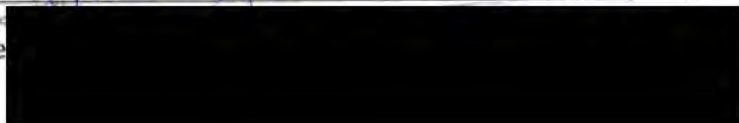
We have lived in this area because of the large rural properties and dividing parcels to small pieces will take away the rural atmosphere that Cherry Creek residents all value.

Thank you.

Name:

Signature

*M. James Mayo*



1. **Overcrowding**: Adding more housing units to our neighborhood could lead to overcrowding, increased traffic congestion, and a strain on our local resources.

2. **Environmental Impact**: The proposed development could harm our local ecosystem, including the destruction of green spaces, trees, and wildlife habitats.

3. **Quality of Life**: Increased population density might lead to a decline in the quality of life for current residents, with potential issues related to noise, pollution, and a loss of community cohesion.

4. **Infrastructure**: Our existing infrastructure may not be equipped to handle the demands of additional residents, potentially leading to issues with utilities, road maintenance, and more.

I urge ACRD to reconsider this rezoning proposal and work closely with the community to develop a plan that better respects our neighborhood's unique character and the desires of its residents. I believe that responsible and sustainable development can coexist with the preservation of our community's charm and heritage.

Thank you for considering my views and for your commitment to responsible development.

Sincerely,

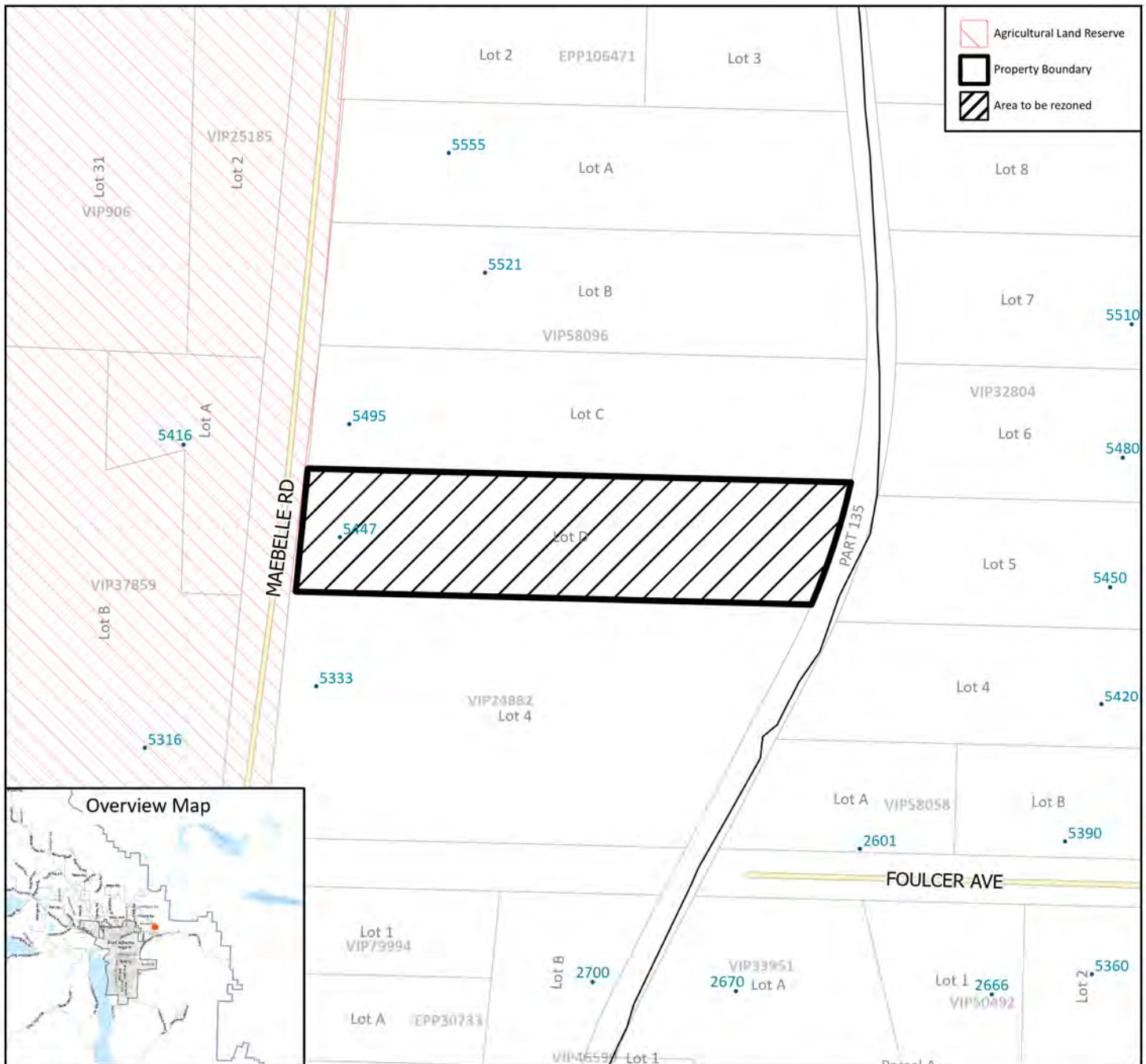


Concerned residents of Cherry Creek District, Port Alberni



# Schedule 'A'

This schedule is attached to and forms part of Bylaw No. P1484, Zoning Atlas Amendment Bylaw, 2023



Legal description: LOT D, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN VIP58096

Address: 5447 Maebelle Road

To be rezoned from Small Holdings (A1) District to Acreage Residential (RA3) District

