

July 13, 2020

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

**RE PUBLIC HEARING FOR BYLAW P1407
6765/6755 Beaver Creek Road – Muriel McNamara & 0960271 BC Ltd. Property Owners**

As a property owner who lives beside the property in question I am not in favour of changing the zoning for the above property from Small Holdings (A1) District to Acreage Residential (RA2). I am not in favour of this change for the following reasons:

I am mostly concerned that I have a Fish Bearing Creek that runs through my property and I feel there is some untruths and just screwing around in general going on with that creek. When I bought the property it was made abundantly clear to me that there was a fish bearing creek running through it by the realtor. When we were in the process of getting the building permit for our house in 2012 it was again made clear to us that we had to stay a certain distance from this fish bearing creek by you the Regional District. In fact a contractor putting in the road & driveway to our property was fined for getting too near the creek with equipment and dirt got pushed into the creek and ended up in Plested Creek. Fisheries followed it back up to my property and he was fined.

I also have concerns re all the septic fields and the creek. I know Muriel had a hard time getting that piece of property to pass a perk test. They even had to dig a drainage ditch right through the property to get it to pass the perk test which I assume it must have finally passed.

So No I am not in favour of this Bylaw P1407 and my vote is no to it.

Yours sincerely

Jill E. Kent
6730 Twisden Road
Port Alberni, B. C.
V9Y 8M2

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I have put in over 3000 septic systems in Nanoose Bay so I am somewhat experienced in installing septic fields. This property would not pass a perk test last year so I doubt it could adequately allow that many septic systems on that particular piece of property.

My other reason voting no to this Bylaw P1407 is on my property 6730 Twisden Road a fish bearing creek runs through the property and flows onto 6765/6755 Beaver Creek Road and from there flows onto the property on the corner of Smith Road and Beaver Creek Road, from there it flows under Smith Road and into Plested Creek a Salmon habitat. There is a sign posted at the creek stating this. So this causes me great concern as now it could possibly be an environmental hazard or at least a concern as to what gets into the creek. I really don't think you can fit 2 houses and septic systems on that piece of property and not have a negative effect on the creek. At present there is one older house on the property and a small cabin that used to be used, a new house is in the process of being built directly behind the older house and now they want to put 2 more houses on this piece of property. There is already a commercial RV Storage facility on the property too which should this Bylaw pass I understand will be gone. The only good thing about the Bylaw.

So No I am not in favour of this Bylaw P1407 and my vote for it will be no.

Yours sincerely

Allan W. Kent
6730 Twisden Road
Port Alberni, B. C.
V9Y 8M2

From: [Kerry Young](#)
To: [Planning Shared](#)
Subject: public hearing P1407, 6765/6755 Beaver Creek Rd
Date: July 14, 2020 7:31:16 AM

Hello

i am writing this email to REJECT the proposed change of property status for the 6765/6755 parcel of Beaver Creek Rd

That Property has always been a Hobby Farm

Now it has 2 residences on it

I don't believe it should be further subdivided to allow a 3rd residence

The creek through the back of the property has been disrupted , which in the heavy rains may back up and flood the adjacent property.

I don't believe they have proper footage to install septic systems without encroaching sewage run off into the adjacent property

Since when is Beaver Creek allowing development like the City ?, with mini subdivisions?

going to put more strain on our water system which already has poor pressure , at that area,

My Fathers property is next door , He is also not very happy with a proposed 3rd housing ,

that was not in thy neighbors "original" plans , and we hear that the 3rd house is going to be Big , with a Big Shop and a RV storage area for possible rental,

They had to dig a Ditch down the center of the property to BeaverCreek to allow the area to drain , which may or may not be tied to the old Creek running through the back , which in the winter time also goes through the back of my fathers property.

Please reject this and keep Beaver creek its normal quiet Country style living and not turn it into City type atmosphere , that is why we all chose to live out in Beaver Creek

Thank You

Kerry Young

6574 Walker Road

250720 6266



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