



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

March 10, 2021

## CHERRY CREEK ADVISORY PLANNING COMMISSION

Please find enclosed the following applications for your review and consideration:

- RF20010 – 6124 Strathcona Street (McIntyre)
- RF20012 – 6695 Horne Lake Road (Hartman)

Please review these applications so that your Director can submit your recommendations to the Regional Board on Wednesday, March 24<sup>th</sup>, 2021.

Your next meeting is scheduled for **Monday, March 15<sup>th</sup> at 7:00 pm** through Zoom Video or Phone Conferencing. Refer to the email for details and Zoom invitation.

Sincerely,

Charity Hallberg Dodds  
Planning Assistant

Enclosures

Cc Applicants



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

## Rezoning Application

**MEETING DATE:** March 24, 2021

**ACRD FILE NO.:** RF20010

**APPLICANTS:** Gordon & Dawn McIntyre

### LEGAL

**DESCRIPTION:** LOT B, DISTRICT LOT 146, ALBERNI DISTRICT, PLAN 35521

**LOCATION:** 6124 Strathcona Street

**ELECTORAL AREA:** "F" Cherry Creek

**Applicant's Intention:** The property owner is applying to rezone the 1.4 hectare (3.5 acre) property to Acreage Residential (RA2) District in order to facilitate a proposed two lot subdivision. The applicants intend to create a +/- 1 acre parcel containing the existing house and a +/- 2.5 acre vacant remainder parcel.

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### Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1424 be read a first time;
- THAT the public hearing for Bylaw P1424 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1424 is subject to:
  - a. Confirmation from a Registered On-Site Wastewater Practitioner that the property can accommodate on-site sewage disposal to a minimum 1 acre density.
  - b. Meeting technical referral agency requirements.

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**Advisory Planning Commission Recommendation:** The Cherry Creek APC will consider the application at their March 15, 2021 meeting.

### Observations:

- i) **Status of Property:** The 1.4 hectare (3.5 acre) property is located on Strathcona

**RF20010**

Street. The property is partially cleared with an existing single family dwelling located in the east portion of the property adjacent to the road and a detached shop located to the west of the house. The rear of the property backs onto the Maplehurst Park property and the east edge of the Kitsuksis Creek ravine.

## ii) Services

- a. **Sewage Disposal:** An existing sewage disposal system provides on-site sewage disposal for the house on the property. As a condition of rezoning, staff recommend that a Registered On-Site Wastewater Practitioner confirm the capability of the land to accommodate on-site sewage disposal to a minimum 1 acre density.
- b. **Water Supply:** The existing house is connected to the Cherry Creek Waterworks District community water system. The new vacant parcel at the rear of the property would require an additional connection to the Cherry Creek water system.
- c. **Fire Protection:** Cherry Creek Volunteer Fire Department.
- d. **Access:** The property is accessed from Strathcona Street. The existing house and accessory building are accessed via an existing driveway along the south east frontage of the property. The proposed vacant lot would be accessed separately from Strathcona Street along the north side of the property. The conceptual subdivision plan provided by the applicant indicates that the proposed 2.5 acre vacant lot would not meet the 10% minimum parcel frontage onto a public road as required by the *Local Government Act*. A parcel frontage waiver issued by the Board may be required as a condition of future subdivision approval.

## iii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as “Residential Use”. The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size for subdivision where the parcels are connected to communal or community water or sewer. The property is connected to the Cherry Creek Waterworks District community water system and the proposal would comply with the policies of the Residential Use designation of the OCP.

The west boundary of the property appears to dissect a portion of Development Permit Area I – Riparian Areas Protection, which is designated as a 15 metre riparian area surrounding the natural watercourse. If the zoning amendment is adopted, a development permit may be required as a condition of final subdivision approval to satisfy the OCP guidelines of DPA I to protect, restore and enhance the riparian area surrounding Kitsuksis Creek ravine and riparian area.

***The zoning amendment complies with the policies and objectives of the Residential Use designation in the Cherry Creek OCP. A development permit to***

**RF20010**

***satisfy the requirements of the DPA I guidelines for riparian area protection may be required as a condition of future subdivision approval.***

- c. **Zoning:** The property is zoned Small Holdings (A1) District. The property owners are applying to rezone the property to Acreage Residential (RA2) District in order to facilitate a two lot subdivision proposal. Other properties in the immediate area have been rezoned to RA2 in recent years including a property directly across the road to the east in 2019 and a property 200 metres to the south in 2014.

	<b>A1 District (current)</b>	<b>RA2 District (proposed)</b>
Minimum Lot Area:	2 acres	1 acre
Minimum Lot Width:	165 feet	120 feet
Lot Coverage:	-	25%
Minimum Setbacks		
Front:	25 feet	40 feet
Rear:	30 feet	30 feet
Side:	5 feet	15 feet

The applicants have provided a conceptual subdivision plan that demonstrates a two lot subdivision proposal that would create a +/- 1 acre parcel containing the existing improvements and a +/- 2.5 acre vacant remainder parcel. The conceptual plan indicates that the proposal will comply with the minimum lot size and lot width requirements of the proposed RA2 District and that a waiver of the 10% minimum parcel frontage requirements will likely be required.

Planning staff note the 1 acre minimum lot size of the RA2 District zoning could result in a three lot subdivision of the 3.5 acre parent parcel subject to technical considerations and approval of a development variance for minimum lot width and a waiver of the minimum parcel frontage requirements.

***The proposed subdivision to a 1 acre minimum density requires a rezoning of the property to Acreage Residential (RA2) District.***

**Comments:** The zoning amendment to the RA2 District would facilitate the proposed two lot subdivision of the 3.5 acre property. As a condition of rezoning, staff recommend that the applicants be required to engage a Registered On-Site Wastewater Practitioner to confirm that the property can accommodate on-site sewage disposal to a minimum 1 acre density.

The conceptual subdivision plan provided by the applicants indicates that the proposed 2.5 acre parcel would contain an existing 2,400 square foot accessory building. The RA2 District zoning requires the siting of a principal dwelling on a parcel prior to the siting of an accessory building. At the time of subdivision, the applicants will be required to either remove the accessory building from the proposed lot, apply for a building permit to place a single family dwelling on the proposed lot or adjust the subdivision plan to include the existing accessory building with the parcel containing the existing single family dwelling.

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As a condition of future subdivision approval, the Regional District may require a waiver of the minimum 10% parcel frontage requirements onto a public road depending on the final lot layout and may require a development permit to satisfy the requirements of DPA I – Riparian Areas Protection for a portion of the Kitsuksis Creek ravine on the western most portion of the property.

Planning staff are generally supportive of proceeding with the public hearing process for the application with final support of the application subject to public input received and the satisfaction of the conditions of approval outlined in this report.

Submitted by:   
\_\_\_\_\_  
Alex Dyer, MCIP, RPP, Planner

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

Approved by: \_\_\_\_\_  
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

**RF20010**

EMailed Oct 31/2020

RF 20010



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

## APPLICATION FOR DEVELOPMENT

- |  |  |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver  |
| <input checked="" type="checkbox"/> Zoning Map Amendment   | <input type="checkbox"/> Board of Variance Application   |
| <input type="checkbox"/> Zoning Text Amendment             | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input checked="" type="checkbox"/> Development Permit     | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input type="checkbox"/> Development Variance              | <input type="checkbox"/> Other: _____                    |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: GORDON MCINTYRE	Name:
Mailing Address: 6124 STRATHCONA ST PORT ALBERNI BC V9Y 8S4	Mailing Address:
Telephone: 250-735-0809	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: gord@skYTECcontracting.ca	Email:

• Legal Description: LOT B, PLAN VIP35521, DISTRICT LOT 146, ALBERNI LAND DISTRICT PID:000-349-089

• Particulars of Proposed Development:

- Existing OCP Designation: "RESIDENTIAL"
- Proposed OCP Designation: N/A
- Text Amendment: N/A
- Existing Zone: A1
- Proposed Zone: RA2
- Within the Agricultural Land Reserve (ALR)?:       No       Yes
- Within a Development Permit Area?:       No       Yes
- Method of Sewage Disposal:     Community System       Onsite Septic System     Other
- Method of Water Supply:       Community System       Onsite Water System     Other



• Other (explain): \_\_\_\_\_

• Describe the existing land use of the subject property: RUAL RESIDENTIAL

Q Co

- Describe the existing land use of lands adjacent to the subject property:

North: RUAL RESIDENTIAL

South: RUAL RESIDENTIAL

East: RUAL RESIDENTIAL

West: FORESTED PARK

- Describe the proposed development of the subject property (attach additional pages if necessary):

1 1 ACRE LOT AND 1 2.53 ACRE LOT

- Reasons and comments in support of the application (attach additional pages if necessary):

\_\_\_\_\_

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- the legal boundaries and dimensions of the subject property;
- boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- the location of permanent building and structures on the subject property with distances to property lines;
- the location of any proposed building, structures, or additions hereto, with distances to property lines;
- the location of any existing sewage disposal systems and/or property water source; and
- topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review or your application.

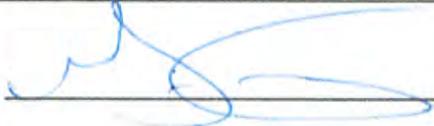
**If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.**

**I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.**

**I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and**

**I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.**

**NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.**

Applicant/Owner Signature: 

Applicant/Owner Signature: \_\_\_\_\_

Date: ~~APRIL 29 2020~~ Oct 31 2020

Date: Oct. 31, 2020

Development Application

LotB, Plan VIP35521, Alberni Land District, PID: 000-349-089

This Application for Development consist of turning a 3.53 Acre Lot on Strathcona st into two Lots, One lot to be One Acre and the other Lot to be 2.53 Acres.

The One acre lot consists with the existing residents and shed, The road frontage with be 165' and the depth of the Lot will be 264' the grade of this lot is gently sloped to the west, almost level to the eye.

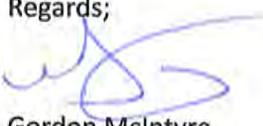
The 2.53 acre lot will be a L shape with 79' of road frontage at the longest depth it is 627' deep and at its widest point the lot is 244' the north side adjacent to the neighboring and behind the proposed 1 ace lot is 363' deep. This lot as well is sloped gently to the west, there is an existing shop on this property.

On Strathcona street there have been two successful development applications of this nature one of these is located across the street from this proposed development application, the other is just north on the same side of the Strathcona Street as this application.

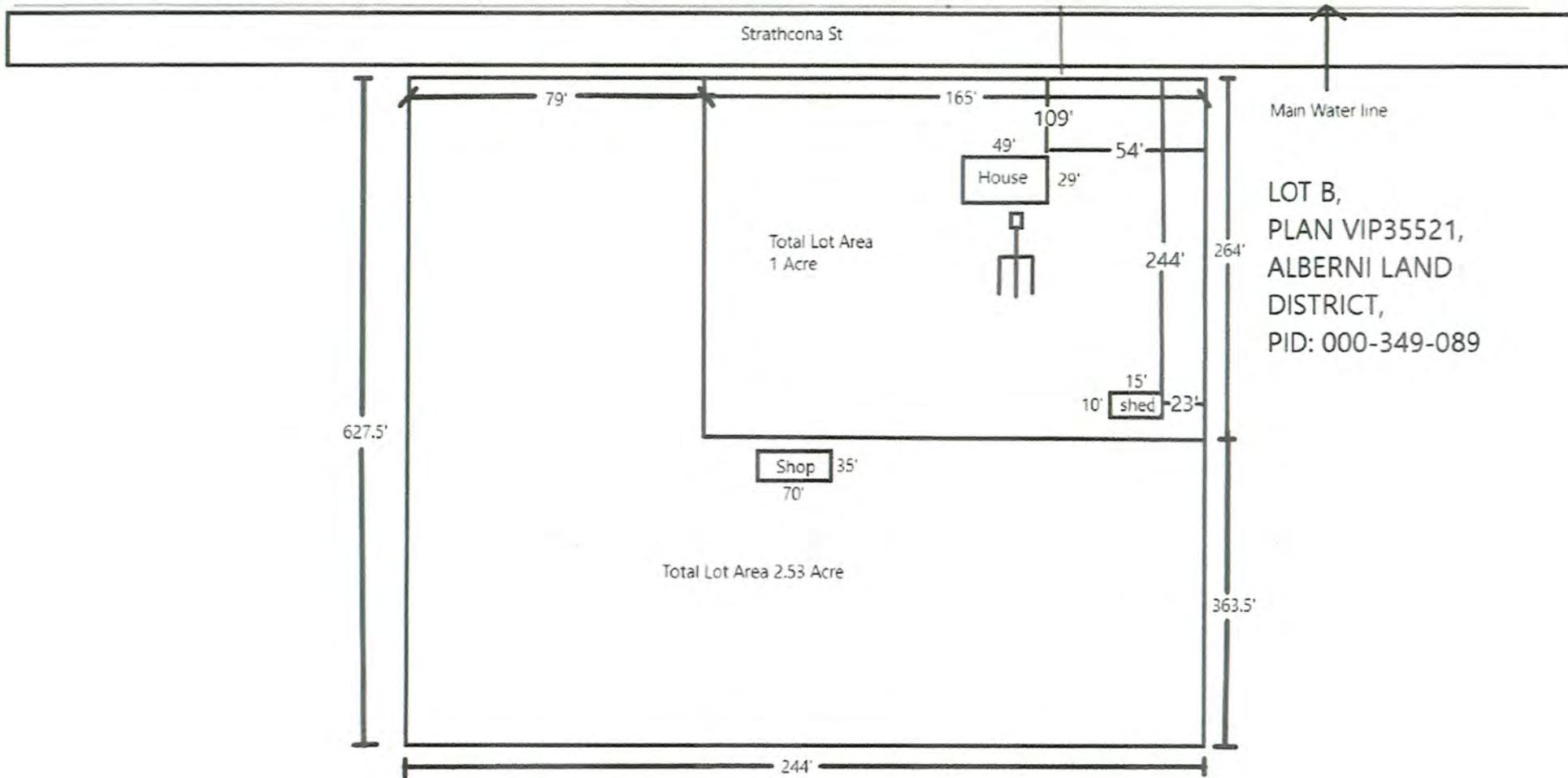
This area is in the Cherry Creek District and is on community water, and Septic wastewater, There is enough volume of water in the district to undertake this development in adding 1 more service, as well the properties can individually support there own septic systems.

Thank you for excepting this application for development, and your time in reviewing this plan if there is any further questions please feel free to contact me directly at 250-735-0809 by email at [gord@skyttecontracting.ca](mailto:gord@skyttecontracting.ca) by mail to 6124 Strathcona St Port Alberni BC V9Y 8S4

Regards;



Gordon McIntyre



LOT B,  
 PLAN VIP35521,  
 ALBERNI LAND  
 DISTRICT,  
 PID: 000-349-089

A3

L. 146

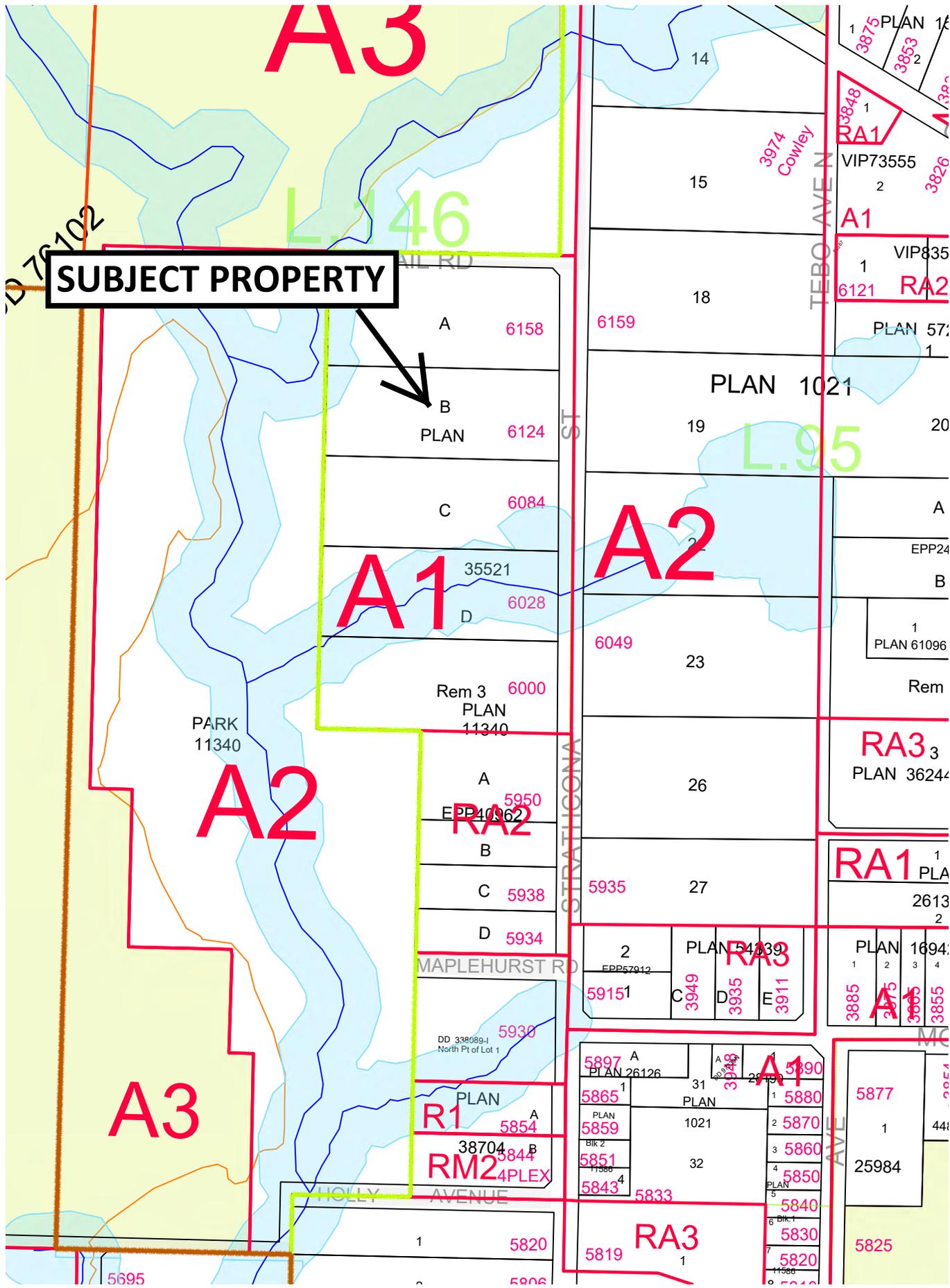
SUBJECT PROPERTY

A1

A2

A2

A3



**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1424**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 734**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1424.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of LOT B, DISTRICT LOT 146, ALBERNI DISTRICT, PLAN 35521 from Small Holdings (A1) District to Acreage Residential (RA2) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this    day of    , 2021  
Public Hearing held this    day of    , 2021  
Read a second time this    day of    , 2021  
Read a third time this    day of    , 2021

Adopted this    day of    , 2021

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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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Chair of the Regional Board



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

## Rezoning Application

**MEETING DATE:** March 24, 2021

**ACRD FILE NO.:** RF20012

**APPLICANTS:** Joseph & Pauline Hartman

### LEGAL

**DESCRIPTION:** LOT A, DISTRICT LOT 246, ALBERNI DISTRICT, PLAN VIP16040

**LOCATION:** 6695 Horne Lake Road

**ELECTORAL AREA:** "F" Cherry Creek

**Applicant's Intention:** The property owner is applying to rezone a portion of their 3.9 hectare (9.7 acre) property to Forest Rural (A2) District in order to facilitate a proposed two lot subdivision which would separate the +/- 0.43 hectare (1.05 acre) portion of the property with the existing house lying west of the Log Train Trail right-of-way from the remaining +/- 3.5 hectare (8.6 acre) vacant parcel lying to the east of the trail right-of-way.

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### Recommendations:

- THAT Bylaw P1422 Cherry Creek Official Community Plan Amendment Bylaw be read a first time;
- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1423 be read a first time;
- THAT the public hearing for Bylaws P1422 and P1423 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaws P1422 and P1423 is subject to:
  - a. Assessment from a Geotechnical Engineer certifying that the land lying east of the Log Train Trail right-of-way is safe for the construction of a new single family dwelling.
  - b. Confirmation from the Ministry of Transportation & Infrastructure that the portion of property lying east of the Log Train Trail right-of-way can be accessed by public road.

## RF20012

- c. Confirmation from a BC Land Surveyor that the lot area of the portion of property lying west of the Log Train Trail right-of-way complies with the minimum lot size requirements of the RA2 District zoning.
- d. Meeting technical referral agency requirements.

**Advisory Planning Commission Recommendation:** The Cherry Creek APC will consider the application at their March 15, 2021 meeting.

**Observations:**

- i) **Status of Property:** The 3.9 hectare (9.7 acre) property is bisected by Horne Lake Road to the west and Clayton Road to the south in the western portion of property. There is an existing single family dwelling built in 1987 and an accessory garage structure built in 1994 on the western most portion of the lot. The Log Train Trail right-of-way dissects the property in a northwest-southeast direction starting from the northwest corner of the property. The Log Train Trail divides the cleared and developed portion of the property in the west from the mostly treed and undeveloped portion of the property in the east. A gazetted portion of the original Horne Lake Trail dissects the property in the eastern most portion of the parcel. The topography of the lot generally slopes up from west to east increasing in slope to the east as the property begins to climb the Beaufort Range. Platzer Creek dissects the property to the east of the Log Train Trail right-of-way.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. An existing sewage disposal system services the house on the property.
- b. **Water Supply:** The existing house is connected to the Cherry Creek Waterworks District community water system. The new parcel lying to the east of the Log Train Trail right-of-way would require an extension of the waterline to connect to the water system or a well to provide on-site water.
- c. **Fire Protection:** Cherry Creek Volunteer Fire Department.
- d. **Access:** The property is accessed from both Horne Lake Road and Clayton Road. There is no constructed public road access connecting to the portion of the property east of the Log Train Trail right-of-way where the vacant lot is proposed. Access to this portion of the property will require road construction along a portion of the Log Train Trail connecting to the east end of Clayton Road.

iii) **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as "Rural Use". The objective of the Rural Use designation is to maintain the predominantly rural character of the area and one of the policies in the Rural Use designation is to maintain a 2 hectare minimum lot size. An

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amendment to the OCP to redesignate the western portion of the property lying to the west of the Log Train Trail right-of-way to Residential Use is required in order to facilitate the proposed two lot subdivision of the property to accommodate the proposed +/- 0.43 hectare (1.05 acre) lot size. The existing Rural Use designation on the eastern portion of the property would support the rezoning of this portion of the lot to Rural (A2) District.

Platzer Creek dissects the east portion of the property and the Cherry Creek OCP designates Development Permit Area I – Riparian Areas Protection (DPA I) which includes land within 15 metres surrounding the watercourse as riparian area. If the zoning amendment is adopted, a development permit will be required as a condition of final subdivision approval to satisfy the OCP guidelines of DPA I to protect, restore and enhance the riparian area surrounding Platzer Creek.

The portion of property lying east of the Log Train Trail right-of-way is also located within Development Permit Area II – Natural Hazard Areas Protection (DPA II) as it relates to steep slopes. Any future development within an area with steep slopes in excess of 30% grade will require an assessment from a qualified professional to certify that the land is considered safe for the intended use.

***The A2 District zoning amendment for the east side of the property complies with the policies and objectives of the Cherry Creek OCP; however, An OCP amendment is required to redesignate the west portion of the property from Rural Use to Residential Use in order to facilitate subdivision of that portion of the property in compliance with the existing RA2 District zoning.***

- c. **Zoning:** The +/- 0.43 hectare (1.05 acre) portion of property lying to the west of the Log Train Trail right-of-way is zoned Acreage Residential (RA2) District and the remaining 3.5 hectare (8.65 acre) portion lying east of the Log Train Trail right-of-way is zoned Forest Reserve (A4) District.

	RA2 District	A4 District	A2 District (proposed)
Minimum Lot Area:	1 acre	40 acres	5 acres
Minimum Lot Width:	120 feet	660 feet	330 feet
Lot Coverage:	25%	-	-
Minimum Setbacks			
Front:	40 feet	50 feet	50 feet
Rear:	30 feet	30 feet	30 feet
Side:	15 feet	15 feet	15 feet

The applicants intend to subdivide the +/- 0.43 hectare (1.05 acre) portion of property containing the existing house and accessory building located on the western most portion of the property leaving the remainder of the vacant parcel lying to the east of the Log Train Trail right-of-way. The proposed +/- 1.05 acre lot is currently zoned RA2, which requires a 1 acre minimum lot size for subdivision, while the remaining portion of the property is currently zoned A4, which requires

## RF20012

a 40 acre minimum lot size. A zoning amendment is required to rezone the east portion of property to Rural (A2) District in order to allow for a minimum 5 acre density. The mix of existing RA2 and proposed A2 zoning would facilitate the proposed two lot subdivision.

***The proposed two lot subdivision requires a rezoning of the portion of the property lying to the east of the Log Train Trail right-of-way from Forest Reserve (A4) District to Rural (A2) District.***

**Comments:** The OCP and zoning amendments are required in order to facilitate the proposed two lot subdivision of the 9.7 acre property. The mix of RA2 zoning west of the Log Train Trail right-of-way and the A2 zoning east of the trail would provide the minimum lot sizes required to subdivide the property along the trail right-of-way.

As a condition of rezoning, staff recommend that the applicants will be required to confirm road access to the east portion of the property where the proposed vacant lot would be created east of the Log Train Trail right-of-way. Staff also recommend that the applicants will also be required to confirm that the lot area of the portion of property with the existing house and accessory building lying to the west of the trail right-of-way will comply with the minimum 1 acre lot size requirements of the RA2 District zoning.

The topography in the portion of property lying to the east of the Log Train Trail right-of-way steadily increases in grade from west to east. This portion of property is included in the Cherry Creek OCP within Development Permit Area II – Natural Hazard Areas Protection as it relates to the risk of development in steep slope areas. Recognizing that the applicants intend to subdivide a vacant parcel within this area in order to construct a new single family dwelling, staff recommend that an assessment from a Geotechnical Engineer be required as a condition of rezoning approval in order to certify that the land is safe for the intended use as it relates to steep slope risk.

Planning staff are generally supportive of the application and recommend that Board proceed with the public hearing process for the application with final support of the application subject to the public input received and the satisfaction of the conditions of approval outlined in this report.

Submitted by:   
 Alex Dyer, MCIP, RPP, Planner

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

Approved by: \_\_\_\_\_  
 Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

**RF20012**



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

## APPLICATION FOR DEVELOPMENT

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver  |
| <input checked="" type="checkbox"/> Zoning Map Amendment              | <input type="checkbox"/> Board of Variance Application   |
| <input type="checkbox"/> Zoning Text Amendment                        | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input type="checkbox"/> Development Permit                           | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input type="checkbox"/> Development Variance                         | <input type="checkbox"/> Other: _____                    |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: Pauline & Joseph Hartman	Name:
Mailing Address: 6695 Horne Lake Road Port Alberni, BC V9Y 8T6	Mailing Address:
Telephone: 250-731-4501	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: pkruks@shaw.ca	Email:

• Legal Description: Lot A, Plan VIP16040, District Lot 246, Alberni Land District PID: 003-985-440 (6695 Horne Lake Road)

• Particulars of Proposed Development:

- Existing OCP Designation: Rural Use
- Proposed OCP Designation: Residential Use
- Text Amendment: n/a
- Existing Zone: RA2 & A4
- Proposed Zone: To Be Determined
- Within the Agricultural Land Reserve (ALR)?:  No  Yes
- Within a Development Permit Area?:  No  Yes
- Method of Sewage Disposal:  Community System  Onsite Septic System  Other
- Method of Water Supply:  Community System  Onsite Water System  Other

• Other (explain): \_\_\_\_\_

• Describe the existing land use of the subject property: Rural Residential

\_\_\_\_\_

- Describe the existing land use of lands adjacent to the subject property:

North: Resource/Forest Lands  
South: Rural Residential  
East: Resource/Forest Lands  
West: Rural Residential

- Describe the proposed development of the subject property (attach additional pages if necessary):  
Subdivide ~1.1 acre portion of property west of the Log Train Trail from the remainder of the parcel.

- Reasons and comments in support of the application (attach additional pages if necessary):

TOO MANY STAIRS IN EXISTING HOUSE - BUILD RANCHER.

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- > the legal boundaries and dimensions of the subject property;
- > boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- > the location of permanent building and structures on the subject property with distances to property lines;
- > the location of any proposed building, structures, or additions hereto, with distances to property lines;
- > the location of any existing sewage disposal systems and/or property water source; and
- > topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review or your application.

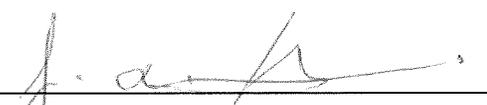
**If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.**

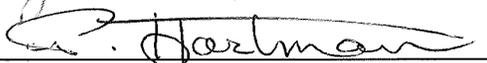
**I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the Local Government Act. Contact the Planning Department if you have any further questions.**

**I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and**

**I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.**

**NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the Freedom of Information and Privacy Act. All relevant correspondence will be provided to both the applicant and the agent when applicable.**

Applicant/Owner Signature:  - JOE HARTMAN.

Applicant/Owner Signature: 

Date: \_\_\_\_\_

D.L. 103

D.L. 234

D.L. 245

4254

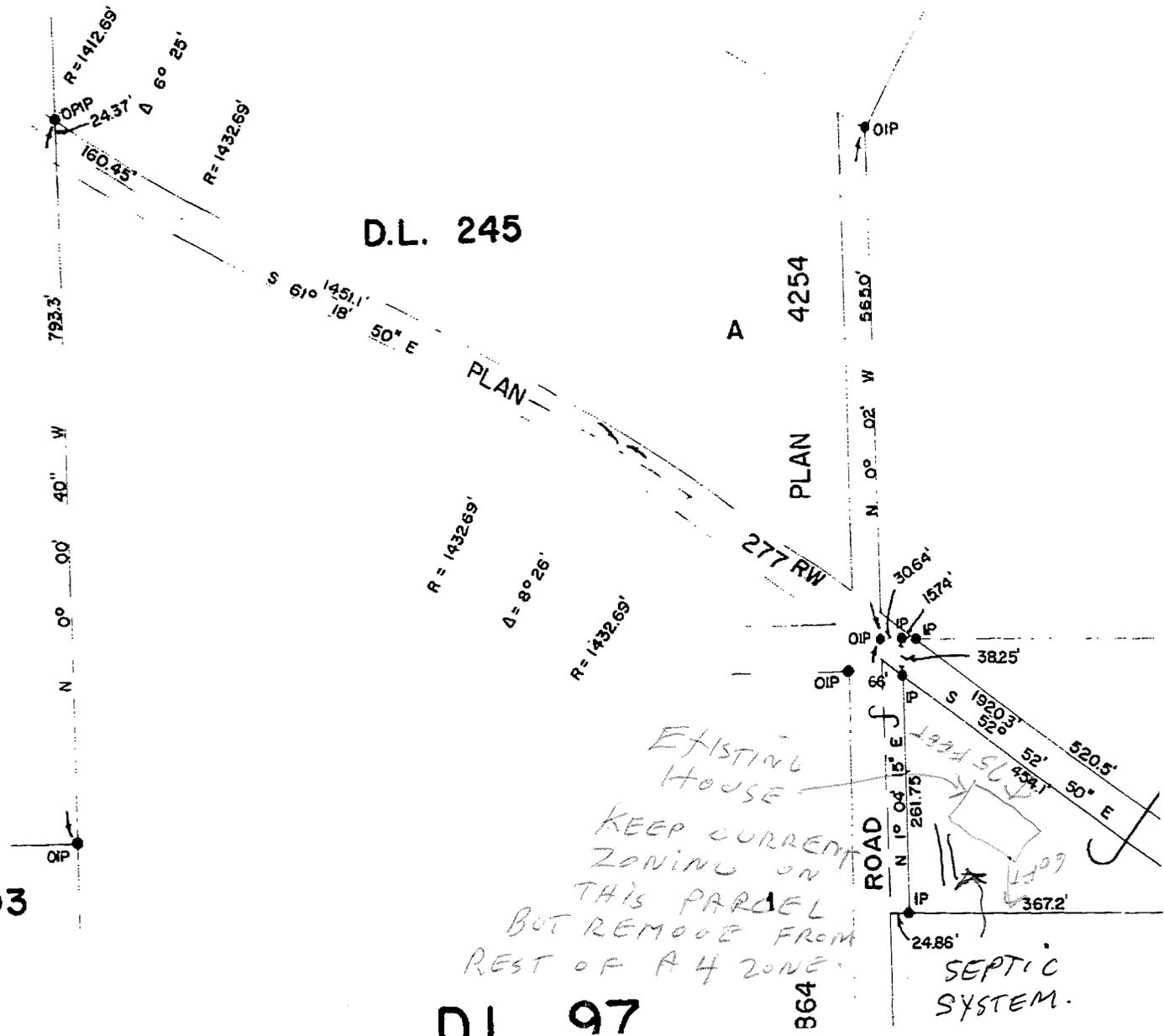
PLAN

A

277 RW

864

D1 97





L.290

PLAN 113R

A4

RAYNER + BRACHT  
INSTALL CULVERT IN 1963

JALENE LN

LAKE ROAD

CLAYTON RD

DVF93-07

6695

180 FEET  
150 FEET  
HOUSE  
ACCESS

PLAN 16040

EXISTING  
HOUSE  
3200

PLAN 3220

3210

49966

3200  
Clayton

L.246

RA2

6655 A  
PLAN 30951

B

4

3339

A 6696

PLAN RA1  
34574

B 6688

1 6676

PLAN

29627

2 6666

2 6654

PLAN 15864

16640







**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1422**

**A BYLAW TO AMEND BYLAW NO. P1278  
CHERRY CREEK OFFICIAL COMMUNITY PLAN**

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Cherry Creek Official Community Plan Amendment Bylaw No. P1422.

2. Schedule B, the plan map, is hereby amended by redesignating a portion of LOT A, DISTRICT LOT 246, ALBERNI DISTRICT, PLAN 16040 from "Rural Use" to "Residential Use" as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this    day of    , 2021  
Public Hearing held this    day of    , 2021  
Read a second time this    day of    , 2021  
Read a third time this    day of    , 2021

Adopted this    day of    , 2021

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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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Chair of the Regional Board

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1423**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 733**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1423.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of LOT A, DISTRICT LOT 246, ALBERNI DISTRICT, PLAN 16040 from Forest Reserve (A4) District to Rural (A2) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this    day of    , 2021  
Public Hearing held this    day of    , 2021  
Read a second time this    day of    , 2021  
Read a third time this    day of    , 2021

Adopted this    day of    , 2021

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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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Chair of the Regional Board

