



# 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:** August 26, 2020

**ACRD FILE NO.:** RD20004

**APPLICANTS:** RYAN WAYNE RHODES, SAMANTHA RAE CARNIATO, EDWARD JOSEPH COSS, & DEBRA RUTH COSS,

**LEGAL DESCRIPTION:** LOT 3 DISTRICT LOT 60 ALBERNI DISTRICT PLAN EPP84111

**LOCATION:** Lot 3, EPP84111 Central Lake Road

**ELECTORAL AREA:** "D" Sproat Lake

**Applicant's Intention:** This application involves a zoning text amendment and map amendment. The property owners have applied to rezone the +/- 5.8 ha (14.33 ac) parcel from Rural (A2) District to Acreage Cottage Residential (ARC) facilitate the development of a single family dwelling and four (4) two (2) bedroom low impact cottages. A text amendment includes amending Schedule II – Bulk and Site Regulations ARC Bulk and Site Regulations from a Minimum Lot Area Requirement of 1.21 ha (3 ac) to 2.02 ha (5 ac).

---

### Recommendations:

- THAT Bylaw P1408 Regional District of Alberni-Clayoquot Zoning text Amendment Bylaw be read a first time.
- THAT Bylaw P1409 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.
- THAT the public hearing for Bylaws P1408 and P1409 be delegated to the Director for Electoral Area 'D', the Alternate Director or the Chairperson of the Regional District.
- THAT the Board of Directors confirm that adoption of Bylaws P1408 and P1409 is subject to:
  - a. The applicant agreeing to a covenant preventing future subdivision;
  - b. Confirmation of adequate water for four (4) cottages;
  - c. Confirmation of suitable sites for sewage disposal; and
  - d. Meeting technical referral agency requirements.

## RD20004

**Observations:**

i) **Status of Property:** The +/- 5.8 ha (14.33 ac) subject property is a rural lot, created by subdivision in 2018. It is accessed by a panhandle driveway off Central Lake Road and is mostly covered by second growth trees and shrubs, apart from the driveway access and a cleared space along the north east property line. The parcel is undulating, but generally slopes down from a high point in the center of the property to the northern property line and south to Central Lake Road. It includes two unserviced cabins that are unfit for habitation. The property is surrounded by Rural (A2) District zoned lots to the north, south, east, and west, and a Mixed Accommodation Commercial (MAC) District parcel along the southeast portion of the driveway.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal.
- b. **Water Supply:** On-site water.
- c. **Fire Protection:** Sproat Lake Volunteer Fire Department.
- d. **Access:** Panhandle access off Central Lake Road.

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

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Sproat Lake Official Community Plan designates the property as "Rural Use". The objective of this land use designation is to maintain the predominantly rural character of the area. The applicants intend to develop a primarily residential lot with low impact cottages. The rural setting will be maintained by exceeding minimum setbacks.

The subject property is not within a Development Permit Area.

- c. **Zoning:** The property is zoned Rural (A2) District and the property owner is applying to rezone to Acreage Cottage Residential (ARC) District.

	<b>A2 District (existing)</b>	<b>ARC District (proposed)</b>
Minimum Lot Area:	5 ac	3 ac
Minimum Lot Width:	330 feet	200 feet
Lot Coverage:	-	10%
Minimum Setbacks		
Front:	50 feet	40 feet
Rear:	30 feet	30 feet
Side:	15 feet	15 feet

The applicant intends to rezone the property to build a single family dwelling,

**RD20004**

followed by a low impact cottage development, with four (4) two (2) bedroom cottages. Rezoning the property from Rural (A2) District to Acreage Cottage Residential (ARC) District would support this proposed use.

This application also includes a text amendment to Schedule No. II – Bulk and Site Regulations from a minimum lot area in the Acreage Cottage Residential (ARC) District of 1.21 ha (3 ac) to 2.02 ha (5 ac).

	ARC (existing)	ARC District (proposed)
Minimum Lot Area:	3 ac	5 ac

This proposed text amendment is necessary to maintain consistency with the Rural Use Policy 9.2.1 in the Sproat Lake OCP.

***The proposed development requires a rezoning of the subject property from Rural (A2) District to Acreage Cottage Residential (ARC) District and amending Schedule No. II – Bulk and Site Regulations from a 3 ac to 5ac in the ARC District.***

#### Comments:

The +/- 200 m (656 ft.) long panhandle driveway provides a buffer and privacy from Central Lake Road. The surrounding properties are zoned Rural (A2) District and include larger lots. The eastern property line is bordered by a +/- 71.7 ha (177 ac) mostly ALR property.

The lot includes two aged unserviced cabins, both built on concrete blocks, laden with mildew, and are unfit for habitation. There are no building permits on file for these cabins, however it is unknown if they predate the ACRD Zoning Bylaw No. 15. As such, the applicant intends to deconstruct the cabin on the eastern property line and to convert the cabin located near the center of the property to a storage shed. Demolition of either building will require a Demolition Permit. In addition to the cabins, there is a small services shed, which the previous owners used to house a generator and water filtration system, neither of which are in operation.

The first phase of this proposal involves the construction of an approximate 1,200 sq. ft., two to three (2-3) bedroom single family dwelling. Following the single family dwelling, the applicant's intend to build four (4) cottages, with two (2) bedrooms per cottage, and floor areas between 350-750 sq. ft., as per the ACRD Zoning Bylaw. These proposed buildings will be sited back from the property lines to increase privacy and to take advantage of views of the Beaufort Range and Mount Arrowsmith.

#### Proposed Cottage Development:

- The applicants intend for the cottages to be a destination in themselves, but also as good jumping off points to surrounding attractions.
- The intent of the cottages is to be as low impact as possible, with considerations to minimize building footprints and for reduced water usage.
- The proposed buildings will be setback far from the property lines to decrease visibility from the neighboring properties, and to retain the surrounding vegetation.

### RD20004

Driveway Considerations:

- The driveway access will be designed for appropriate emergency access.
- The applicant intends to straighten the driveway to increase visibility and sightlines.
- The lot is currently unserviced. The applicant intends to install underground power lines along the existing driveway to enhance views.

Water Considerations:

- The proposed site, including landscaping and the cottages, has been designed to have a low impact on the water supply. Including the landscaping with native plant species, storm catchment systems, encouraging guests to bring drinking water, low flow toilets, and small hot water tanks.

Septic Considerations:

- The applicant has proposed a centrally located septic field to service all of the proposed units on the same area that a positive percolation test was conducted.

Rezoning this property from Rural (A2) District to Acreage Cottage Residential (ARC) District will allow for the proposed development, but will restrict development to a four (4) cabin maximum and one single family dwelling. Camping and commercial storage of recreational vehicles is prohibited in this zone.

The Sproat Lake area has seen an influx of Temporary Use Permits (TUP) for Short Term Vacation Rentals (STR). The TUP policy states “when considering a temporary use permit for a STR, the ACRD recognizes that the primary use of the property is residential. A STR TUP is a way to allow residents and residential property owners to participate in the tourism economy.” This proposed development aligns with that policy by maintaining a primary residential use and allowing the owners to participate in the tourism economy. However, unlike a TUP, the ARC District is zoning and does not require renewal.

Area A (Bamfield) and Area C (Long Beach) zoning includes provisions for cottage residential development. These zones have been successful in providing tourism accommodation while maintaining the rural character of the area. There are few areas within the Alberni Valley that accommodate this use. Planning staff see cottage development as a use that will support tourism in rural areas.

The Ministry of Agriculture’s *Guide to Edge Planning* provides guidance to ensure compatibility between agricultural and urban land uses. Section 3.3.d recommends clustering houses away from the agriculture-urban edge, leaving wider open space along the boundary. The applicants have proposed to do so to further ensure compatibility between the land uses.

ACRD Staff are supportive of the application as it provides additional accommodation while retaining the rural character of the Sproat Lake area.

**RD20004**



Submitted by:

---

Sarah Holden, Junior Planner



Reviewed by:

---

Mike Irg, MCIP, RPP  
General Manager of Planning and Development



Approved by:

---

Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

**RD20004**





Services shed with non-operational water filtration system.



Existing well.



Garden, central property south of cabin.



Unserviced Cabin 1.



Unserviced Cabin 1.



Mildew throughout. Unserviced Cabin 1.



Unserviced Cabin 2.



Block foundation. Unserviced Cabin 2.



Mildew throughout. Unserviced Cabin 2.



Proposed fence on eastern property line to buffer neighbours house from driveway traffic.



Proposed single family dwelling building (SFD) site.



Proposed building site for two cabins below SFD.



Proposed building site for two third cabin. View of Mount Arrowsmith.



Existing driveway. Applicant intends to straighten for safety.



# 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 checked="" 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: <u>Ryan Rhodes</u>	Name:
Mailing Address: <u>PO Box 185</u> <u>Errington BC, Canada</u>	Mailing Address:
Telephone: <u>250-248-7745</u>	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: <u>rhodeswork7@gmail.com</u>	Email:

- Legal Description: Lot 3 District Lot 60 Alberni District PLAN EPP84111

- Particulars of Proposed Development:

- Existing OCP Designation: Rural Use

- Proposed OCP Designation: Commercial Use

- Text Amendment: yes

- Existing Zone: A2

- Proposed Zone: 110 c Acreage Cottage Residential District (ARC)

- 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: Recently subdivided rural lot with outbuildings (no services, existing well)

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

North: Agricultural Use (undeveloped)

South: Rural Use

East: Agricultural Use (undeveloped)

West: Rural Use

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

See attachment

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

see attachment

- 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.**

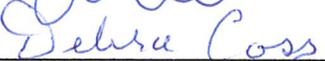
**I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.**

**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: Ryan Rhodes, 

Applicant/Owner Signature: Ed Cos  Debra Coss 

Date: June 15<sup>th</sup> 2020

## **Description of the Development**

1. Firstly we hope to build a single family dwelling which will be occupied by the owners (Ryan and Sam) or initially the parents of the owners (Louise and Ronald). The single family dwelling will be a 2-3 bedroom design (approximately 1200 sqft) appropriate for a couple with hobbies or a family of four.
2. Secondly we dream of a low impact cottage development; to build, operate, and manage four 2 bedroom cottages, each being between 350 - 750 sqft on the main floor, with an occupant capacity of 2-4 adults per cottage. We would like there to be no seasonal or duration limitations on the rental of the cottages. We feel the cottages should be facing the undeveloped agricultural land to the Northeast and situated along a linear layout which compliments the view as well as the shape of lot 3. By situating the cottage development in the middle of the 14.33 acre lot, a natural boundary of vegetation will be better maintained. Once the business side of the operation is stable we plan on running it as a means of primary employment for Ryan. That is a dedicated full time owner/manager/caretaker.

## **Thoughtful Layout**

- The front and side property lines to the west and south would far exceed the minimum setbacks.
- The house to the south will not be visible from any of the units proposed.
- The driveway will be built with Firetruck accessibility in mind.
- The septic field would be centrally located and service all of the units proposed. The proposed septic site is right where percolation tests were already performed upon subdivision of the lot with positive results.
- The single family dwelling would overlook the entrance to the cabins and be best situated for effective management of the cabins.

## **Water conservation**

- It would be a requirement for guests to bring their own drinking water.
- We would install small hot water tanks and 54 inch bathtubs (50 gallon or less) which would suit floor plans for cottages, guests would be limited to enough hot water for 10 minute showers or 1 bath with a 60 minute hot water tank recovery in between.
- The entire landscape would be native species with nothing requiring irrigation (ferns, shallal, maples, pines).
- Storm water catchment systems could supply any outdoor water usage needs.
- There would be no grass (except where required for the sewage system).
- Low flush toilets and flow restricting shower heads and faucets
- Part of the overall experience of the cottages would have a central premise of low footprint living in minimalist spaces.

## **Participation in Tourism/Hospitality**

- The overall goal is to provide a peaceful and memorable place to foster great travel experiences for guests.
- The location is excellent for proximity to Sproat Lake Provincial Park, the campgrounds, and serves as a great homebase to day trip explore from Parksville/Qualicum to Tofino.
- Ryan and Sam also operate 2 short term vacation rental listings with excellent feedback from guests. I've copied and pasted our favorite review we have ever had which validated all the hard work which was put into our MacMillan Drive listing.

*We had high hopes for Ryan and Sam's place. Our stay marked a milestone in our lives and gave us a rare moment to leave the world behind and be alone in peace. Ryan and Sam have thought of everything. Not once did we find ourselves wishing we had something we didn't. Everything we needed to cook,*

*enjoy fresh coffee and clean up after ourselves was clearly organized and accessible. The house is very modern, clean, open, and easy to settle into. Check-in was literally effortless. The king sized bed was super comfy, as were the blankets. We found plenty of towels, toiletries, condiments, soap, bedding and even a handy little booklet explaining how things work around the place and what was expected of us. Ryan and Sam were unbelievably quick with responding any time we needed them. My wife and I honestly sat down and tried to think of what could possibly have made our stay any better.....anything.....and all we came up with was.....we wish we could have stayed longer. You simply cannot go wrong here. You will not regret staying at Ryan and Sam's amazing place.*

# The *Camano*

## POST & BEAM



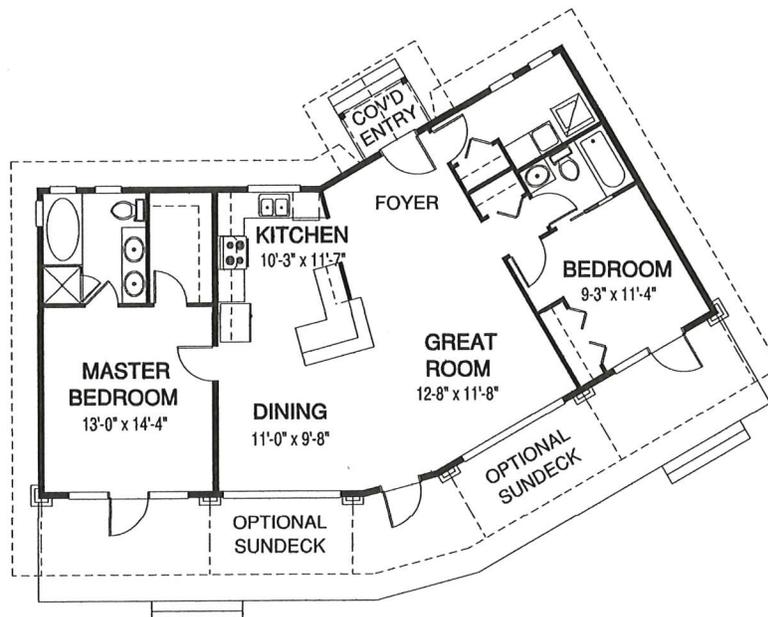
This modern home package offers a refreshing take on traditional architecture. Its inviting design offers subtle angles and clean lines. The gathering area features high ceilings due to the Camano's rooflines.

<b>Square Footage</b>	
MAIN FLOOR	1194
UPPER FLOOR	0
UNFINISHED/BONUS AREA	0
<b>TOTAL LIVING AREA</b>	<b>1194</b>
GARAGE	0
COVERED ENTRY/PORCH	24
BALCONY/DECK	0
<b>TOTAL AREA</b>	<b>1218</b>

### Dimensions

WIDTH	DEPTH
53	35

Designs, Images & Plans © Linwood Homes Ltd.



### MAIN FLOOR

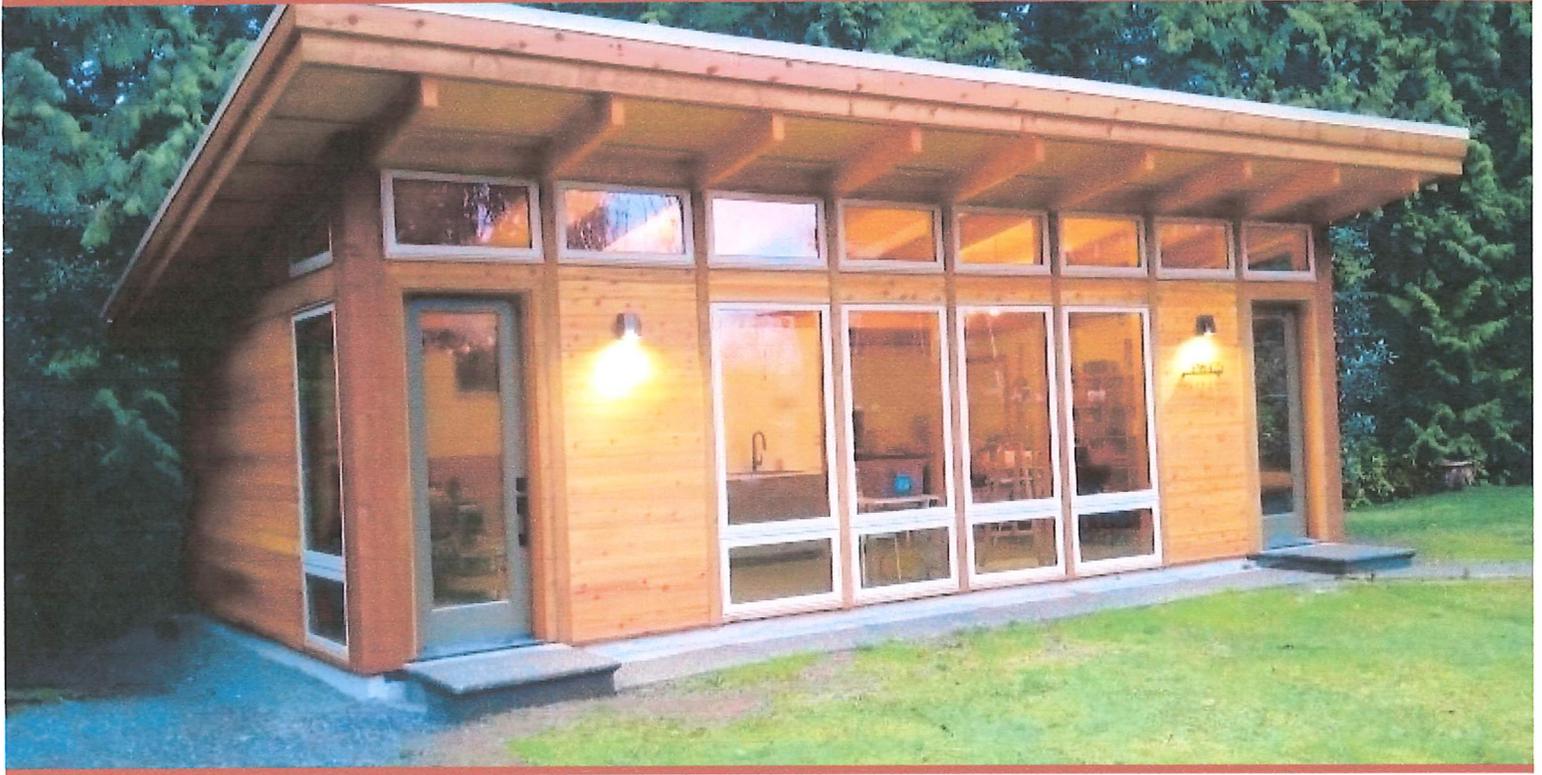


Contact us today for a price quote or details: [linwoodhomes.com/ask](https://linwoodhomes.com/ask) • 1-888-546-9663

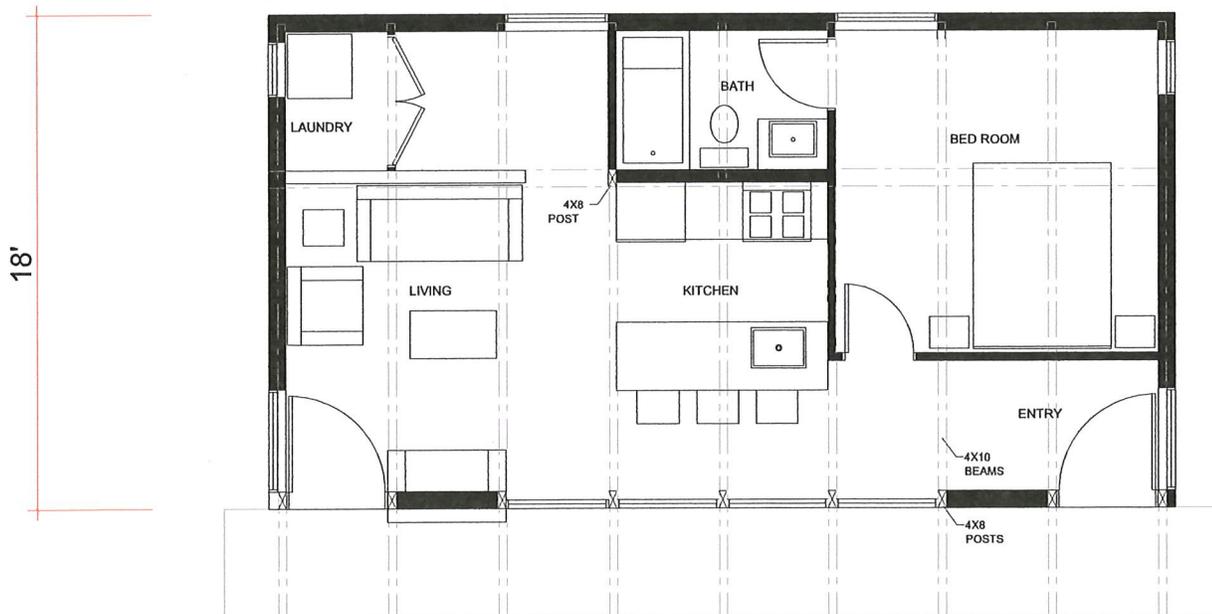
**POST & BEAM:** The Post & Beam Home Package includes full custom concept design, construction plans, technical support, and all the materials required to build the structure of your home to the lock-up stage.

# CONTEMPORARY RANCHER 593

WESTCOAST CONTEMPORARY



32'-11 1/2"



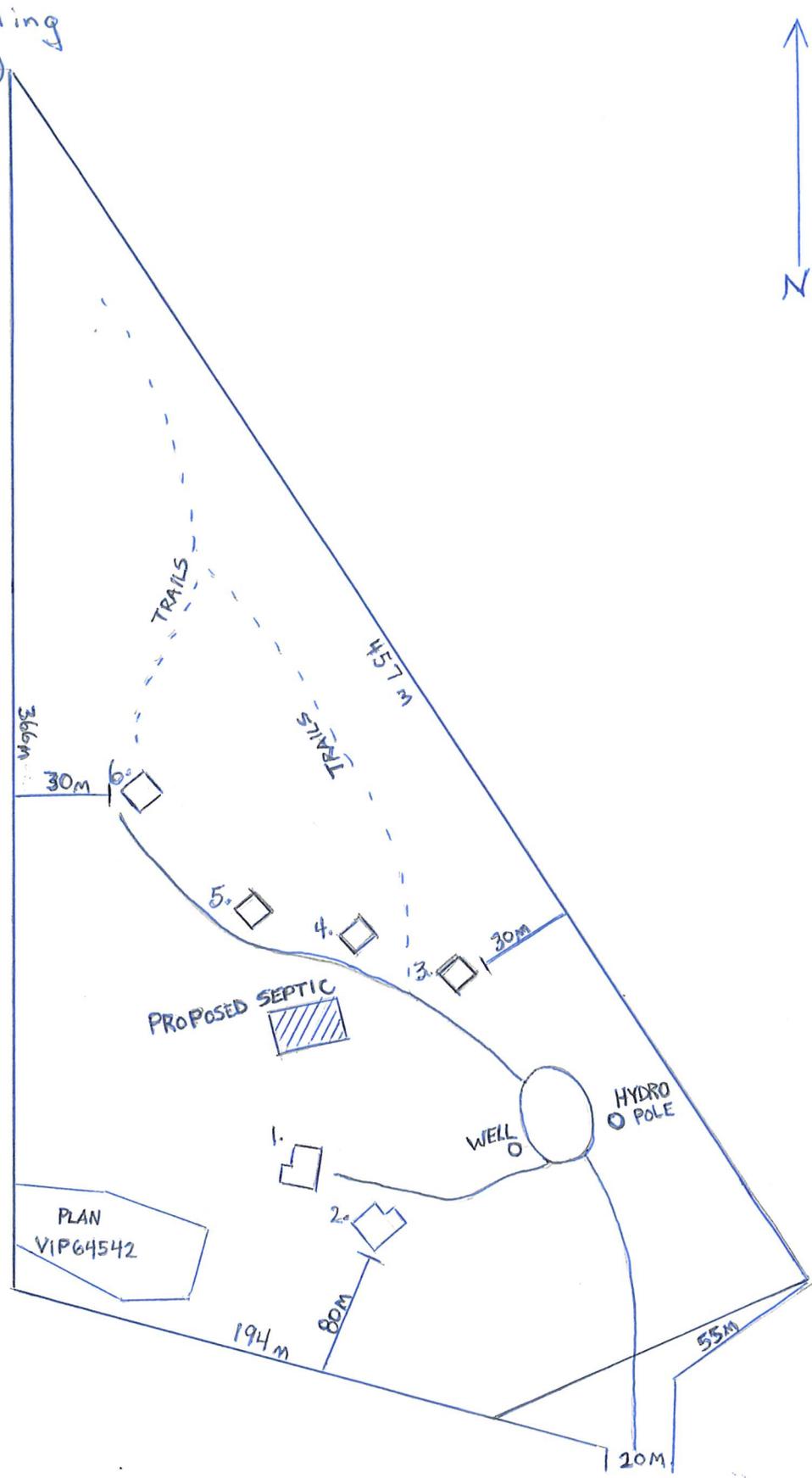
Main Floor 593 s.f.

## MAIN FLOOR

Copyright 2019 Tamlin Int. Homes



1. Existing Cabin  
(to become a shed, or be demolished)
2. Single family Dwelling  
(2-3 bedroom 1200sqft)
3. Cottage 1
4. Cottage 2
5. Cottage 3
6. Cottage 4 / Single family dwelling 2



SCALE  
1cm = 20m



Ministry of Environment

Well Construction Report, Well Closure Report, Well Alteration Report

Newly Assigned ID Plate # 43999, Mainline Well Tag Number 100629

Read instructions on reverse side of this form. See separate form notes & department of collection form.

Owner name: STEVE AND LOUISE ANDREOFF
Mailing address: 3561 TORONTO AVENUE, TORONTO, ONTARIO M1S 1T4

Well Location: Address: Street no. 7909, Street name CENTRAL LAKE ROAD, Town/City DIST. ALTON

Legal description: Lot, Plan, DL, Block, Sec, Twp, Rg, Land District
PID: Description of well location (attach sketch, if nec): WELLS PROPERTY BOUNDARIES

NAD 83 Zone: 10 UTM Easting: m Latitude (see note 3): m Longitude: m

Method of drilling: air rotary, cable tool, mud rotary, auger, driving, jacking, excavating, other (specify)
Orientation of well: vertical, horizontal, Ground elevation: ft (asl) Method (see note 4):

Class of well (see note 5): WATER SUPPLY Sub-class of well: DOMESTIC
Water supply wells: indicate intended water use: private domestic, water supply system, irrigation, commercial or industrial, other (specify):

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)
Table with columns: From ft (bgl), To ft (bgl), Relative Hardness, Colour, Material Description, Water-bearing Estimated Flow (USgpm), Observations

Casing details
Table with columns: From ft (bgl), To ft (bgl), Dia in, Casing Material / Open Hole, Well Thickness in, Drive Shoe

Screen details
Table with columns: From ft (bgl), To ft (bgl), Dia in, Type (see note 18), Slot Size

Surface seal: Type, Depth, ft
Method of installation: Poured, Pumped, Thickness, in
Backfill: Type, Depth, ft
Liner: PVC, Other (specify)
Diameter, in, Thickness, in
From ft (bgl) To ft (bgl) Perforated From ft (bgl) To ft (bgl)

Intake: Screen, Open bottom, Unscreened intake
Screen type: Wellbore, Pipe size
Screen material: Stainless steel, Plastic, Other (specify)
Screen opening: Continuous slot, Slotted, Perforated pipe
Screen bottom: Ball, Plug, Plate, Other (specify)
Filter pack: From ft To ft Thickness, in
Type and size of material:

Developed by:
Air Blowing, Surging, Jetting, Pumping, Bailing, Other (specify)
Total duration, hrs
Notes:

Final well completion data:
Total depth drilled: 560 ft Finished well depth: 560 ft (bgl)
Final stick up: 24 in Depth to bedrock: 97 ft (bgl)
SWL: 16 ft (bgl) Estimated well yield: 1.0 USgpm
Adhesion flow: USgpm, or Adhesion pressure: ft
Type of well cap: Well disinfected: Yes No
Where well ID plate is attached: ATTACHED TO CASE AT 50'

Well yield estimated by:
Pumping, Air Blowing, Bailing, Other (specify)
Rate: 1.0 USgpm Duration: 4.0 hrs
SWL before test: ft (bgl) Pumping water level: 225 ft (bgl)

Well closure information:
Reason for closure:
Method of closure: Poured, Pumped
Sealant material: Backfill material:
Details of closure (see note 17):

Obvious water quality characteristics:
Fresh, Salty, Clear, Cloudy, Sediment, Gas
Colour/turbidity: Water sample collected:
Well driller (print clearly):
Name (first, last) (see note 19): Paul A. Neacox
Registration no. (see note 20): Lic. 2503 2904
Consultant (if applicable, name and company):

Date of work (YYYYMMDD):
Started: 2017/10/27 Completed: 2017/10/27
Comments: Well has been installed

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.
Signature of Driller Responsible: P.A. Neacox

PLEASE NOTE: The information provided in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.
Attachments: Customer copy, Driller copy, Utility copy
Sheet 1 of 1

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1408**

**OFFICIAL ZONING TEXT AMENDMENT**

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 the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Text 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 text Amendment Bylaw No.P1408.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot text is hereby amended to increase the minimum lot area in Section 200, Schedule II – Bulk and Site Regulations:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
ARC	200	<b>5 acres</b>	10%	40	30	15	35

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

Read a first time this XX day of, XXXX  
Public hearing held this XX day of, XXXX  
Read a second time this XX day of, XXXX  
Read a third time this XX day of, XXXX

Adopted this XX day of, XXXX

---

Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

---

Chair of the Regional Board

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1409**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 725**

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. P1409.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT 3 DISTRICT LOT 60 ALBERNI DISTRICT PLAN EPP84111 from Rural (A2) District to Acreage Cottage Residential (ARC) 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 XX day of XXXX, XXXX  
Public Hearing held this XX day of XXXX, XXXX  
Read a second time this XX day of XXXX, XXXX  
Read a third time this XX day of XXXX, XXXX

Adopted this XX day of XXXX, XXXX

---

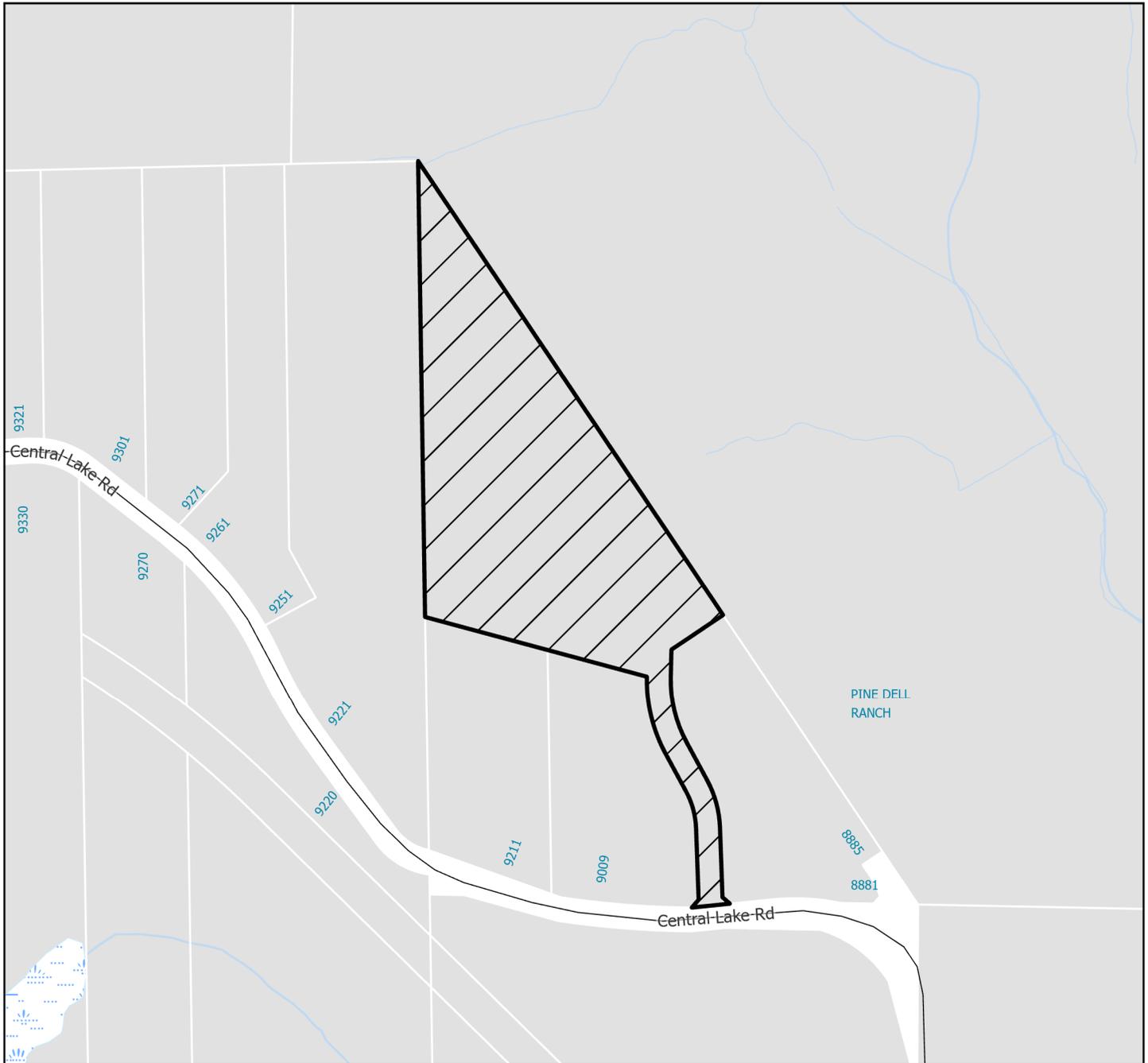
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

---

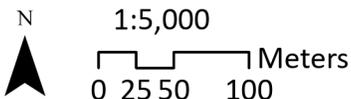
Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of  
Bylaw P1409



**P1409 - Central Lake Road**  
**Legal Description: LOT 3 DISTRICT LOT 60**  
**ALBERNI DISTRICT PLAN EPP84111**



 Rezoning from Rural (A2) District to Acreage Cottage Residential (ARC) District