

From: [reg dink](#)
To: [Planning Shared](#)
Subject: RE:Public Hearing Bylaws P1408 and P1409
Date: May 24, 2021 4:09:02 PM

Reg Cocks
9351 Central Lake Rd.
Port Alberni B.C.
V9Y 8Z1

To ACRD:

Please Read this letter at the Public Hearing on May 31..

My main concern with this proposal is water....we do not have a huge volume of water in the aquifer to support such development..what the proponents say they will do to conserve water and what actually will take place is unknown...example...the 4 cabins end up being rented out to fulltime year-round tenants...which will result in large volumes of water usage...families living in cabins,lots of laundry excetera ...My fear is the precedent the approval of this development will set for others who want to build year round rental cabins on their rural property putting further pressure on our limited water supply ...our rural neighbourhood on Central Lake Road is already being jeopardized by the influx of permanent year-round RVs popping up...more water usage...

My other concern is the increase in traffic volume on Central lake Road which is in dire need of repair....

I believe going ahead with such development in our area is a slippery slope to venture down which will not be sustainable...

Sincerely
Reg Cocks

From: [Amie](#)
To: [Planning Shared](#); [Penny Cote](#)
Cc: [Amie](#)
Subject: Fwd: Public Meeting letter May 31, 2021 Littlewood
Date: May 27, 2021 11:42:06 AM

Amie and Phil Littlewood
9321 Central Lake Rd
Port Alberni, BC V9Y 8Z1

May 27, 2021

To the ACRD Board,

Re: Public meeting regarding proposed development of
9001 Central Lake Rd

Please include this letter for the public meeting May 31,
2021.

A few quotes from this proposal;

- “we dream of a low impact cottage development; to build, operate and manage four 2 bedroom cottages”
- “we would like there to be no seasonal or duration limitations on the rental of the cottages”
- “we plan on running it as a means of primary employment for Ryan”
- “it would be a requirement for guests to bring their own drinking water”
- “Ryan and Sam also operate 2 short term vacation rental listings”

Goals in Sproat Lake OCP

- to protect water quality and areas adjacent to streams, water features and environmentally-sensitive areas.
- to advance, support, promote and encourage a successful, viable agricultural industry in the Alberni Valley.
- to preserve the rural character of the area while minimizing conflict between different land uses

Rural use as outlined in the Sproat Lake OCP.

“Sproat Lake is essentially a rural area and its residents enjoy the rural nature and lifestyle this entails”.

The Rural Objectives-

Objective 9.1.1 maintain the predominantly rural character of the area.

Advocacy Policy

Objective 9.2.3 “Encourage owners of rural acreages to **maximize the agricultural potential** of their land.”

Residential use as outlined in the Sproat Lake OCP

“The Sproat Lake area contains a range of residential uses and lot sizes from small, suburban lots to acreages and vacation/rental properties. This diversity affords existing residents and newcomers a number of accommodation options and provides variety within the Plan area.

Residential Policies

Policy 10.2.1 “Ensure that the **principal use** in all areas designated as residential must be residential, as specified by the zoning bylaw.”

Recreational Residential Use as outlined in the Sproat Lake OCP

"This policy permits **part-time residential use** for seasonal or recreational purposes within areas designated Recreational Residential"

Recreational Residential Objectives

Objective 11.1.1 Provide opportunities for seasonal residency.

Commercial Use as outlined in the Sproat Lake OCP

"Sproat Lake has a number of commercial properties, mainly along the Highway 4 and Hector road. These are smaller, neighbourhood -oriented enterprises."

Commercial Objectives

Objective 8.1.1 Facilitate the establishment and operation of small-scale commercial development that is compatible with the Sproat Lake's predominantly rural character.

Commercial Polices

Policy 8.2.1 Consider permitting the following **principal uses on lands designated Commercial**: local commercial, service commercial, highway commercial, tourist commercial, recreation commercial, campground commercial, as specified by the zoning bylaw.

Comprehensive Development Plan

Looking at the Comprehensive Development plan for this entire region of Little Germany, are all zoned Rural or ALR parcels of land. This is because we are not able to accommodate density of people nor resources for larger number of people. This zoning protects us all to keep the rural feel of this region and there is no foreseeable development for "Little Germany".

Concerns and reasons why we feel this proposal should not be approved

-Water usage. We all use one aquifer for water; one which is already at 'moderate' use. This precious natural resource must be protected. Building "green" or "eco" or low-flush toilets, none of this will change the fact that up to four more families will be using this resource for—drinking, cleaning clothes, dishes, etc. All what a household uses daily but this particular property could be using up to at least five times daily just for household needs. Four adults per cottage, four cottages could mean 16 people are showering daily, possibly two times a day. The proposal states they will ask guest to bring their own water. To expect guests to bring their own drinking water is just not a feasible plan to make residents feel the water source is protected and used sparingly.

-Increased density of people on one property. Concerns for wildlife interactions as we have deer, bears and cougars in the region.

Rural properties usually have one family living on the land, not multiple families and short term rentals.

-Increased traffic on Central Lake Road, the roadway is in need of repairs in areas due to increased traffic heading to Great Central Lake and the large trucks needed for the development currently occurring at Great Central Lake.

-Increased garbage and litter. Sad but seems like with density of areas comes density of litter in the areas. Residents already see an increase in road litter since the Great Central Resort and Trestle Park RV Park has been developed. I have been around over 20 years and this year is the worst I have ever seen the roadway litter.

There area a multitude of camping and rentals already available in the region, Great Central Resort, Sproat Lake has two campgrounds and there are many rentals available around Sproat Lake as Air b n b's and short term rentals.

Short term rentals, concerns.

According to the ACRD Website,

'Nightly and weekly accommodation rentals on residential properties within the ACRD are increasing due to a rising demand from visitors to spend time in the region. These rentals, known as Short Term Vacation Rentals (STRs), offer an opportunity for homeowners to participate in the growing tourism economy, **but there have been complaints about the rental units, particularly in residential areas not zoned for that use.** <https://www.acrd.bc.ca/str> “

There are concerns about allowing more short term rental units to be introduced to our neighbourhood when there is clearly a huge concern growing weekly in the Sproat Lake district that allow these rentals. We certainly do not want to introduce any situations like what I hear happens elsewhere, with zero help available to the residents who live close by problem properties. There seems to be very little protection for residents when short term rentals reek havoc on their lives and livelihoods with the only avenue being to write in a letter of complaint and very little in resolution or protection for residents. I certainly do not want to open doors to allow these myriad of problems associated with short term rentals where we live.

We have chosen to live in this Rural region for our specific reasons. Quiet, quaint nature at its finest. A rural place where we can enjoy the peaceful environment we chose to move to. We all abide within the restraints that Rural and ALR zoning allows and we fully accepted the limitations when purchasing our properties. I wanted to have family live on my property and this was not allowed; I understood the bylaw and went on with life. This is what I chose when moving to this zoned land.

If we had instead chosen to live near RV parks, beside established campgrounds or cottage style rentals we would gladly accept they are part of our neighbourhood-- but we did not. We live in a Rural area that does not permit the above activities. To expect to have a business venture in a specific region that can not support it is surprising to me. The owners already operate two short term vacation rentals so they should have an idea that zoning is paramount to what you wish to build on land. To purchase land in Rural Zoned region means you can do what is permitted on this land. Pretty simple concept to me. As this business venture has been a dream of the

owners then they should have purchased land that could have held their dream and all would be well. They moved to Rural land and as such should abide to “how it is” as everyone else does, abide by the rules on the zoning of property they have chosen to purchase.

The fact that this region supports Rural or ALR zoning is just how it is. Facts. This region can not support great numbers of people per property; the resources do not exist; the land should be protected for agriculture use vs building cottages to create a business opportunity.

The objectives and policies between Rural, Residential or Recreational Residential and Commercial uses are in conflict with what our Rural and ALR objectives are. We must protect the agriculture value versus tourist and commercial ventures which will greatly change this area.

How can these land uses go together successfully—they can't. Again I state this is why all of this region is zoned Rural or ALR use.

According to the Commercial Policies of the Sproat Lake OCP tourist commercial, recreational commercial, and campground commercial and campground commercial should be on Commercial Use Zoned land. As there are Commercial zoned properties in the Sproat Lake district, this is solely where business ventures should be permitted. I also speculate on the difference financial values of these different zoned lands and how values vary in different zones. I am no realtor but common sense dictates there may be a difference in purchasing cost. Farming land versus Industrial or Commercial, Residential versus Rural values for examples.

We strongly feel the need to protect “Little Germany” as the history and heritage in this tiny region is amazing—we had a mill, a fishery, a brothel, a school and church. We are now living where the German people settled when they were not allowed to live in Port Alberni. This very special area should be kept as natural as possible and not be changed to promote tourism business that already exists in great numbers in the district. Here is a link to a great book about some heritage facts in this

amazing region.

<https://www.amazon.ca/When-Whistle-Blew-Central-1926-1952/dp/0973167106>

Some residents have lived here for many generations, some for many decades. I am a proud second generation living in Little Germany. We have emotions and strong values associated with this area and will do all we can to maintain its character, history and heritage.

If these zoning and bylaw changes are permitted... this is just the beginning of drastically changing the entire landscape of rural living to the density of vacation, short or long term cabin/cottage/rv pads . a more density of people will appear and this entire area will become something I can only call negative for settled residents. Negative for the land use. Negative for precious resources like water. Negative for the amazing wildlife that roam freely. We feel we can not sustain any density in growth in this entire region we call "Little Germany:", this is why we have been zoned Rural or ALR and hope to stay Rural or ALR **only**.

We do not want campgrounds, short term or long term rental cabins/ cottages nor do not want rows of RV pads in this area. Again, there are specific and appropriate zoned lands for these ventures that can sustain the density of people and the resources would be more freely available. Please do not allow it in "Little Germany".

We seem to be surrounded by summer tourists, more than ever now with the many changes at Great Central Lake resort area. Camping is available in many locations such as Sproat Lake Upper Provincial campgrounds, located at the beginning of Great Central Lake Road Many more campgrounds are available accross the highway at Sproat Lake Lower Provincial campgrounds. RV pads are for rent at Arrowvale Campgrounds, Great Central Lake and more campgrounds in the area. A multitude of short and long term vacation rentals are available all around Sproat Lake. There are enough campgrounds and rentals available already.

Please do not allow our Rural and farming paradise to be converted to Commercial Ventures created solely for the financial gain of individuals at the detriment to the

natural beauty and destroy the rare jewel this area is to us.

Sincerely,

Phil and Amie Littlewood

From: [Mark Bo](#)
To: [Planning Shared](#)
Subject: Public Hearing Bylaws P1408 and P1409
Date: May 27, 2021 11:06:44 PM

Mark Bowen
9390 Central Lake Rd
Port Alberni, BC V9Y 8Z1

Letter for submission for public meeting May 31, 2021

I am against any further development in this area as we have a limited water supply in the area.

The garbage on sides of roads, extra traffic and wear on the roadway is the worst I have seen it in decades. I think it can only get worse the more number of people allowed to live on properties.

We live in rural land for reasons and don't need to keep adding more and more people, more and more buldings or rv parks. This rural zoned area is meant for farming, single families and no - Rv parks, campsites or businesses of renting multiple cottages on one property,

Please turn down the bylaws that mean more un-needed developepment and protect the ruralness that residents moved here for.

Sincerely,

Mark Bowen

From: bessler@egci.ca
To: [Planning Shared](#)
Subject: 9001 Central Lake Road
Date: May 29, 2021 1:58:02 PM

Planning Staff:

From the bylaws, the Acreage Cottage Residential District zoning is primarily intended to provide temporary accommodation on a short term basis to visitors and seasonal workers. In the proponents' application, they state that they would like there to be no seasonal or duration limitations on the rental of the cottages. Additionally, on their attached sketch map, they indicate that cottage 4 may be used as an additional single family dwelling.

I am concerned that the water supply and proposed septic field will be undersized if 5 year-round accommodations are utilized on the site. One of the neighbouring properties has Mixed Accommodation Commercial zoning, which is also intended to provide temporary accommodation on a short term basis to visitors, but the campsites are occupied year-round. I believe it would be best to assume that the same will happen at 9001 Central Lake Road and insist on properly sizing the water and wastewater systems.

There has been a lot of development along Central Lake Road, and traffic has noticeably increased. When zoning is changed and development permits are issued, I would like some of the fees to go towards traffic calming measures, such as speed bumps, in the area where homes are. The narrow road without shoulders coupled with speeding traffic makes walking to the community mail boxes hazardous.

Regards,

Joann Bessler
9421 Central Lake Road

From: [Mike Gerigk](#)
To: [Planning Shared](#); [Penny Cote](#); Sheriandmike@shaw.ca
Subject: Public Meeting Letter for May 31 Meeting
Date: May 31, 2021 1:36:47 PM
Attachments: [Lot 3 Zoning Application Letter \(1\).pdf](#)

Good Afternoon,

Please enter this attached letter into the minutes of May 31, 2021 Public Meeting regarding zoning of Lot 3 on Central Lake Road. I would also like it read aloud at the meeting. If it cannot be read aloud please let me know and I will attend the meeting by zoom to do so.

Thank you,
Mike Gerigk

To: ACRD Planning Dept and Directors of the ACRD,

I am writing in response to the application for rezoning lot 3 on Central Lake Road.

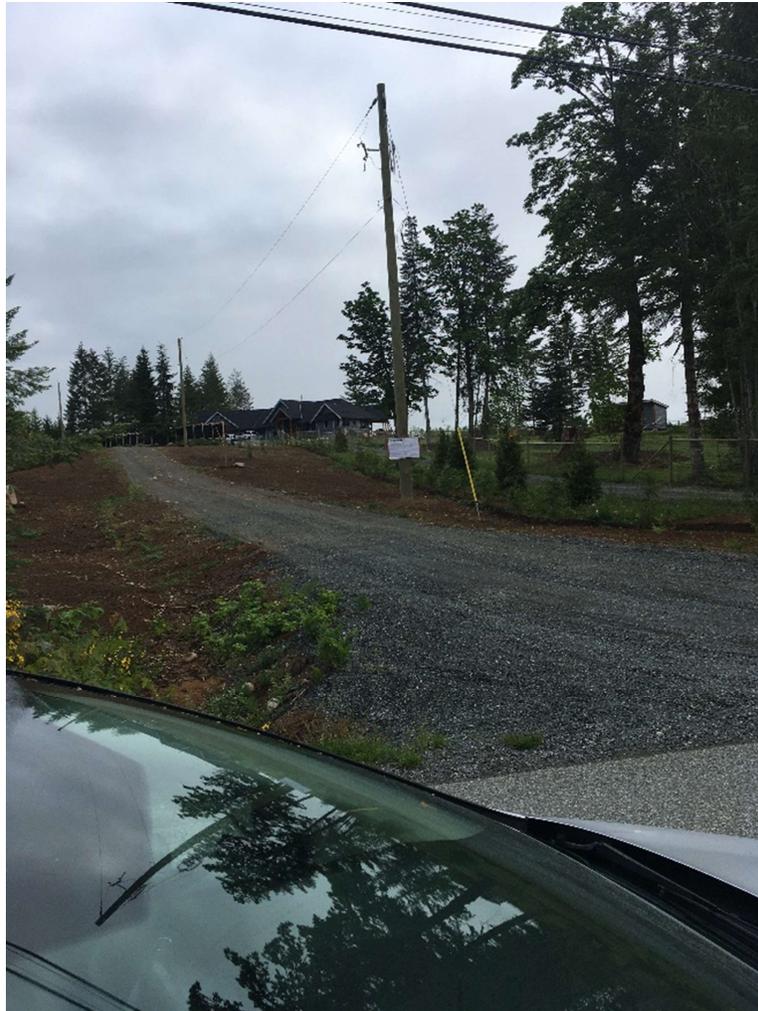
There are 3 issues with the application.

1. The proponent has applied to make their property a tourist destination including trails with no plans for fences/barriers other than a noise barrier between their road and 8881 Central Lake Rd. Tourists will not respect/recognize property markers and will trespass as they will not be aware of the property lines or not care. Our property directly to the west includes the highest point in the area as a viewpoint to see the panoramic vistas of the Beaufort Mountain range. It will be a certain draw to tourists to climb to the top to see the beautiful view from there. This will put my family at great liability risk as the terrain is uneven, very steep in spots and can be quite hazardous. We currently have set up the area along the property lines to target shoot with live ammunition and it would be unsafe should tourist be invited to the neighboring property and be allowed to roam without barriers. The greatly increased liability risk is an unfair burden to expect us to shoulder. The OCP specifically addresses minimizing conflict between land uses and this proposal is a prime example of how the proponents profit making business will cause financial risk to all neighboring properties not just ours. If/when a tourist was to injure themselves on a neighboring property, standard homeowners' insurance may not cover all costs of injury lawsuits and will like cause bankruptcy and complete financial hardship. Asking neighbors to incur increased insurance costs and/or pay out awards for injuries or incur costs to fence the property lines when it is not us running a for profit tourist business and inviting in the hazard is unreasonable. Zoning changes such as this must include protections for the neighboring properties when offering tourist trails. This application does not.



Picture of a portion of the viewpoint from our property showing steep uneven ground. It gets worse if you go down the hill, but we are not willing to risk injury to get a picture.

2. The posted on their property that we are assuming is a public notice of zoning change is so small and so far up their driveway no one can read it without trespassing on their property. In addition, it is not in a location that is readily noticed driving by, you have to look for it to notice it. As a notification required by law, it does not serve its intended purpose. In my opinion, this does not meet the requirements for public notification.



3. The road the proponents have in their diagram submitted in their zoning application shows a road up the center of the property to their cabins. From what I can see from my property, the road they have carved out runs up the side of the property which can be clearly seen from my side of the property line. Inaccurate site maps/plans again do not meet the application requirements, in my opinion.



Picture of shack approximately 15 ft from the property line (road leads up to the shack) Property line marker is the red ribbon almost dead center of the picture. This picture is used for location of road vs property line.

Given the safety and liability concerns, improper public notification, as well as intended or unintended misrepresentation on their application, we feel this application should be denied.

Regards.

Mike & Sheri Gerigk

9251 Central Lake Rd.

Letter from rezoning applicants **Ryan Rhodes, Samantha Carniato, Debbie Coss, Edward Coss**

May 31, 2021

To the ACRD Board,

Re: Public meeting regarding proposed rezoning of 9001 Central Lake Rd

Please include this letter for the public meeting May 31, 2021.

We just wanted to address a few of the initial concerns regarding opposing the rezoning at 9001 Central Lake Road.

This letter is meant to clarify our intent at this time so as to better provide our perspective of the concerns.

1. Water Usage

The land is non ALR and will not be used for commercial agriculture, so it's only people's daily usage of water from the aquifer, not animals or crops. It is our intention that this low density commercial development surrounded by forest could consume a very reasonable amount of water. Comparatively, with the current zoning and allowable uses of the property, we would like to suggest this could be totally reasonable regarding water consumption. Especially if efforts are made to design for less water and install low consumption fixtures and collect rain water.

2. Number of People on 14.33 acres

We are applying for the ARC zoning as it is defined in the Bylaw. This was the zoning available which most closely described what we imagine building. The end result of the development may not be max occupancy, they may be 'couple's getaway' cabins if need be, or we may end up with only 2 or 3 cabins in the end. Certainly occupancy numbers would vary throughout the seasons as well and not be a worst case scenario. The primary residence on the property is set to arrive in June (modular home), which is a modest 2 bedroom suitable for two people with a guest bedroom. This small footprint primary dwelling should be taken into account when looking at the number of people living on the land per acre.

3. Noise/Nuisance

We feel the proximity of the property and development layout lend very well to peace and quiet as there is nothing in site to disturb. Also our target ideal guest type would be quiet and respectful. There are ways to filter out unwanted types I. The booking process. This is a good point to add, that Samantha's parents have been added to the title and now occupy the modular home set to arrive June 2021. They are willing and capable of being involved in monitoring and maintaining the property for security and safety, not to mention both are retired.

4. Operating 2 STRV rentals

This is no longer accurate. At the time, this was mentioned back in August, it was intended to support our competency to professionally manage an accommodation based operation. Currently we (Ryan and Samantha) have a Temporary Use Permit to operate one STRV. The permit expires February 2022 and the property had it's last STVR stay September 2020. It has since been a continuing single person tenancy. The other listing is no longer available.

To conclude, it's a proposal for small footprint commercial development, with intention to preserve the natural land, conscientiously use water, and participate in the tourism industry in a positive way.

Regards,
Ryan Rhodes and Samantha Carniato