



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

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

BYLAW RESPONSE SUMMARY

BYLAW NO.: P1424 ACRD FILE NO.: RF20010 (McIntyre)

APPLICANT NAME: Gordon & Dawn McIntyre

ACRD CONTACT: Charity Hallberg Dodds

Date of Referral: April 26, 2021

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due to
Reasons Outlined Below

Applicant to adjust proposed subdivision plan to include 2 400 SF accessory building on the lot with the existing dwelling or provide a complete building permit application for a new dwelling on the +/- 2.5 acre proposed parcel prior to final hearing.

Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature:

Date: 5/28/21



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[Large empty rectangular box for comments or additional information]

Agency (please print): Cherry Creek Fire Dept.
Name (please print): Lucas Banton Title: Fire Chief
Signature: Lucas Banton Date: 27 April 2021



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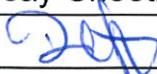
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Agency (please print): School District 70 Pacific Rim

Name (please print): Lindsay Cheetham

Title: Secretary-Treasurer

Signature: 

Date: 4/27/21



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Sewage Disposal:

Island Health will have an opportunity to review the subdivision application through the referral process with the Ministry of Transportation and Infrastructure to ensure the proposal meets the intent of Island Health's Subdivision Standards.

The purpose of the Island Health Subdivision Standards is to ensure that new lots created will support a primary and reserve sewerage system. The intent is to provide a viable long-term solution for onsite wastewater, thereby eliminating the need for costly extension of municipal sewer systems. These standards are designed to address concerns of detrimental cumulative impact associated with increase density using onsite sewerage systems. The intent is to prolong the expected life of sewerage systems and safeguard the environment and public health.

While a Registered Onsite Wastewater Practitioner is able to evaluate the ability of the soils to support an onsite sewerage system, the Sewerage System Standard Practice Manual specifically states that the manual is not intended to address the potential cumulative impacts of discharge from multiple sewerage systems within a given area.

Drinking Water Supply:

It has been noted that the proposed subdivision will be serviced by the Cherry Creek Waterworks District water supply system. Any extensions or alterations of the existing water supply system to service the proposed properties must not be undertaken unless a construction permit has been issued by Island Health in accordance with the Drinking Water Protection Act and Drinking Water Protection Regulation.

Agency (please print): Island Health

Name (please print): Stephanie Bruvall

Title: Environmental Health Officer

Signature: 

Date: 5/23/21

From: [Hendy, Timothy TRAN:EX](#)
To: [Charity Hallberg Dodds](#)
Subject: RE: Bylaw Referral Request - RF20010 (McIntyre))/Bylaw P1424
Date: April 27, 2021 2:45:35 PM
Attachments: [image001.png](#)

Hi Charity,

The Ministry of Transportation and Infrastructure has no objection to this rezoning application. This approval should not be construed as subdivision approval, for which separate application must be made. Thank you for your referral.

Tim Hendy | Development Services Officer

Vancouver Island District | Ministry of Transportation and Infrastructure

P: (250) 734-4812 | timothy.hendy@gov.bc.ca



[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)

From: Charity Hallberg Dodds <chdodds@acrd.bc.ca>

Sent: April 26, 2021 3:16 PM

To: Hendy, Timothy TRAN:EX <Timothy.Hendy@gov.bc.ca>; 'Island Health Authority' <HPES.PortAlberni@viha.ca>; 'Cherry Creek Waterworks' <ccwwacc@shaw.ca>; Lucas Banton (SLVFD) <ccvfd@shaw.ca>; XT:Cheetham, Lindsay EDUC:IN <lcheetham@sd70.bc.ca>; 'Brandy Lauder' <brandy@hupacasath.ca>; Darren Mead-Miller <executivedirector@tseshaht.com>; Luc Stefani <lstefani@acrd.bc.ca>

Cc: Alex Dyer <adyer@acrd.bc.ca>; XT:Irg, Mike Alberni-Clyoquot Regional District EAO:IN <mirg@acrd.bc.ca>; Charlie Starratt <cstarratt@acrd.bc.ca>

Subject: Bylaw Referral Request - RF20010 (McIntyre))/Bylaw P1424

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please see the attached bylaw referral package and response form. We would appreciate your input by May 28th. If you have any questions or would like additional information, please contact me by email or by phone at the number below.

Thank you

Charity Hallberg Dodds

Planning Technician/Bylaw Enforcement Officer

Alberni-Clayoquot Regional District

Phone: (250) 720-2701

Fax: (250) 723-1327

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Letter Attached

Agency (please print):

Cherry Creek Waterworks

Name (please print):

Wes Kovacs

Title: Interim Administrator

Signature:

[Handwritten Signature]

Date: May 25, 2021

CHERRY CREEK WATERWORKS DISTRICT



5920-A Cherry Creek Rd, Port Alberni, BC V9Y 8R7 email: ccww@shaw.ca www.cherrycreekwater.com Phone: 250-723-2214

May 25, 2021

Alberni-Clayoquot Regional District
Charity Hallberg Dodds
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Dear Charity:

Re: Bylaw No(s): P1424 ACRD File No. RF20010

Purpose of the Bylaws: To rezone the subject property from Small Holdings (A1) District to Acreage Residential (RA2) District to facilitate a subdivision.

Cherry Creek Waterworks District has no objection to Bylaw No. P1424 rezoning applications for Lot B, District Lot 146, Alberni District, Plan35521.

Water connections for new parcels require all water service connection fees to be paid in full, and any legal registered easements required must be submitted to Cherry Creek Waterworks District upon application for a new water service connection. Any infrastructure upgrades required or requested would be at the expense of the applicant and then owned by Cherry Creek Waterworks District.

**Be advised: Cherry Creek Waterworks District is not currently extending any watermains. To obtain water service, subdivided property requiring water must have direct access to an existing watermain or have obtained a legal registered easement to gain access to an existing watermain.*

Kindest Regards,

Wes Kovacs
Interim-Administrator

cc: Gordon & Dawn McIntyre
Cherry Creek Volunteer Fire Department