

From: [WAYNE SMITH](#)
To: [Planning Shared](#)
Cc: [wayne.smith](#)
Subject: Fwd: Bylaw P1430...Rezoning Application
Date: October 4, 2021 1:54:58 PM

Subject: Bylaw P1430...Rezoning Application

To: Planning Department, Regional District of Alberni-Clayquot

I would like this correspondence to be considered at the public hearing on October 4, 2021. Kindly confirm receipt.

I am not in favour of the rezoning application for the following reasons;

1) We are in essence being asked to consider this rezoning application piecemeal. As the developer acknowledges, this is simply the first rezoning application in relation to the property. In other words, a further application will be made in the future. I

am very concerned that issues that need be considered with the property as a whole will not be under consideration at this juncture.

2) I am very concerned about the extension of Taylor Arm Drive and the apparent desire of staff to utilize the road for access to the Crown lands and the private lands west of the subject property. I would suggest this is well beyond the scope of this rezoning application and should not be a consideration.

3) Why is it necessary to extend Taylor Arm Drive at all? Why couldn't the developer have a private strata road? TAD is poorly maintained as it is and why would the Regional District want to potentially incur further expenses that could more appropriately be borne by the developer? Staff suggests that it is desirable to provide access to Crown lands and I do not dispute that. However, that could easily be accomplished by dedicated park space or a trail. Let us not forget that this area can already be accessed by the trails in the area and from the Crown lands themselves.

4)The developer is required to provide park land or cash-in-lieu of park land. In my opinion it makes a tremendous difference to the application which of these alternatives is chosen. This should be stated clearly at the outset so that those affected have full disclosure and are fully informed. Has there been any consideration to dedicated parkland, walking trails or waterfront access?

5)When one looks to the neighbourhood map one can see many waterfront access roads eg.Wolfe and Cook roads to name just two....there is no mention of this in the application and it is imperative to consider! It is of paramount importance to preserve Lake access to the public.

6)The developer is simply fulfilling it's legal requirements....nothing more. The RD seems to be content with that. As a concerned citizen, I am not. Should there not be some community amenities being considered by both parties to make this rezoning application more palatable to the public? As an example, consider the wonderful walking trails along both Lakeshore and Faber roads. Alternatively, the developer could consider dedicating some of the existing walking trails in the subject property to the community.

7)There are many troubling issues in this rezoning application with the potential to significantly alter, forever, the character of our community....before we know it!
This rezoning application should not be allowed to do that!

Respectfully submitted, L. Wayne Smith

homeowner...10780 Taylor Arm Drive.

From: [Pat Ferguson](#)
To: [Planning Shared](#)
Subject: Bylaw P1430 - Lot 45
Date: October 3, 2021 6:49:48 PM
Attachments: [Document.docx](#)

Hello ACRD;

Please accept this attachment as our comments regarding Bylaw P1430

Regards,
Doug and Pat Ferguson
11148 Taylor Arm Drive
250-724-3224

Sent from my iPad

OCTOBER 3, 2021

SUBJECT: PUBLIC HEARING FOR BYLAW P1430 – LOT 45, TAYLOR ARM DRIVE

My wife and I have owned our property at 11148 Taylor Arm Drive since 1991. We are located four lots away from the subject property, and therefore will be significantly impacted if this subdivision request is granted.

We have never before been supporters of the NIMBY mindset. However, this proposal raises a number of red flags for us that cause great concern, and that if successful, will forever negatively effect our “back yard”.

Primarily, details that are missing from the proposal / information being shared by the ACRD. The extension of Taylor Arm to “provide access to lands beyond” the subject property leads one to believe that further waterfront development is in the plans. Mike Irg acknowledged that a community park is planned, but is not evident on any of the renderings distributed related to this proposal. It is not a huge stretch of the imagination to envision the large tract of waterfront property that was part of a failed subdivision proposal several years ago may be the next piece of this puzzle. The increased residential and construction traffic alone associated with such development is beyond what our poorly maintained country lane could safely handle. Further, Asher Road between Wilson and Taylor Arm Drive is maintained to third world standards, and would become impassible with the onslaught of a constant regimen of heavy construction traffic.

Of additional concern is the total absence of information about the proposed sewage treatment facility on a portion of the larger property, north of Taylor Arm Drive.

The lack of details of the required “property or cash in lieu” with this proposal complicate one’s ability to make an informed assessment of this proposal.

If this proposal is approved, our “back yard” will forever be irreversibly damaged. We do not support this proposal.

Doug and Pat Ferguson,
11148 Taylor Arm Drive

October 4, 2021

Dear ACRD,

RE: Bylaw P1430

I am writing to you with my concerns of the proposed zoning changes of Bylaw P1430. This proposal is presented as only a portion of the final zoning proposal for Lot 45 and it is unclear what the final intent of the continuation of Taylor Arm Drive is. Without the complete details, which would include future changes for development, I can not support the current proposed zoning changes.

The proposed five lots at the west end of Lot 45 represent approximately 10% of the total area of Lot 45. The full development of the property should be presented to allow the neighbourhood community to have input into any impact that would arise from the full proposal.

The extension of Taylor Arm Drive allows access to not only the five proposed lots, but properties beyond Lot 45. The intent of taking Taylor Arm Drive to the North end of the lots rather than stop at the last proposed lot raises questions of what other developments are being considered past Lot 45. For example, on map #E6 there now appears to be a P2 district. This P2 was not shown on previous maps that I have reviewed in the past. Also, P2 appears to be what was once part of Lot 503 which previously was not granted highway access from Highway 4. It is unclear from the current proposal of any further extensions and developments of Taylor Arm Drive. For example, is the future intent of Taylor Arm extension to provide not only access to the five proposed lots, but to develop Lot 503 and/or other unknown uses of a P2 district?

I have been a property owner on Taylor Arm Drive for over 35 years. The main attribute for selecting this area for residence was the fact there was no through road and with very little traffic. With an incomplete proposal, it is unclear to myself and our neighbourhood of the impact in regards to traffic, noise and development.

If Lot 45 was only developed with five waterfront lots without Taylor Arm Drive extending to the North end of SL5 (see NOTE 1) and there were no other changes then I would not be opposed to the proposed zoning change.

It is unreasonable for the Taylor Arm Drive residents, including myself, to support the proposal in its current form without more detail and the transparency of future plans.

Thank you for the opportunity to put forward a submission RE: Bylaw P1430.

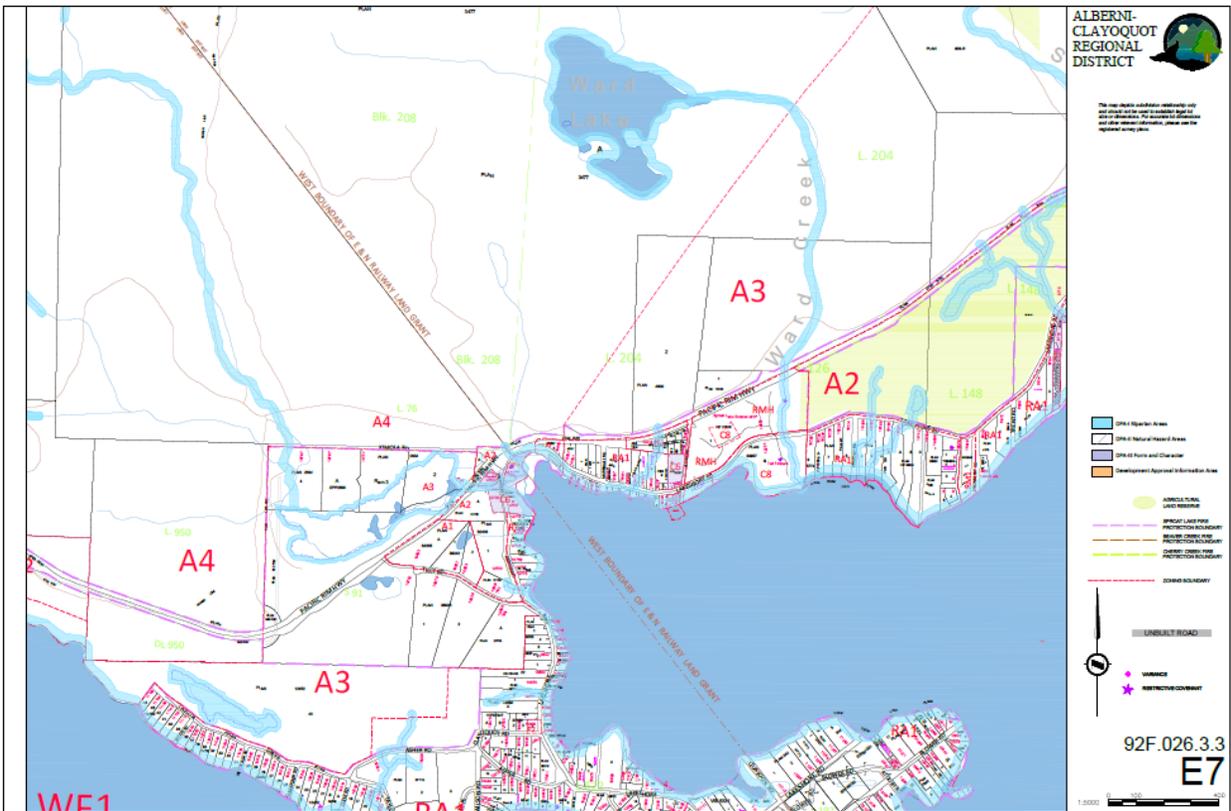
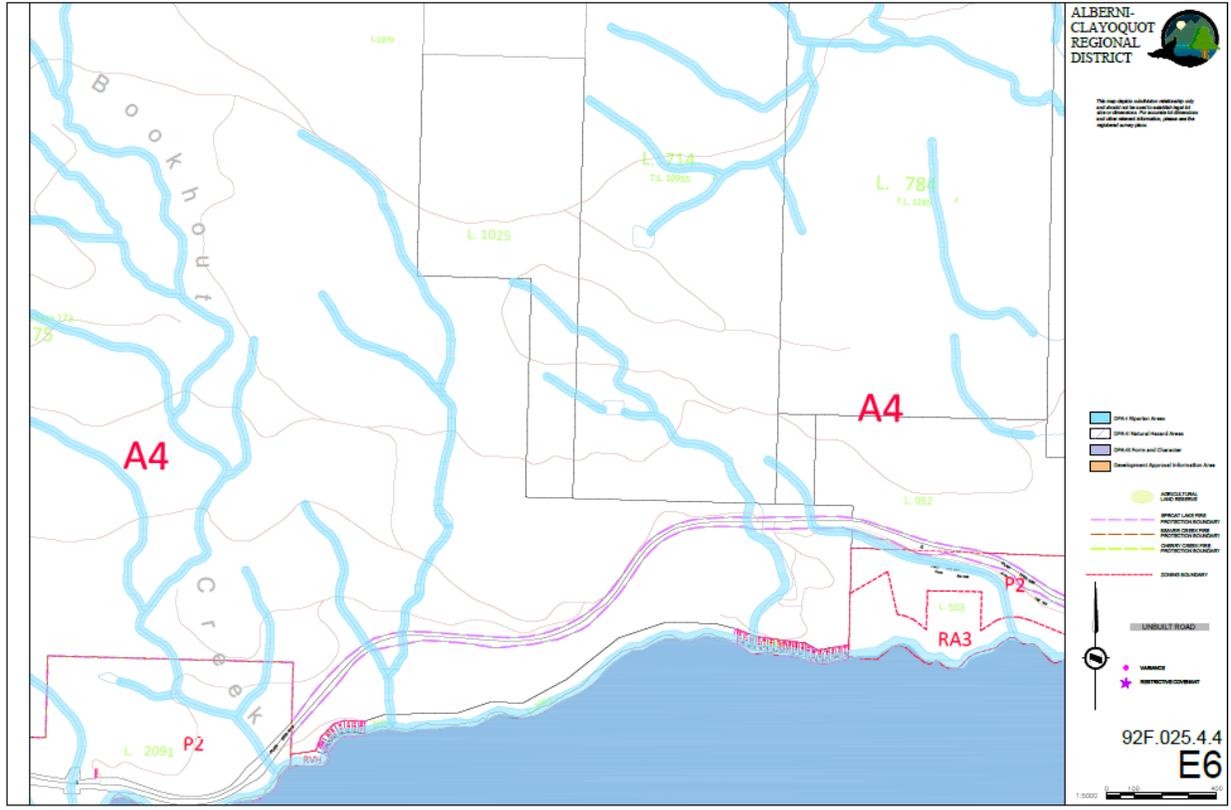
Sincerely yours,

Elmer Behn (see NOTE 2)
11132 Taylor Arm Drive
Port Alberni, BC

NOTE 1: Page 8 of 16 of document evID7132evattID1669.pdf [evID7132evattID1669.pdf \(acrd.bc.ca\)](#)

NOTE 2: The following neighbours have asked to have their names added onto this submission:

- Jonathon Ronkai 11164 Taylor Arm Drive
- Sue Comeau 10830 Taylor Arm Drive
- The Zens 10636 Taylor Arm Drive



October 4, 2021

Dear ACRD Directors,

Re: ByLaw P1430 - Lot 45 Changes

As we have read and reread the proposal plus the letters from Doug & Pat Ferguson and Elmer Behn and agree with much of their concern. We struggle to support this by-law change at this point because of the lack of clarity on the bigger picture issues as follows:

- 1) the future development of Lot 503,
- 2) the Parkland dedication questions to be answered,
- 3) thinking (plans) regarding potential subdivision between the Proposal on the west side and already approved 15.8 Acre subdivision on the east side (of Lot 45) near Clayoquot Road
- 4) the traffic pressure added from Highway 4 on Lakeshore especially from Tilly Road to the end of Taylor Arm Drive. (More traffic-more danger)

The Ferguson's letter refers to the poorly maintained road (with more than a few quasi-repaired pot holes) but it should be noted also the narrow dangerous corner where Asher meets Taylor Arm Drive. It is hard to see around it while travelling east and even more difficult in snowy conditions.

We enjoy watching folks getting exercise by walking on Lakeshore but am increasingly concerned for their safety especially from Tilly Road to Asher where there is a lack of walking paths and the road is narrow and winding. We have witnessed many near misses over the years and with new subdivisions, there will be more pressure on this traffic. We suggest some ACRD focus on new paths or perhaps new roads (versus Lakeshore) to get from Highway 4 to Taylor Arm Drive. In the meantime, we suggest changing the Speed Limit to 40 Kph from 50 from Highway 4 to Asher Road.

Thank you for asking us to comment on this Proposal.

Brad & Jan Minton
10894 Taylor Arm Drive
Port Alberni, BC

250-735-3768

From: [Larry McMahon](#)
To: [Planning Shared](#)
Subject: Public Hearing for Bylaw P1430 - Lot 45, Taylor Arm Drive- Dale Mykyte, Property Owner
Date: September 30, 2021 10:57:06 AM

To: Alberni-Clayoqout Regional District, 3098 5th St., Port Alberni

We request that this email submission be considered at the captioned public hearing which we plan on attending. Please confirm receipt.

Preamble & Summary Position

Since 1978 we have been resident owners on Taylor Arm Dr, across from the subject property of this zoning application. We were aware of the existing zoning of Lot 45 and the surrounding neighbourhood at the time we purchased. It was the primary reason for choosing this location.

We do not support the rezoning application. We believe that if the ACRD approves this rezoning application it will irreversibly change the nature of this neighbourhood from a quiet, rural, residential area to a busy transient area.

Rationale

1. The current zoning of Lot 45 with 10 acre minimums for the majority of the west end of the subject property along Taylor Arm Dr (approx 78 of 94 acres) is adequate to maintain the current nature of the quiet neighbourhood, but also protect the riparian areas of the lake and the wetlands on the northside of Taylor Arm Dr.
2. The proposed zoning and subdivision, while it would create 5 similar sized waterfront lots as in the existing neighbourhood, also includes an extension of the Taylor Arm Dr road right of way through the subject property to Crown lands to the north, and other privately owned large properties to the west of the subject property. Taylor Arm Dr is a narrow, poorly maintained public road which, if extended as planned, will potentially create a busy thoroughfare to large crown owned and private lands. This could lead to unwanted socially negative activities in the neighbourhood.
3. Under the developers proposal, it requires a dedication of parkland or cash in lieu to the ACRD. At this stage, without an informed person knowing whether the ACRD will negotiate land or cash, it is not possible to assess the positive or negative aspects of the parkland requirement.
4. Without knowing the intentions of the developer and the District on the future rezoning and development of the remaining parts of Lot 45, and what the parties might have in mind, makes it extremely difficult for an informed person to make a reasonable judgment on supporting the current application.

Yours respectfully,
Larry & Terry McMahon
11010 Taylor Arm Dr.

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Larry McMahon
250-217-3068