

**From:** [John McDowall](#)  
**To:** [Planning Shared](#)  
**Subject:** Public Hearing for Bylaw P1433  
**Date:** October 28, 2021 4:53:35 PM  
**Importance:** High

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October 28, 2021

Attn: Regional District of Alberni-Clayoquot Planning Department;

We, John and Patricia McDowall of 4968 Locke Road received the notification of the Public Hearing for Bylaw P1433 with regards to the rezoning of subject property - Lot 1, DL 19, ADP VIP83791 from Small Holdings (A1) to Acreage Residential (RA2) to facilitate a subdivision proposal.

John and I have discussed this proposal at length; and at after much discussion we have decided that we **"DO NOT AGREE"** with the rezoning of the subject property.

Our reason for not agreeing with the re-zoning is to do with the fact that this property has been 'farmed' for many years.. and if the property is rezoned – then the opportunity to continue farming this property will be lost.

We purchased our property in July of 1977. One of the first things we noticed that there were two farms adjacent to our location. One day to my surprise there were cows in my yard. They had 'escaped' from the subject property. NO worries – my Grandfather had a dairy farm and I was familiar with cows.

The subject property and the adjacent lot (2 on the map) were being farmed at that time by Mr. Walter Argotow. Hay was taken off these lots every summer. Mr. Argotow continued to farm and have animals until he had a stroke; **HOWEVER** after his stroke - the growing of hay did continue.

EVEN after the Argotow family sold the property – the subject property to Mr. Aspell the growing of hay did continue. The hay was taken of this subject property this past summer (2021).

I was surprised to learn that this property was not contained within the framework of the Agricultural Land Commission. **HOWEVER it is farm land and the land is arable.**

Given the resurgence of FARM to Table and the issue of local food security – it is our opinion that all land that is able to be farmed should not be developed for residential purposes. Once this property is subdivided – more than likely those lots will probably sold for housing lots. AND if that happens, that property will never be used for farming purposes. That opportunity will be lost.

I should remind the Planning Department that you can build a house on a rock, BUT you can not

grow food on a rock..

We, John and Patricia McDowall, would ask the Planning Department to consider our opinion in this matter.

Respectfully submitted,

John McDowall  
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A confirmation of receipt of this email is requested.

Thank you.