



**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.: P1430

ACRD FILE NO.: RD21005

APPLICANT NAME: Dale Mykyte

ACRD CONTACT: Alex Dyer, Planning Manager

Date of Referral: June 30, 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

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) supports the rezoning and development subject to the following conditions.

- As suggested, a covenant as road dedication be surveyed and registered on title with Land Title and Survey Authority (LTSA) to provide access to the Crown lands beyond. This has been identified as an extension of Taylor Arm Drive in Proposed Bare Land Strata Plan of Lot 45, District Lot 622, Clayoquot District, Plan 12452. If the Ministry of Transportation and Infrastructure (MOTI) requires this access road be dedicated as a highway or other legislated designation then MOTI's recommendations / conditions prevail.

- The Sproat Lake Official Community Plan will regulate activities within the riparian areas; however, should work occur within a stream the Water Sustainability Act still applies. If works are required in and about a stream as identified in the Water Sustainability Act, appropriate notification / authorization must be obtained prior to the commencement of such works.

- All other applicable legislation applies.

Agency (please print):

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD)

Name (please print):

David Robinson

Title: Resource Manager

Signature:

Date: 7/8/21

From: [Hendy, Timothy TRAN:EX](#)
To: [Kathy McArthur](#)
Subject: RE: Bylaw P1430 Referral Response - RD21005
Date: July 14, 2021 2:16:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image013.png](#)

Hi Kathy

MoTI has no objections to this rezoning application. This does not constitute subdivision approval, for which separate application must be made.

Thank you.

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: Kathy McArthur <kmcarthur@acrd.bc.ca>
Sent: July 5, 2021 12:13 PM
To: Stephanie Bruvall <stephanie.bruvall@viha.ca>; Hendy, Timothy TRAN:EX <Timothy.Hendy@gov.bc.ca>; 'Darrell Ross' <dross@tseshaht.com>; XT:Cheetham, Lindsay EDUC:IN <lcheetham@sd70.bc.ca>; Brandy Lauder <brandy@hupacasath.ca>; Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca>
Cc: Alex Dyer <adyer@acrd.bc.ca>; Charlie Starratt <cstarratt@acrd.bc.ca>; Brett Mortlock <bmortlock@acrd.bc.ca>; Joe Lamoureux <joe@albernihometeam.com>; Mike Cann <firechief@sproatlakefire.ca> <firechief@sproatlakefire.ca>; Michael McGregor <mmcgregor@acrd.bc.ca>
Subject: Bylaw P1430 Referral Response - RD21005

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

Hello,

Please find attached the referral package and response form for Sproat Lake rezoning application RD21005.

If you have any input to provide regarding this application, please complete the response form and return it to me within 30 days.

Thank you,



Kathy McArthur

Planning Assistant

A 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

O 250.720.2709 **W** acrd.bc.ca

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Agency (please print): ACRD Building Department

Name (please print): Brett Mortlock

Title: Building Inspector

Signature: BM

Date: 7/12/21



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This proposed subdivision is at the end of an isolated area. Would be nice to see an alternate road installed to Highway 4 to the west of this area. Other than a second egress point in the case of a WUI (Wild land Urban Interface) fire, and the roads are constructed to withstand the weight and size of our fire trucks. We can provide fire protection to this property.

Agency (please print): Sproat Lake Fire Department

Name (please print): Mike Cann

Title: Fire Chief

Signature: *M. Cann*

Date: 8/1/21



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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.

Sewage Disposal:

The purpose of the Island Health Subdivision Standards is to ensure that new lots created through the subdivision process 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 extensions of municipal sewer systems. These standards are designed to address concerns of detrimental cumulative impact associated with increased density using onsite sewerage systems.

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 states that the manual is not intended to address the potential cumulative impacts of discharge from multiple sewerage systems within a given area. A hydrogeological assessment may be required for all community sewerage systems. A qualified professional, licensed to practice in British Columbia, must complete this assessment.

Drinking water supply:

The Drinking Water Protection Act does not apply to a domestic water supply system that serves only one single-family residence. All community water supply systems, systems of 2 or more connections, must comply with the Drinking Water Protection Act and Regulations.

Agency (please print): ISLAND HEALTH

Name (please print): LENI ROSE

Title: ENVIRONMENTAL HEALTH OFFICER

Signature: Leni Rose

Digitally signed by Leni Rose
Date: 2021.07.06 08:49:24 -07'00'

Date: 7/6/21