

From: [Will Buchan](#)
To: [Planning Shared](#); [Penny Cote](#); [John McNabb](#); [Mike Irg](#)
Cc: [Deb Forsyth](#)
Subject: Public Hearing for LOT 45, District Lot 622, Clayoquot District Plan 12452 Development Plan and Rezoning Proposal
Date: February 22, 2022 1:00:52 PM

[CAUTION] This email originated from outside of the ACRD

Email submitted at 1:00pm Tuesday, February 22n 2022

Subject: Lot 45 District Lot 622, Clayoquot District Plan 12452 Development Plan and Rezoning Proposal

TO: Mike Erg, General Manager Planning and Development ACRD

Penny Cote, Director Sproat Lake Area ACRD

John McNabb, Vice Chairperson ACRD

We are a property owner with our property located on Wilson Road, Adjacent to where this proposed development is being considered by the ACRD.

We are asking and feel that it would also be prudent that a request that the March 1, 2022, public hearing be delayed until sometime in late July 2022 when we and the residents of the lake in the affected region are more likely to be in the area, and able to attend in appropriate and representative numbers.

Alternately, I am requesting a THIRD HEARING TAKE PLACE before this propal passes, as there are a great deal of concerns to take into account for such a development.

These are but a few concerns we have currently:

Water, Sewer, Public Lake Access, Increased Traffic, Additional Parking, Bylaw Enforcement, Sanitation and Public Restroom areas, Land Usage, Wetlands Environmental concerns.

Delaying this meeting to a later date or having a third public hearing will allow all affected persons involved to review the extensive proposal and gather further information, to be better informed for a future meeting.

Please respond confirming you have received this Email

Respectfully submitted,

Bill Buchanan and Deborah Forsyth

10395 Wilson Road, Port Alberni, BC, V9Y 9A3

Chris Law
10693 Tilly Rd
Port Alberni, BC
V9Y 8Z8
February 28, 2022

Alberni Clayoquot Regional District
Planning Department
3008 Fifth Avenue
Port Alberni, BC
V9Y 2E3

Re: P1430 (Mykyte) -West End of Taylor Arm Drive

Alberni Clayoquot Regional District:

Thank you for providing the opportunity for public input into this proposed Zoning amendment. I understand that we are only discussing the 7.9 acres of the 93.5 acre property in this rezoning application. There was a preliminary concept plan for the whole 93.5 acre property included in the proposal. Since this was included in the proposal then my comments are going to also reflect the whole 93.5 acres. If there was a guarantee that the Taylor Arm Drive Preliminary Concept Plan was to be followed I would put my support behind this plan. Since it is not I do not feel the rezoning is in the best interest of the community. The following are my reasons.

1. No clear idea of what will happen with the rest of the 93.5 acres. No clear idea of how many lots will be put into this 7.9 acre section. RA3 allows for lots down to 0.6 acres. There could be a total of 13 lots. The attached map showing 5 lots is just a conceptual subdivision proposal and the number of lots could double.
2. No guarantee of the access strip along the north boundary of subdivision. The only commitment is as follows. "Registration of a restrictive covenant requiring suitable public access, acceptable to the ACRD, to the Crown Land Lying north of the property at the time of subdivision. The attached map showing the access to the lake is just a conceptual subdivision
3. ACRD is in the process of developing a zoning by law to address proper set backs from Riparian areas. This should be in place before any zoning changes are allowed along water bodies.
4. BC Government has just started a new Ministry of Land Resource Stewardship. I think the government has realized that the local governments are not doing an adequate job to protect these resources so they have created a whole new ministry to step in. ACRD should not be approving rezoning along water bodies until this new Ministry is up and running. I have

included the Mandate Letter for this new Ministry as an attachment. Here are two pertinent mandates to this file. 1. “Provide provincial leadership on water policy and strategies including the coordination of government’s source to tap strategy to protect drinking water.” 2 “Ensure our water and watersheds are respected and valued, through the development of the Watershed Security Strategy and Watershed Security Fund with support from the Minister of Environment and Climate Change Strategy.”

5. Sproat Lake just underwent a Official Community Plan which went through significant public input. This zoning change contradicts the official community plan. There has not been the public information sharing and consultation that should be required to change and Official Community Plan that was just approved.

6. I feel the potential negative and unknown results from this zoning amendment do not need to be rushed into. I feel the public should be given more clarity and guarantee, on what the resulting outcome of this subdivision will look like.

Thank you for the opportunity to provide information for this rezoning application. The creation of the official community plan for Sproat Lake was a good process. I think if we are going to deviate from that plan so quickly then it defeated the whole purpose for creating the plan.

Sincerely,

Chris Law



February 25, 2022

Honourable Josie Osborne
Minister of Land, Water and Resource Stewardship
and Minister responsible for Fisheries
Parliament Buildings
Victoria, British Columbia V8V 1X4

Dear Minister Osborne:

Thank you for agreeing to serve British Columbians as Minister of Land, Water and Resource Stewardship and Minister responsible for Fisheries.

In this past year, as a member of Cabinet, your work has contributed to this government's efforts to support British Columbians as they face the impacts of COVID-19. People throughout the province continue to work together to stay safe and rebuild their lives and communities from the effects of the pandemic. Our government remains committed to getting through the pandemic and its after effects by building on this resilience and focusing on what matters most to people.

British Columbians voted for a government focused on their priorities: providing better health care for people and families, delivering affordability and security in our communities, and investing in good jobs and livelihoods in a clean-energy future.

I expect you –with support of your ministry – to focus on the commitments detailed in our platform, *Working for You*, along with the following foundational principles:

- **Putting people first:** Since 2017, our government has focused on making decisions to meet people's needs. That focus drove our work in our first term and will continue to be our priority. British Columbians are counting on the government to keep them safe and to build an economic recovery that works for everyone, not just those at the top. Keeping people at the centre of everything we do means protecting and enhancing the public services people rely on and working to make life more affordable for everyone.

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**Office of the
Premier**

Web Site:
www.gov.bc.ca

Mailing Address:
PO Box 9041 Stn Prov Govt
Victoria BC V8W 9E1

Location:
Parliament Buildings
Victoria

- **Lasting and meaningful reconciliation:** Reconciliation is an ongoing process and a shared responsibility for us all. The unanimous passage of the *Declaration on the Rights of Indigenous Peoples Act* was a significant step forward in this journey. True reconciliation will take time and ongoing commitment to work with Indigenous peoples as they move toward self-determination. Our government – and every ministry – must remain focused on creating opportunities for Indigenous peoples to be full partners in our economy and providing a clear and sustainable path for everyone to work toward lasting reconciliation.
- **Equity and anti-racism:** Our province's history, identity and strength are rooted in its diverse population. Yet racialized and marginalized people face historic and present-day barriers that limit their full participation in their communities, workplaces, government, and their lives. Our government has a moral and ethical responsibility to tackle systemic discrimination in all its forms – and every ministry has a role in this work. While our caucus elected a record number of women, more work remains to address gender equity. Delivering on our commitments to address racial discrimination will require a commitment by all of government to ensure increased IBPOC (Indigenous, Black and People of Colour) representation within the public service, including in government appointments. Our efforts to address systemic discrimination must also inform policy and budget decisions by reviewing all decisions through a Gender-Based Analysis Plus (GBA+) lens.
- **A better future through fighting climate change:** In 2018, our government launched our CleanBC climate action plan. CleanBC puts British Columbia on the path to a cleaner, better future by building a low-carbon economy with new clean-energy jobs and opportunities, protecting our air, land and water and supporting communities to prepare for climate impacts. It is every Minister's responsibility to ensure your ministry's work continues to achieve CleanBC's goals.
- **A strong, sustainable economy that works for everyone:** We will continue our work to support British Columbians through the pandemic and the economic recovery by investing in health care, getting people back to work, helping businesses and communities, and building the clean, innovative economy of the future. Our plan will train the workforce of tomorrow, help businesses hire and grow and invest in the infrastructure needed to build our province.

The pandemic has reminded us that we're strongest when we work together. Delivering on our commitments to people will require a coordinated effort with your cabinet and caucus colleagues, supported by the skilled professionals in the public service. You will also support your cabinet colleagues to do their work, particularly where commitments cross ministry lines.

British Columbians expect their elected representatives to work together to advance the broader public good despite their partisan perspectives. That means seeking out, fostering, and championing good ideas, regardless of their origin. I expect you to reach out to elected members from all parties as you deliver on your mandate. Further, you will build thoughtful and sustained relationships through public and stakeholder engagement plans that connect with people to incorporate their perspectives early in the policy development process. These plans must include measurable outcomes and ensure active dialogue and ongoing outreach in your ministry's actions and priorities.

Over the course of our mandate, I expect you will make progress on the following items:

- Develop a path forward with First Nations to build a co-managed land and resource management regime that will ensure natural resources are managed effectively now and in the future.
- Continue the modernization of land use planning for ecosystems, rivers, lakes, forests, land and waters by involving First Nations, local communities, and industry confirming social choice on the land base through inclusive processes.
- Provide provincial leadership on water policy and strategies including the coordination of government's source to tap strategy to protect drinking water.
- Lead the Together for Wildlife Strategy, with the support of the Parliamentary Secretary for Environment, and with neighbouring jurisdictions, to cooperatively develop and invest in new strategies aimed at better protecting our shared wildlife and habitat corridors.
- Ensure our water and watersheds are respected and valued, through the development of the Watershed Security Strategy and Watershed Security Fund with support from the Minister of Environment and Climate Change Strategy.
- Lead the development of the Coastal Marine Strategy – in partnership with First Nations and federal and local governments – to better protect coastal habitat while growing coastal economies with support from the Minister of Environment and Climate Change Strategy.
- Continue the implementation of the Wild Salmon Strategy including working with the federal government to double the Salmon Restoration and Innovation Fund.
- Continue to work with partners to protect species at risk and work collaboratively with other ministries to protect and enhance BC's biodiversity.

- Increase the Province's capacity to manage for cumulative effects through integration of science-based land, aquatic, resource, geographic data and Indigenous knowledge so evidence-informed policy and decisions can be made by statutory decision makers.
- Work with the Minister of Forests to support the implementation of the recommendations of the Old Growth Strategic Review in collaboration with First Nations, labour, industry, and environmental groups.
- Work with the Minister of Tourism, Arts, Culture and Sport to ensure the tourism, cultural, recreational, and economic benefits from heritage and historic places, mountain resorts, and adventure tourism are integrated into modernized land-use policy and planning.
- To ensure alignment between transportation and land-use planning, support the Minister of Transportation and Infrastructure, and work with the Minister of Municipal Affairs, on the implementation of the Integrated Transportation and Development Strategy.

To assist you in meeting the commitments we have made to British Columbians, you are assigned a Parliamentary Secretary for Fisheries and Aquaculture. You will work closely together and ensure your Parliamentary Secretary receives appropriate support to deliver on the following priorities, outlined in the mandate letter issued to them:

- Lead work with the federal government to develop new strategies to protect and revitalize BC's wild salmon populations building on past successes such as protection of fish habitat and innovation in fish hatcheries.
- In partnership with federal, First Nations and local governments, support the work to develop and implement the Watershed Security Strategy and Fund, Coastal Marine Strategy, and Wild Salmon Strategy.
- In collaboration with federal, First Nations, local governments and industry, support the work to develop and implement a responsible plan, including technology-based solutions, to transition from open-net finfish aquaculture.

Our work as a government must continually evolve to meet the changing needs of people in this province. Issues not contemplated in this letter will come forward for government action and I ask you to bring such matters forward for consideration by the Planning and Priorities Committee of cabinet, with the expectation that any proposed initiatives will be subject to the usual cabinet and Treasury Board oversight. Your ministry's priorities must reflect our government's overall strategic plan as determined by cabinet.

All cabinet members are expected to review, understand and act according to the *Members' Conflict of Interest Act* and conduct themselves with the highest level of integrity. As a minister of the Crown, your conduct will reflect not only on you, but on cabinet and our government.

You are responsible for providing strong, professional, and ethical leadership within cabinet and your ministry. You will establish a collaborative working relationship with your deputy minister and the public servants under their direction who provide the professional, non-partisan advice that is fundamental to delivering on our government's priorities. You must ensure your minister's office meets the highest standards for integrity and provides a respectful and rewarding environment for all staff.

My commitment to all British Columbians is to do my level best to make sure people's lives are better, safer, and more affordable. I believe the challenges we face can and will be overcome by working together. By way of this letter, I am expressing my faith that people can expect the same commitment from you.

Sincerely,

A handwritten signature in blue ink that reads "John J. Horgan". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

John Horgan
Premier

DOUG AND PAT FERGUSON
2-4341 CROWNWOOD LANE
Victoria, BC. V8X 5G3
250-744-7711

February 26, 2022

SUBJECT: PUBLIC HEARING FOR BYLAW P1430 – MARCH 1, 2022

My wife and I have owned our property at 11148 Taylor Arm Drive since 1991.

In addition to our concerns submitted at the October 4, 2021 public hearing, the following are our comments related to this application and associated conceptual drawings:

1. The development concept appears to provide public parking for approximately 25 vehicles at the west end of Taylor Arm Drive. While it is impossible to determine if the parking is part of this application, or is simply part of the concept presented for the larger parcel, it is not acceptable as owners of adjacent property. We insist that the public parking lot be removed from the concept plan and in future, when a zoning application is submitted for the larger parcel, public parking be dispersed amongst the proposed new lots. For example, five to ten parking spots on the opposite side of the Taylor Arm Drive extension from the five proposed waterfront lots; with the balance distributed amongst the rest of the cul-de-sacs. Purchasers of these new lots will know when they buy that public parking for access to the trails is part of their new community.

At the previous hearing on October 4, applicant Mykyte commented that he once lived at the opposite end of Taylor Arm Drive, beside a public access, and claimed it was no issue. There is no comparison between the two situations and his attempt to compare and trivialize the impact of living adjacent to an attractive nuisance such as Beer Can Beach and cliffs is not appreciated.

2. There does not appear to be a designated turn around at the new west termination of Taylor Arm Drive. We assume this will be addressed during the subdivision approval portion by the Ministry of Transportation?

3. We believe the addition of the conceptual drawings for the larger portion of this property changes the aspect of the development entirely and warrants a delay of the public hearing until sometime during the summer when owners of all effected properties are likely to be in the area, and are better able to voice their opinion.

4. We support other contributors in their concern for the apparent lack of diligence in determining suitability and placement of sewage treatment facilities throughout the parcel.

Now that we have more information regarding this proposed development, we are further convinced that approval to proceed will forever negatively affect our community and the calm, peaceful environment we currently enjoy.

Regards,

Doug and Pat Ferguson

February 28, 2022

Alberni-Clayoquot Regional District

Subject: Lot 45 Taylor Arm Dr. Bylaw P1430 Public Hearing Mar. 1, 2022

I have been a property owner on Taylor Arm Drive for over 35 years. The main attributes for selecting this area for residence are that it is peaceful, family oriented, has very little traffic and no through road.

I submitted a written objection and attended the original hearing for this application held October 4, 2021. The changes to the amended original application to Lot 45 are significant and quite worrisome and raise entirely new issues that I cannot support. It is clear to me, and our neighbourhood, that the impact of these new changes to Lot 45 will be detrimental with respect to traffic, noise, and other undesirable disturbances that will occur if the amended zoning is approved. My comments, question and concerns are detailed below:

The two maps in the ACRD website posted application and the map in the official notice of Public Hearing outlining the areas of Lot 45 affected are confusing, if not contradictory, as to what is being applied for.

It appears that there is a new parking lot (proposed park) of approximately 250 feet opposite Lots 44, 43 & 42 as part of this zoning amendment application. This parking area could accommodate as many as 30 cars and there is no explanation for its intended use.

- Will it be part of the bare land strata? If so, why would 5 strata lots that appear to have average lot sizes of 120' by 450' require more parking?
- Will it be dedicated as new road allowance as part of the public Taylor Arm Drive roadway? If so, what future plan is intended for public use of this space? Is it for future access to the developer's large lake front park and large crown lands to the north of Lot 45?
- Will it be used to access the developer's future redevelopment of the remaining Lot 45 and proposed trail system? If so, why propose this location, which heavily impacts the freehold lots opposite this parking lot and would cause increased traffic all along Taylor Arm Drive and Asher Road?

If there is additional parking to be provided by the developer, it should be considered as part of the conceptual plan for the remainder of the property but in the area where the conceptual densification of new residential lots might be developed off Asher Road.

I will note that the original application for the five-lot development of the northern part of Lot 45 had no water road access. Some time after the October 4th public meeting was announced and October 4th, the most northern part of Lot 45 had a 5 meter road access added. Now it appears this area has over 100 feet of frontage which is labelled as a park. I will assume that this is as per request of the planning department and not proposed by the developer. I believe it is safe to assume that with new proposed road access that DL950 and Lot 503 can be integrated into this park. There has been no transparency in relation to this area.

Lot 45 is a large 94+/- acre property most of which comprises a large sensitive riparian wetland area that naturally drains into Sproat Lake. This sensitive wetland portion will be complicated to integrate into the existing neighbourhood under any development proposal. It also requires an extensive environmental and engineer evaluation and report, which has not been made public for review.

Furthermore, a parking lot at this location will lead to unwanted congestion at this end of Taylor Arm Drive with the potential of undesirable activities on the shorefront of Sproat Lake adjacent to the five bare land strata lots being proposed and access to crown lands. As a result, the crown lands adjacent will have no jurisdictional supervision for undesirable activities and these issues will fall to the neighbourhood and police to deal with.

Taylor Arm Drive is a peaceful dead-end road and was developed to terminate at a large rural residential property. Its topography was not designed as a thoroughfare. Any extension of Taylor Arm Drive through Lot 45 to its northern boundary to the crown lands and potentially to private lands beyond this, is inappropriate and would be detrimental to our neighbourhood.

In summary, the amendments to the original application leaves more questions than answers and I do not support this application in its current form. Lot 45 zoning already allows for significant subdivision of this property without any application for zoning changes. The current zoning of Lot 45, which has been in existence since the original subdivision of all the lots on Taylor Arm Dr. should remain.

Should the ACRD continue to pursue rezoning of Lot 45, it should be done as one complete zoned and development proposal, including all civic infrastructure and public use areas identified so that existing property owners know what their neighbourhood is going to become.

Sincerely yours,
Elmer Behn (see NOTE 1)
11132 Taylor Arm Drive
Port Alberni, BC

NOTE 1: Jon Ronkai, 11164 Taylor Arm Drive, has asked to have his name added to this submission.

Hermann and Tracy Nell
10814 Taylor Arm Drive
Port Alberni, BC V9Y 9A4

Planning Department, Regional District of Alberni-Clayoquot
3008 5th Ave.
Port Alberni, BC V9Y 2E3
planning@acrd.bc.ca

Re: Proposed re-zoning and development of Lot 45, Clayoquot District

February 21, 2022

Dear Mr. Irg,

We are property owners at Sproat Lake and wish to express the concerns we have regarding the proposed development on Asher Road and Taylor Arm Drive. Our property is directly across from the proposed development.

We have major concerns about the density of the development. We are concerned about the environmental impact on the surrounding area and lake. We would like more information about the shared septic and sanitary treatment plants and what the effect will be on the neighborhood and potential contamination of the ground water. The developer has also neglected to specify where the new development will be getting their water from.

Approximately, 50 new residences are proposed for the area without any clear provision for lake access. The surrounding public easements cannot support this large increase in population. It would be reasonable for the developer to provide access to the lake with the appropriate facilities; parking, toilets, change rooms, a waste disposal area and dock; at what is locally called Beer Can Beach. This is the area of the development that has some proposed waterfront lots.

We have property adjacent to the only easily accessible public easement on Taylor Arm Drive and the increased traffic will significantly impact us. This easement, Cook Road, provides access to our property as well as the neighbor's property. We are concerned about the issue of parking, waste disposal for food and other garbage, and toilets. Where will the extra traffic have access to these things? There is potential for water contamination and a decrease in water quality due to the neglect of users. The disruption to wildlife and personal safety are also concerns.

Lake access for this development has never been planned for by the ACRD, therefore it is incumbent for the ACRD to take the responsibility to protect current landowners and to bear the brunt of this oversight.

We are opposed to the proposed re-zoning and development as presented.

Hermann and Tracy Nell

From: [Jonathan Ronkai](#)
To: [Planning Shared](#)
Subject: Lot 45 Sproat Lake
Date: February 19, 2022 11:02:14 AM
Attachments: [image001.png](#)

[CAUTION] This email originated from outside of the ACRD

To Whom it May Concern,

I'm writing in support of the request for a 3rd hearing in respect to the approval of the development proposal for Lot 45 on Sproat Lake. I have numerous concerns that are shared by the community.

Jonathan Ronkai, CPA, CA, CFP
Principal



Chartered Professional Accountants

1188 West Georgia, Suite 1440

Vancouver, BC

V6E 4A2

Direct: 604-336-4919

Phone: 604-688-6191 (extension 106)

Fax: 604-688-2052

Email: jronkai@arbutusgroupcpa.com

www.arbutusgroupcpa.com

Any advice herein is based on the facts provided to us and on current tax law including judicial and administrative interpretation. Tax law is subject to continual change, at times on a retroactive basis and may result in incremental taxes, interest or penalties. Should the facts provided to us be incorrect or incomplete or should the law or its interpretation change, our advice may be inappropriate. We are not responsible for updating our advice for changes in law or interpretation after the date hereof.

Arbutus Group's advice is for the sole use of Arbutus Group's client. The advice is based on the specific facts and circumstances and the scope of Arbutus Group's engagement and is not intended to be relied upon by any other person. Arbutus Group disclaims any responsibility or liability.

From: [Jill Stevenson](#)
To: [Planning Shared](#)
Subject: By-law 1430 Lot 45 Clayoquot District 622 Plan 12452 Taylor Arm Drive regarding changing By-law to Forest Rural (A3) to Acreage Residential (RA3)
Date: February 25, 2022 1:13:33 PM

[CAUTION] This email originated from outside of the ACRD

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>> ACRD's mandate is to uphold and enforce the by-laws to ensure a cohesive and eco-friendly community.
>> The future of Sproat Lake depends on ACRD's long term plans for development and short term ability to enforce by-laws that guarantee the community's long term vision of growth.

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>> Change is inevitable but ACRD must stand as a buffer to large developments that contradicts the existing zoning of an area.

>> Personally the ACRD has not enforced a trailer violation that affected our immediate neighbourhood on Taylor Arm Drive. The ACRD recognized the by-law infraction but had no recourse to enforce the violation.

>> I find it ironic that a larger entity proposed by Dale Mykyte can not only violate a zoning regulation but apply to change the zoning map to accommodate his personal gain.

>> This removes any assurance that the ARCD will be the consistent force to defend their by-laws and zoning regulations for the residents of the community who respect the existing by-laws.

>> It must be noted that individuals in the community plan their lives around the rules that are in place.

>> When rules are changed it affects the members of the community in innumerable ways.

>>

>> Assuming this proposal to re-zone MAY go through I implore the ACRD to coordinate regulation enforcement between all governments ie provincial,federal and municipal. The regulations are complicated and over-lapping with no entity responsible for long term compliance to the regulations.

>> A development of this magnitude will compromise the lake with increased boat traffic, docks ,buoys and log booms. The increased activity on the beach will compromise the shore fauna and add to noise pollution and waste.

>> Can the ACRD accommodate the extra traffic and vehicles that will come to the community?

>> Garbage removal is an issue within our community so more homes will compound that issue.

>> Snow removal on Taylor Arm Drive is sporadic with no removal of snow on the east side of Taylor Arm from Asher.

>> Fire safety measures are another factor.

>> I am just naming a few of the issues that need oversight.

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>> ACRD has the opportunity to step up and deliver the oversight that is required.

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>> If ACRD does not have the oversight, legal ability or manpower to enforce the by-laws that protect our community then the only option is to deny the re-zoning until ACRD has the ability to inforce all regulations for a community development.

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>> Sent from my iPad, Jill

From: [Lorinda Earl](#)
To: [Planning Shared](#)
Subject: Bylaw P1430
Date: March 1, 2022 3:59:55 PM

[CAUTION] This email originated from outside of the ACRD

Hello Planning Department,

Mr. Mykyte knew the property he purchased was zoned for Forest Rural, and any change to the zoning will have to be certain to abide by the original intention of the bylaw. The impact on the lake environment and community will be of such significance, it is incumbent on the ACRD to properly explore it before making a decision of Yes or No on this matter.

Council must render a No on this proposal until a committee has explored it further. A suggestion: Use of technology can help to streamline the process, such as Ethelo Decisions.

Yours truly,
Lorinda Earl

Klitsa Point Resident

ACRD
3098 5th Street
Port Alberni
Via e-mail planning@acrd.bc.ca

February 21, 2022

RE : Lot 45 Zoning Application.

We request this email submission be considered at the public hearing which we plan to attend.

We are the owners of the property across the road from the proposed developments. Our address is:

10796 Taylor Arm Drive

Our concerns with the above developments are the following :

1. We echo the numerous environmental impact concerns raised by others in our neighbourhood that this development will have in the immediate surrounding area as well as potential runoff into our pristine waters of our lake.
2. We are equally concerned at the profound lack of public access to the lake that this large development will require. This does not appear to have been addressed at all. In all likelihood there will be a substantial increase in the number of residents and their visitors who will need to access the lake via a public access point.

The developers have not indicated how much this proposed project will increase the number of people who will now populate our immediate neighbourhood- it is imperative that accurate population increase numbers are presented to us.

Currently the only accessible Public Access to the lake along Taylor Arm Drive is down the narrow Cook Rd, which provides access to 10796 and 10814 Taylor Arm Drive.

Cook Road leads into a marshy access in a small bay. That part of the lake has a marshy area which is a frequent breeding area for many migrant birds. We have significant concerns that this area will be destroyed with increased traffic and potential pollution from littering. Currently it is not unusual for us to clear litter in that area.

We do note the proposed development includes a park north of lot#5. Further details with respect to water access and public washroom facilities should be outlined and commensurate to accommodate the increased population use of the lake at that site.

Additional access points with appropriate public facilities will be needed as the proposed park next to lot #5 will not suffice in servicing that entire large development, and in all likelihood will

result in substantially increased traffic down Cook Road, which is totally inadequate to deal with such an increase.

3. We have serious concerns with respect to the timing of these hearings. There has been inadequate notification to cottage owners in the immediate area. We, for example only received formal notification of this hearing on February 17, 2022. Additionally, doing this during the winter months with many cottage owners not present, raises serious questions of deviousness on the part of the developer in an attempt to push this through the ACRD without adequate input and representation from the immediate neighbors, who are most impacted by the development.

Thus, for the above concerns, we strongly object to the current proposal.

Finally, we request that a further meeting be held in July or August, when most cottage owners are present, prior to any approval of this development.

Sincerely

Larry Kahn

Deb Sheinbaum

From: [Larry McMahon](#)
To: [Planning Shared](#)
Subject: Public Hearing Mar 1 2022 for Bylaw P1430 - Lot 45 Taylor Arm Dr. Zoning Application
Date: February 19, 2022 11:16:39 PM

[CAUTION] This email originated from outside of the ACRD

To: Alberni-Clayoquot 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

We have been resident owners at 11010 Taylor Arm Dr. since 1978. Our property is across from Lot 45, the subject of this 2nd zoning application. We were aware of the existing zoning of Lot 45 and the surrounding neighborhood at the time we purchased. It was the primary reason for choosing this location.

We submitted our position on the original application for the Public Hearing for Lot 45 held Oct 4 2021, and attended the hearing, providing further input. We did not support the application for the reasons stated at that time. While we appreciate the developers time, effort and expense to try and satisfy the multiple resident concerns over the terms of the original application, we find nothing more compelling about this application and in fact, find it far less supportable.

We do not support the revised rezoning application. We believe that if the ACRD approves this revised rezoning application it will irreversibly change the nature of this neighborhood 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 neighborhood, but also protect the sensitive 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 neighborhood, also includes an extension of the public Taylor Arm Drive through the subject property to Crown lands to the north, and potentially other privately owned large properties to the west of the crown lands. Taylor Arm Drive is a narrow, poorly maintained public road which, if extended as planned, will potentially create a busy thoroughfare to these lands. This will likely lead to unwanted, socially negative activities in the neighborhood, including illegal camping, beach fires and neighborhood disturbances, all of which has been an issue under existing conditions. At the original hearing in Oct 2021, this was a major issue raised by multiple property owners and this revised zoning application completely ignores those concerns.

3. Under the developers new 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. The revised application still does not address whether there is cash in lieu or the developers proposed enlarged park dedication. If, in fact, the District accepts the proposed park dedication, we see major issues with its location at the end of the most westerly strata lots which borders the crown lands to the north of Lot 45. This location is particularly more concerning if the Taylor Arm Drive public road is extended through the property to the borders of the crown lands to the North. This will simply aggravate and attract socially undesirable activities mentioned earlier that could spill over into the adjacent crown lands that will have no governing oversight.

4. The new proposal suggests an approximate 250 foot car parking lot dedication at the end of the existing termination of Taylor Arm Dive, and opposite lots 42, 43, & 44. It gives rise to considerable concern as to why providing parking for approximately 25 cars is necessary without explanation as to it's purpose. Once again, this could potentially lead to overcrowding at the end of the road way, and contributing to the undesirable activities mentioned above.

5. We acknowledge the efforts of the developer to conceptually provide more information on how the rest of the property would be developed, including additional housing areas and dedication of parklands that would include the sensitive riparian wetlands. There are concerns about a large number of new, smaller .6 acre lots for new residential sites which have the potential for over-taxing an already poorly maintained Taylor Arm Drive We realize this is only a concept and is not part of this zoning application.

Conclusion and Recommendations

As indicated at the outset of this submission we do not support this application for rezoning.

1. We believe the existing zoning should remain, as it preserves the quality of this rural area and does allow the owner a larger 10 acre lot subdivision if he so chooses.

2. If the developer attempts a further submission to the District for rezoning of Lot 45, under no circumstances should this be considered on a piece meal basis as it is now. It should include the entire approximate 94 acre parcel detailing all proposed residential subdivisions and dedication of parklands. The District also needs to provide far more clarification what it's intentions are for access to the crown land properties and private lands that lie beyond Lot 45. It is disrespectful to the existing property owners in the area to not know the full details of what their neighborhood will look like, including a definitive commitment to preserving the sensitive riparian areas of the property that affect Sproat Lake, its water supply and the neighborhood.

3. If the District feels there is some legal or statutory reason this zoning application as it stands now has to proceed with a public hearing, we believe it should be postponed to a future date when resident owners have more time to organize their common concerns and present them to District staff for input before a further public hearing is held.

Yours respectfully,

Larry & Terry McMahan

11010 Taylor Arm Dr.

--

Larry McMahan
250-217-3068

ACRD
3098 5th Street
Port Alberni
Via e-mail planning@acrd.bc.ca

Re: Proposed re-zoning and development of Lot 45, Clayoquot District

Thank you for your consideration of this letter outlining concern regarding the development of Lot 45.

By now you have probably already heard from several property owners in the immediate vicinity of this proposed development. We own a property at 10390 Wilson Road which is immediately below the eastern edge of the development. While we understand that development of this area to some degree is inevitable, it is crucial that this be done with appropriate forethought and planning to ensure minimal environmental impact and no disturbance to existing owners.

Septic Fields and Environmental Concerns

I have several concerns regarding the design, location and type of septic fields proposed. All septic fields show "Potential Sanitary Treatment Plants". What does this mean specifically? And who is responsible for maintenance of the plants, in 1 year, in 5 years and in 10 years and beyond?

The report from H2O Environmental Ltd. States "Island Health (IH) policies call for a minimum of 90cm native mineral depth for a community sewage septic system.....". Yet the report states "the soil profile on the area investigated for wastewater is a varying thickness of 5-20 cm of organic forest debris" with underlying silt loam and coarse fragment " from 38cm to 80cm". All of this is located over bedrock or massive clay. It would seem that the location of the septic fields as proposed are not ideal and do not currently meet the requirements of Island Health.

My limited understanding of septic fields is that they are placed on a horizontal field to prevent "pooling" of waste at one end of the field. My knowledge of the topography of the area would suggest that the fields drain toward the lake (and toward the property owners closer to the lake). Proper oversight of the field design would be essential, not only to protect the property owners "downstream" of the septic field but more importantly to preserve the quality of the potable water of the residents who draw water directly from the lake. Perhaps the fields should be relocated to another area within the development that would reduce the potential for contamination of lake water.

Given the sensitive nature of the issue, with potential for lake water contamination, it would be prudent to have an independent environmental assessment of proposed wastewater dispersal (at the expense of the developer). In addition mandatory regular lake water testing should be required on a regular and ongoing basis to ensure the lake water is not contaminated.

Densification

This proposed development would allow for marked densification of the area. Currently this area has limited public access to the lake, and there is nothing in the plan to allow for protection of existing public water access easements and the potential nuisance to adjacent property owners (noise, garbage, trespass etc.).

There is no provision for toilet facilities in these areas nor for garbage disposal. The current public easement on Cook Road is inadequate to service a high volume of vehicles and people.

The potential for illegal docks attached to these public water access easements is high. Is the Regional District going to enforce removal and prevent construction of illegal structures?

There is no provision in this plan that details how the proposed strata will obtain water from the lake. Specifically, from which areas will the lake water be drawn, will this have an environmental impact on the shoreline where the intake is located, where will the pump station be located to pump water uphill to the strata, does this create a noise issue for property owners nearby, what size water line is required, and how will this line be routed to the development?

In summary, the existing proposal raises serious concerns around wastewater dispersal and management, environmental impact of such systems, potential for lake water contamination, inadequate public facilities to handle the densification of this area, potential for increased noise complaints and trespass, inadequate bylaw enforcement capability and concerns around water supply to this subdivision.

We feel the public hearing on March 1, 2022 will allow discussion of some of these concerns and some opportunity for the developer to respond. We would request another public hearing be scheduled for July / August 2022 as this would allow some of the seasonal property owners who may not be aware of this development to attend and have input as well.

Thank you for your consideration of these issues.

Murray and Helen Erasmus
10390 Wilson Road

From: [Matt Husslage](#)
To: [Planning Shared](#)
Subject: Public Hearing Bylaw P1430
Date: February 27, 2022 11:53:21 AM

[CAUTION] This email originated from outside of the ACRD

Planning Department
Regional District of Alberni-Clayoquot

Attn: Mike Irg
Re: Public Hearing Bylaw P1430
RD21005-Lot 45, Taylor Arm Drive (Mykyte)

I am writing in response to the proposed bylaw change, thank you in advance for addressing my concerns.

My first concern is with regards to the common property (Disposal Field). In the plan map by Prism Surveying, there is little information on the design of the required elements for a proper septic field. In the map of the preliminary concept plan by Townsite Planning, it is noted that within the area with the proposed bylaw change (Area A- Waterfront Lots), that there is a common property septic dispersal field that would require a sanitary treatment plant. Finally, in the memo from H2O Environmental Ltd, to Dale Mykyte titled, "Soil Investigation for Strata Lot Wastewater Dispersal on Part of Lot 45, DL 622, Clayoquot District, Plan 12452", the report states that a "distribution system will be a uniform, pressurized distribution system, most likely a sand mound". The memo goes on to describe that the system will, "generally consist of a large receiving/equalization tank which times doses the treatment plant, gravity feeds to a large dose tank that also times doses to the dispersal field either through multiple pumps or through an indexing valve to cycle through different zones of the field".

My concern at this point is that the disposal field seems to be conceptual, but I am curious if an actual septic system design has been submitted and is there a professional engineer that has signed off on it?

The information provided and measures described in the documents don't provide a lot of confidence in the proposed system. My concern is that if the system was to fail is there a chance that effluent might be discharged into the nearby wetlands located to the east of the proposed septic field? Is there a possibility for that effluent to then reach Sproat Lake via the stream to the east of Wolfe Road? The noted "5 meters available before the slope becomes excessively steep for wastewater dispersal", is very concerning.

The same memo also states that an "assumed Type 3 treatment" would be a potential system design. Does this type of system require maintenance? If so, will there be assurances that the new property owners will be held accountable for maintenance of the system and bear the cost for upgrades or repairs to the system if it fails? There is also some discussion regarding restricting the size and number of dwellings on the properties to assure that system limits aren't exceeded, though no indication on who is going to monitor this going forward.

Another concern I have is regarding the extension of Taylor Arm Drive. In the various documents made available on the ACRD website, it is noted that the extension of the road would be used to access Crown Lands to the northwest of the subject property. In the meeting held in October the topic of a public park to be located on those lands was mentioned but quickly dismissed as not the topic of the meeting. I am concerned that there is already plans to use the extension of Taylor Arm Drive, a small and not well maintained road, to access a large public park in the future. If this is the case consultation will have to be done with the residents in the area. I am also hoping that extension of Taylor Arm Drive in partnership with the land owner to access the Crown Lands, has/will not influence decisions made on the entirety of the Lot 45 subdivision approvals.

I am assuming that all correspondence regarding the proposed subdivision and the ACRD has been made available on the ACRD website, but if there is any further documentation that is available (FOI) it should be shared with residents in the area. I was surprised at the lack of notification about the proposal, public hearing dates etc. and am hoping that will change going forward.

Regards,

Matthew Husslage
Krista Zens
10636 Taylor Arm Drive

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Matt Husslage

mhusslage@gmail.com

Contact: 250-532-1401

From: [Maggie Mae](#)
Subject: Subdividing 93 Acres??
Date: February 23, 2022 5:48:58 PM

[CAUTION] This email originated from outside of the ACRD

I am a Land & Property Owner out here & have these Concerns!

planning@acrd.bc.ca

Hello;

I am living out here Thirty Two Years now and Know of at Least Three Big Nests One for sure belongs to an Eagle Family The other Two I am not sure if they are Eagle or Barred Owl Nests. At any Rate I live on Six Acres & do Not agree to the New Owner Being Permitted to do Anything that the Previous Owner was not Permitted to do!! She was the Owner for 68 - nearly 70 Years & was Told Explicitly all of her 93 Acres could only be Divided down to 5 acre Parcels with Access for All Properties to the Taylor Arm River . She was First supposed to Put in a Roadway from the Highway before doing anything & then and only then could she Divide into Five Acre Parcels with All of them Having Access to the Water without Contaminating either of the Two Bird Sanctuaries One of which is Down at Beer can Beach turn Right and walk along to the area the Bears are always at. The Second is along Taylor Arm Drive Towards Town Off Asher Turn Left Beside Dr. McDonald's Property where there is a Sanctuary for Geese to Nest & Dr. McDonald Has Now Stolen Better than HALF of That PUBLIC ACCESS as his Own Lands So the Fowl have Moved along to the Bigger Sanctuary that is Co-Joined with the One on Dog Mountain for the EAGLES!! This 93 Acres Starts way over at the Two Massive Round Rock Formations in the Water & Ends in Front of my Driveway.

There is Already a PARK SETTING in those Woods Across from

my Gate with Beautiful Walking Trails Safe for Kids & Dogs with No Traffic to Worry about. We have Black Bears; Cougars; Deer; Racoons;Mink; Eagles;Ravens;Barred Owls;Hawks & also a Huge pack of Thirty to Forty Timber Wolves that You can Hear Howl as they Hunt Deer in the Trails @ 3:00 A.M and 4:00 A.M. in the Mornings! YES I have Heard them as I am Often

up That Late or EARLY at Night!!

I also am Very Concerned the Developer will Wreck my Well Water & that had Better NOT HAPPEN!!

And People Constantly ask Why I Prefer

WILDLIFE to Humans?

Sincerely;

Mrs.Margaret Schonenborn

Shangrilaerie@gmail.com

10690 - Asher Road

Property OWNER

LandLine:

250.731.883.

From: [WAYNE SMITH](#)
To: [Planning Shared](#)
Cc: [wayne.smith](#)
Subject: P1430 Public Hearing...March 1 2022
Date: February 22, 2022 3:09:58 PM

[CAUTION] This email originated from outside of the ACRD

I would like this submission to be considered at the Public Hearing on March 1 2022. Kindly confirm receipt.

As I understand it, this rezoning application is only with respect to the proposed 5 lot subdivision. The further information provided with respect to the balance and majority of the property is only conceptual in nature...and could change at any time. In other words, it is only provided for informational purposes and has no binding effect on the Developer or anyone else.

I remain opposed to the rezoning application for the following reasons....

1) We, the affected community, continue to be asked to consider this rezoning application on a piecemeal basis. This is terribly unfair to the community and disrespectful of the legitimate concerns that so many of us have to this attempted drastic alteration to our neighbourhood. Concerns and issues that we have about the property as a whole should not and cannot be shunted aside whilst we deal with the present application. This may suit the Developer but does not suit the community and should not suit the Regional District and our representatives.

2) I remain very concerned about the apparent desire of the RD to secure the "ownership" of the extension of Taylor Arm Drive to allow access to the Crown land to the west of the application lands and then presumably to the private lands on the other side of the Crown land. Is there an agenda I am not aware of or have I overlooked something? Does the RD have a long-term goal to extend Taylor Arm Drive to the private lands further west....if so, this must be stated clearly and without equivocation. Full disclosure is essential.

3) As I have stated above, I do not understand why it is necessary to extend Taylor Arm Drive to the west and to the edge of the Crown land at all. The Developer simply has to implement a private strata road with a walkway parallel to the said strata road and provide access to the public by way of an easement. This could potentially give the Public access to the Crown land and any easement could be extended to give the Public access to the Lake from the private land. Both of these results from an easement would result in a benefit to the Public. This would also benefit the RD in not having to incur further expenses in maintaining any extension of Taylor Arm Drive ...this expense would properly be borne by the Developer.

4) The community is still not aware if the RD is seeking parkland or cash in lieu of parkland from the Developer. As I stated in my earlier submission,

"This should be stated clearly at the outset so that those affected have full disclosure and are fully informed."

5) The Developer's proposed location for the waterfront access is not appropriate. Being next to the Crown land would simply extend and continue all the negative activities at "Beer Can Beach" as described in Mr. McMahon and Dr. Nell's submissions. I fully endorse their remarks. Additionally, there would almost be no way to supervise or police negative activities in such a location...this would obviously have a significant and negative impact on the neighbourhood.

6) I would suggest the appropriate location for a waterfront access would be between any of the proposed lots. This would have the added advantage of these easements being very similar to the locations of other easements on the Lake that I am aware of...between properties and not adjacent to unsupervised and ungoverned Crown land. The owners of the proposed lots would have a vested interest in "overseeing" the waterfront access.

7) The proposed dedication of a parking lot at the end of Taylor Arm Drive seems to be without any justification whatsoever...other than perhaps being proffered as a sop for the disgruntled property owners. I am not aware of any other easement on the Lake that has developed

parking adjacent to it, other than at the side of the roadway. Additionally, people do not normally enter into this area for walks or hiking, the usual entry point being near the intersection of Asher road and Taylor Arm Drive so a parking lot is not required for those reasons. As well, in this day and age, is it necessary to be developing parking lots especially when the bulk of the users of the waterfront easement would be by local property owners. Would this land not be better utilized as part of a walkway along Taylor Arm Drive similar to the well-used and maintained paths on Lakeshore Drive and Faber Road?

8) I must make a comment about the Conceptual Plan submitted by the Developer. The density of the proposal is overwhelming and not in keeping with the existing neighbourhood. Presumably, all the new residents would want access to the Lake and there is no consideration of public amenities associated with any of the easements, proposed or existing. In order to preserve our pristine water source, this application as presented should not be approved.

In addition, rather than simply relying upon the geotechnical report provided by the Developer, the RD should be securing their own independent comprehensive geotechnical and civil engineering assessment of the proposed septic systems.

How the Developer would gain access to lake water is a significant concern...not to mention the impact this would have on the integrity of the water supply.

All of which is respectfully submitted,

M. Jill Bates-Smith

L. Wayne Smith

Property Owners...10780 Taylor Arm Drive.

From: [Norm Cardinal](#)
To: [Planning Shared](#)
Subject: Third hearing re proposal lot 45
Date: February 19, 2022 12:25:12 PM

[CAUTION] This email originated from outside of the ACRD

Good morning

We are writing to request a third hearing prior to any rulings being made on this development at Sproat Lake. In the interest of full transparency and inclusive decision making, we request deferral of any final decisions on the development until a later time so more residents can be made aware of what is going on, especially those who are seasonal owners of lake property and may not be fully aware of the proposal until the summer.

Thank you
Norm Cardinal and Janet Brydon
11022 Taylor Arm Drive

Sent from my iPad

Nancy Harvey
10862 Taylor Arm Dr
Port Alberni, B.C.
250-724-4098

Planning Department,
Regional District of Alberni-Clayoquot
3008 Fifth Ave,
Port Alberni, BC

Dear Sirs:

Re: Zoning application for Lot 45, Taylor Arm Drive – Dale Mykyte, Property Owner

In opening, I would first like to thank the applicant, Mr Mykyte, for responding to the requests from impacted neighbours brought forward at the Oct 4, 2021 rezoning public hearing. The addition of the proposed plans for the remainder on the property clearly indicate the future direction of the development. I believe the inclusion of trail and park land areas satisfy those specific concerns. However, the preliminary concept plan has now brought forward additional, and more serious areas of concern.

While the current application continues to be for the 5 waterfront lots & adjacent small park with lake access, the total development proposes 50 new properties, 45 of which are non-waterfront. This is almost a doubling of the neighbourhood. There is a growing problem on our Lake resource with misuse of public access areas, with docks placed against regulations, and no subsequent action to remove them. There are also issues of noise and garbage in these areas. Examples of docks include public accesses at the end of Tilly Rd, Clayoquot Rd, Wilson Rd, Bishop Dr to name a few. Immediate neighbours of the Bishop Dr access have had no response to complaints of boat launching and commercial supply loading from any of the regulating bodies (ACRD, MoH, MoE, MoF&O). Although the 45 properties on the proposed plan are not part of the application before you, it is reasonable to assume that future property owners of these lots would anticipate access to the Lake. The current public access areas on Taylor Arm are limited to 3 that are accessible, with the one on Cook Rd the most at risk to misuse. The additional ones on Taylor Arm are mostly cliff-faced. Should the future development continue, the public access on Lakeshore at the bottom of Clayoquot Rd, would also likely see increased use. There is a probable future public safety issue with increased pedestrian traffic crossing Lakeshore to access that area.

I suggest that prior to the approval of the current application, there is consideration given by the applicant to using one of the Lakefront properties to create a common mooring facility, similar to the one at Sing-sing, for the 45 non-waterfront properties' use. Picnic area, washroom etc, supported by strata and/or user fees. Washroom septic could be included in that area's septic development. I understand a common mooring facility would require separate application and approval.

The preliminary concept plan has additional concerns regarding Sanitation, Potable water source, and Highways' approval, however that is not currently the topic for this public hearing.

While I again thank Mr. Mykyte for the additional information provided by the Preliminary Concept Plan, I can not support his current application to move forward with the 5 waterfront lots as presented. It does not provide consideration of his next phase of development of this large property and the needs of his future subdivision residents. To present the development in separate applications, rather than the property as a whole with a phased-in approach, does not provide any confidence of the future state of the neighbourhood or to preserve the health of our precious Lake resource.

Your sincerely,
Nancy Harvey

From: [Penny Cote](#)
To: [Will Buchan](#)
Cc: [Planning Shared](#); [John McNabb](#); [Mike Irg](#); [Deb Forsyth](#)
Subject: Re: Public Hearing for LOT 45, District Lot 622, Clayoquot District Plan 12452 Development Plan and Rezoning Proposal
Date: February 22, 2022 3:12:14 PM

Thank you for your email and concerns.
Regards,
Penny Cote
Alberni-Clayoquot Regional District
Sproat Lake Electoral Area Director

Sent from my iPad

On Feb 22, 2022, at 1:00 PM, Will Buchan <arbutuspointlodge@gmail.com> wrote:

[CAUTION] This email originated from outside of the ACRD

Email submitted at 1:00pm Tuesday, February 22n 2022

**Subject: Lot 45 District Lot 622, Clayoquot District Plan 12452
Development Plan and Rezoning Proposal**

TO: Mike Erg, General Manager Planning and Development ACRD

Penny Cote, Director Sproat Lake Area ACRD

John McNabb, Vice Chairperson ACRD

We are a property owner with our property located on Wilson Road, Adjacent to where this proposed development is being considered by the ACRD.

We are asking and feel that it would also be prudent that a request that the March 1, 2022, public hearing be delayed until sometime in late July 2022 when we and the residents of the lake in the affected region are more likely to be in the area, and able to attend in appropriate and representative numbers.

Alternately, I am requesting a THIRD HEARING TAKE PLACE before this propal passes, as there are a great deal of concerns to take into account for such a development.

These are but a few concerns we have currently:

Water, Sewer, Public Lake Access, Increased Traffic, Additional Parking, Bylaw Enforcement, Sanitation and Public Restroom areas, Land Usage, Wetlands Environmental concerns.

Delaying this meeting to a later date or having a third public hearing will allow all affected persons involved to review the extensive proposal and gather further information, to be better informed for a future meeting.

Please respond confirming you have received this Email

Respectfully submitted,

Bill Buchanan and Deborah Forsyth

10395 Wilson Road, Port Alberni, BC, V9Y 9A3

From: [Ryan McLean](#)
To: [Planning Shared](#)
Subject: proposed development on Taylor arm drive
Date: February 19, 2022 2:28:36 PM

[CAUTION] This email originated from outside of the ACRD

Hello ACRD,

We are writing to request a third hearing in late July for the proposed development along Taylor Arm Drive. As you know, many residents are seasonal and cannot attend at this time. This will give our community time to inform itself, attend hearings in person, and engage in a transparent discussion. Absent a third hearing the proper input will not be received and this could lead to detrimental effects to the environment, to the developer, and to the community overall.

Thank you,

Ryan and Barbara McLean

From: [Robert Milton](#)
To: [Planning Shared](#)
Subject: Public Hearing for Bylaw P1430
Date: February 24, 2022 11:51:55 AM

[CAUTION] This email originated from outside of the ACRD

To: Planning Department, Regional District of Alberni-Clayquot.

I would like this correspondence to be considered at the public hearing on March 1, 2022.
Kindly confirm receipt.

Dear Sir/Madam,

I am writing regarding concerns I have about the potential impact of future development along Taylor Arm Drive. I know these concerns will only affect several properties but I would appreciate some clarification on the following points regarding Public Access Easements.

- 1). When these easements were first established, what was the intended lot size for the properties on the non-water side of the road? Reviewing maps would indicate several lot sizes but I suggest not at the high density that the proposed rezoning application would indicate.
- 2). I recall a conversation with the MLA Mr Gerard Janssen in 1995 who mentioned a proposal to sell the Public Access Easements to the adjoining properties. Does the ACRD have any historical record of this and would it be prepared to support a similar proposal in the future?
- 3). Public access around the lake varies with some non-water properties having access to parks or wider lake frontage. Are the rules pertaining to the use of all public access areas the same, or are there variations, depending on the size/location of an access?
- 4). Potentially, the Public Access Easement adjacent to my property, the Champlain Road easement, could see up to 17+ households trying to use a 50' lake frontage. How are these Public Access Easements supposed to be used, what are the current rules of use and how are those uses planned to be monitored and enforced?

Yours sincerely

Robert Milton
10912 Taylor Arm Drive

Sent from my iPad

From: [Sue](#)
To: [Planning Shared](#)
Subject: Public Hearing for Bylaw P1430
Date: March 1, 2022 10:31:36 AM

[CAUTION] This email originated from outside of the ACRD

March 1, 2022
Alberni-Clayoquot Regional District
Subject: Lot 45 Taylor Arm Drive
Bylaw P1430 Public Hearing
March 1, 2022

I have been the property owner and resident of 10830 Taylor Arm Drive for 44 years.
I have concerns about changing the Bylaw P1430 from Forest Rural (A3) District to Acreage Residential (RA3) District because of the extensive/intensive subdivision being proposed for this area.

This proposed subdivision would completely change the peaceful nature of the Taylor Arm area, literally and figuratively speaking.

Environmentally, I am concerned about the significant number of trees that will need to be clearcut for the proposed subdivision and the distinct possibility of considerable run off water flowing down the hill and into the lake, possibly posing a threat to the fish habitat and potable water quality. Another concern is soil erosion. Also, the vast increase in the number of septic systems could impact the quality of the water for current and future residents.

The roads in this area are small, narrow, country roads and are not meant for excess traffic, which would be a distinct possibility considering the size of the proposed subdivision.

Does the developer have any past development projects that he has done? What is his project development record?

Sincerely, Sue Comeau
Sent from my iPad

From: [S.Stackhouse](#)
To: [Planning Shared](#)
Subject: Lot 45 Sproat Lake
Date: February 19, 2022 6:43:43 PM

[CAUTION] This email originated from outside of the ACRD

I am a homeowner on Taylor Arm Drive. I am concerned about the possible re zoning and development of Lot 45. I object to any development of LOT 45 and there should be more consultation with the neighbors that it will effect, before any decisions are made.

Steve Stackhouse

From: [Anton Siegfried](#)
To: [Planning Shared](#)
Subject: Bylaw P1430
Date: February 25, 2022 10:20:13 AM

[CAUTION] This email originated from outside of the ACRD

My family has lived near the westerly end of Taylor Arm Drive for forty-three years. Finally the acreage legally known as Lot 45, Plan 12452, DL 622, Clayoquot LD is up for development. I am not opposed to the development in principle, merely I want to see it being done in a way that will maintain the rural acreage feeling of the neighbourhood and not have any negative effect.

My concerns are as follows:

- 1) Sewage disposal.
- 2) Taylor Arm Drive extension.
- 3) Public access to the lake.

1) SEWAGE DISPOSAL

I am very surprised that the use of a communal septic field, particularly in the rocky waterfront part of the subdivision, is being considered. A communal holding system serviced by a bonded company would be 100% safe. There are many examples of such systems in the rural waterfront areas in the Nanaimo Regional District. Having a communal septic field over the rise well behind the residences where it would be out of sight and out of mind could lead to negligent discharge into it of harmful substances which could damage it. Drainage from the area is a short distance from the Lake or the adjacent wetland. I am strongly opposed to the use of a communal septic field particularly in this part of the development.

2) TAYLOR ARM DRIVE.

It is ACRD's stated intention to extend Taylor Arm Drive in order to create access in the westerly direction for access to the Crown Land and, it is reasonable to assume, for additional development beyond but I don't see any mention of any improvement to the existing road in order to handle increased traffic of this or future development. This road was built in the mid-fifties to a logging road standard. The hills are steep, some sight lines are poor and the road is narrow with no shoulders. To accommodate much increased traffic, as ACRD has plans for, the road should be upgraded. If not at this time, then when?

For the reasons outlined in the next section I suggest that Taylor Arm Drive NOT be connected to the adjacent Crown Land.

3) PUBLIC ACCESS AND ENFORCEMENT OF BY-LAWS.

The waterfront part of the subject property is known in Port Alberni as Beercan Beach - for a good reason. It has been frequented by generations of locals for decades. There are now grandparents bringing their grandchildren to the property. Broken glass, empty beer cans, fires and noisy behaviour have been commonplace. When the police stopped responding to calls for help I asked the previous owner, who owned the property since the creation of the subdivision, to name me the caretaker of the property in their absence.

As caretaker I have tried to prevent trespassing in keeping with the owner's wishes. Originally the owners envisioned the lovely property to be used by the neighbourhood as a privately owned park but clearly a segment of the visitors did not value the beauty of the property. I have had to put out abandoned bonfires on several occasions. I would always carry a bucket, a

rope and an axe on my walks when inspecting the property after groups of (usually young) people have left. On occasion I've had to go out there very late at night when I could smell wood smoke. Not dealing with the abandoned fires was not an option. The wind on the Lake has been known to start at any time - even at night. (We remember what happened during the Taylor River Fire in 1967.) In my time the Sproat Lake Fire Department on two occasions had to attend to Beercan Beach when the fire was spreading and we could not contain it with buckets on ropes.

I mention the history of this property so it can be appreciated what kind of pressure there is on accesses to the Lake whether they are legal or not. I don't expect that the Regional District of A-C will take it upon itself to ensure compliance with existing noise bylaws. Is there anyone available to respond to night calls? Or even during the day if there is need for controlling out of control behaviour on a legal public access such as is planned at the north boundary of this subdivision? This subdivision should NOT provide neither public access nor a road to the adjacent Crown Land in order so that residents of Taylor Arm Drive do not have to live in fear of losing their houses to forest fires starting on the adjacent Crown Land. If you allow dedication of a public road to the boundary of the adjacent Crown Land there will be no one able to prevent camping on it. With camping, day trips and beach parties come fires. We all have seen that there are always people who do not respect fire bans. Signs prohibiting fires are just as likely to be used as fire starters. Please, seriously consider the fire danger from uncontrolled use of the Crown Land west of Beercan Beach.

I request that the five lot waterfront subdivision at Beercan be changed to two large lots not requiring a road or access dedication, with a private road servicing only the two residences, not extending to the Crown Land. I realize that this request is contrary to the Regional District's stated policy but these are very special circumstances with proven negative history. There is market for large waterfront lots which provide the kind of privacy an ordinary lot does not. Executive buyers would cherish such privacy and Taylor Arm Drive residents could start living without worry of fires starting immediately west of our neighbourhood. Should the forest at adjacent Crown Land start on fire the Sproat Lake Fire Department would not be able to put it out, as was stated at a meeting of representatives of SLFD a number of years ago about this issue at the doorstep of Lot 45, and the number of houses destroyed by it is anyone's guess. A fire at night could threaten lives of sleeping residents.

Should the ill advised road extension be approved, the subdivision proposal for the remainder of the acreage does not address any improvements to the existing road. The remainder of the acreage should only be approved for small acreage parcels of 3 - 5 acres each, in keeping with the rural character of Asher Road between Taylor Arm Drive and Wilson Road.

I believe the seasonal owners of properties in the area should have an opportunity to attend a meeting in person (Covid permitting) in the summer of this year, when they are likely to be at the Lake.

I expect each of these issues will be covered during the meeting planned for March 1st.

Please confirm receipt.

Respectfully,
Tony and Pauline Siegfried
11150 Taylor Arm Drive

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T

From: [WAYNE SMITH](#)
To: [Planning Shared](#)
Cc: [wayne.smith](#)
Subject: P1430 Public Hearing....March 1 2022.
Date: February 22, 2022 12:45:07 PM

[CAUTION] This email originated from outside of the ACRD

To...Michael Irg/ Douglas Holmes

Sirs...I would respectfully request that this meeting be postponed to another date in July or August 2022 when most affected property owners are about and can participate, if they so wish. At the very least, they would, at that time, be fully informed as to the rezoning application. As it is now, many of the said owners are not aware of the scheduled rezoning application as they do not attend to their homes at the Lake on a regular basis during the wintertime. I know of three immediate neighbours who are unaware of the application.

Although I attend to the Lake on a regular basis, I only became aware of the hearing about February 17, 2022. Solely as a result of my own error, I saw the notification displayed near the intersection of Asher and Clayquot roads but assumed it was the original notice associated with the October 21, 2021 application. It did not occur to me that a new application had been scheduled. Additionally, I am informed that the application did not appear on the ACRD website until February 16, 2022.

Assuming the RD has provided sufficient legal notice, it seems to me that fairness requires the postponement of this hearing to allow the RD to be fully and properly informed about the position of the greatest number of community members who, through no fault of their own, have not effectively and adequately received notice of this application.

Respectively submitted, L Wayne Smith.
Homeowner....10780 Taylor Arm Drive.

From: [WAYNE SMITH](#)
To: [Planning Shared](#)
Cc: [wayne.smith](#)
Subject: Re: P1430 Public Hearing....March 1 2022.
Date: February 23, 2022 11:57:37 AM

[CAUTION] This email originated from outside of the ACRD

Good morning...I would like this to be an addendum to my previous email concerning the application to postpone the rezoning application. Kindly acknowledge receipt.

After sending my application to postpone the Hearing, I attended to my community mailbox and discovered your Notice of Public Hearing... postmarked February 15 2022. I last retrieved mail on February 17 and then went to the Lake for a few days. I am prepared to assume that the said Notice has been in my mailbox since February 18 2022.

I have not changed my position....I am of the view that the Hearing should be postponed. I find it incredulous that the notice to property owners went out at such a late date given the known shortcomings of notices in public locations and local publications. Surely the RD had arranged the Public Hearing date well in advance of February 15 2022 and could have easily provided timely and reasonable notice....once again, I come back to the issue of perceived fairness....I find it lacking in this particular case.

Respectfully submitted,
L Wayne Smith

From: "planning" <planning@acrd.bc.ca>
To: "wayne smith" <waynesmith@shaw.ca>
Sent: Tuesday, February 22, 2022 12:50:46 PM
Subject: RE: P1430 Public Hearing....March 1 2022.

Thank you for your input. Your email has been received and will be included in the public hearing.

Enjoy your day,

Kathy McArthur
Planning Assistant
Alberni-Clayoquot Regional District
Phone: [250-720-2709](tel:250-720-2709)
kmcarthur@acrd.bc.ca

This e-mail is confidential and may be privileged. Any use of this e-mail by an unintended recipient is prohibited. If you receive this e-mail in error please notify me immediately and delete it.

From: WAYNE SMITH <waynesmith@shaw.ca>
Sent: February 22, 2022 12:45 PM
To: Planning Shared <planning@acrd.bc.ca>
Cc: wayne smith <waynesmith@shaw.ca>
Subject: P1430 Public Hearing....March 1 2022.

[CAUTION] This email originated from outside of the ACRD

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Respectively submitted, L Wayne Smith.
Homeowner....10780 Taylor Arm Drive.