



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

Telephone (250) 720-2700 Fax (250) 723-1327

March 3, 2022

## CHERRY CREEK ADVISORY PLANNING COMMISSION

Please find enclosed the following applications for your review and consideration:

- RF21014– 370 Franklin River Road, Coastal Bridge & Construction Ltd. (Chris Dods)
- RF21015 – Remainder District Lot 273, Franklin River Road (Rob & Faith Powers), Tracey Knight, Agent
- RF21016 – 6546 Cherry Creek Road, Dwight & Candace Dockendorff

Please review these applications so that your Director can submit your recommendations to the Board of Directors on March 9, 2022.

Your next meeting is scheduled for **Monday, March 7th at 7:00 pm** through Zoom Video Conferencing. Please refer to the email for details and Zoom invitation.

Thanks in advance!

Sincerely,

*Alex Dyer*

Alex Dyer, MCIP, RPP  
Planning Manager

Enclosures

Cc Applicants



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

## Rezoning Application

<b>MEETING DATE:</b>	March 9, 2022
<b>ACRD FILE NO.:</b>	RF21014
<b>APPLICANTS:</b>	Coastal Bridge & Construction Ltd. (c/o Chris Dods)
<b>LEGAL DESCRIPTION:</b>	LOTS A & B DISTRICT LOT 273 ALBERNI DISTRICT PLAN VIP89312
<b>LOCATION:</b>	370 Franklin River Rd
<b>ELECTORAL AREA:</b>	"F" Cherry Creek

**Applicant's Intention:** The property owners intend to rezone the two parcels with a combined lot size of 11.3 hectares (28 acres) located at 370 Franklin River Road to Rural (A2) District in order to facilitate subdivision to a 5 acre minimum lot size. The applicants intend to subdivide the properties into four parcels: one lot adjacent to the road with the existing house and improvements and three vacant 5 acre lots to the north accessed via a shared access road extending up the western boundary of the properties.

### Recommendations:

- THAT Bylaw P1440, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;
- THAT the public hearing for Bylaw P1440 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1440 is subject to:
  - a. Confirmation from a Registered On-site Wastewater Practitioner that the property can accommodate on-site sewage disposal to a 5 acre minimum lot size.
  - b. Meeting technical referral agency requirements.

**Advisory Planning Commission Recommendation:** The Cherry Creek APC will consider the application at a meeting held March 7<sup>th</sup>. Staff will provide a verbal update of the APC's recommendation at the March 9<sup>th</sup> Board meeting.

### Observations:

- i) **Status of Property:** The properties consist of two existing parcels: Lot A being 7.29 hectares (18 acres) and Lot B being 4.06 hectares (10 acres). The parcels were created by subdivision of the parent property in 2012. There is an existing single family dwelling, built in 2013, and a number of accessory buildings located on Lot B, and Lot A remains vacant. The properties generally slope up away from the road and are mostly treed with the exception of a cleared area in the west half of

## RF21014

Lot B where the existing improvements are located and a logged area in the north west corner of Lot A. The existing driveway into the properties is cut into the steep grade at the south end of the property adjacent to the road and extends into the properties at a steady grade along the entire length of the west lot line to an upper bench of land at the north end of Lot A. The adjacent uses include rural acreages to the west and south and private managed forest lands to the north and east.

## ii) Services

- a. **Sewage Disposal:** On-site sewage disposal. Staff recommend that, as a condition of rezoning, the applicant be required to provide confirmation from a Registered On-site Wastewater Practitioner that the property can accommodate on-site sewage disposal to a 5 acre minimum density.
- b. **Water Supply:** On-site water. A few of the properties in the area are connected to the City of Port Alberni water main that extends along Franklin River Road into the City from the water treatment plant located at the south east end of the road. The City is not likely to approve any additional connections to the water system and it is staff's expectation that the proposed lots would more likely be serviced by individual on-site wells.
- c. **Fire Protection:** The property is not within a fire protection area.
- d. **Access:** The existing driveway from Franklin River Road initially slopes sharply away from the road and is cut into the bank providing access into the properties. The driveway is constructed along a stretch of the road that appears to provide reasonable sightlines for vehicles entering and exiting the property. As the topography presents challenges for the development of additional driveways, staff will recommend shared access as a condition of future subdivision approval to allow for safe and suitable access to each of the proposed lots with one shared connection to the road. The rezoning application will also be referred to the Ministry of Transportation and Infrastructure to provide comments on access ahead of any future public hearing on the zoning amendment bylaw.

## iii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the properties as "Rural Use". The objective of the Rural Use designation is to maintain the predominantly rural character of the area and to support subdivision to a 2 hectare (5 acre) minimum lot size.

***The zoning amendment complies with the policies and objectives of the Cherry Creek OCP.***

- c. **Zoning:** The properties are zoned Forest Reserve (A3) District. The property owner is applying to rezone to Forest Rural (A2) District to facilitate subdivision to a 2 hectare (5 acre) minimum lot size.

	<b>A3 District (existing)</b>	<b>A2 District (proposed)</b>
Minimum Lot Area:	10 acres	5 acres
Minimum Lot Width:	330 ft.	330 ft.
Lot Coverage:	-	-
Minimum Setbacks		
Front:	50 ft.	50 ft.
Rear:	30 ft.	30 ft.
Side:	15 ft.	15 ft.

## RF21014

The two properties combine for a lot size of 11.3 hectare (28 acres) and a lot width of approximately 250 metres (820 feet) in an east-west orientation. Lot A and B have 21.3 metres and 274.1 metres of road frontage respectively along Franklin River Road. The rezoning application would reduce the minimum lot size to 5 acres in order to facilitate subdivision. The applicant has provided a site plan indicating an intention to subdivide the existing two lots into four parcels.

The properties share 295 metres of frontage along the road however the proposal to create four lots may require a development variance to reduce the required 100 metre minimum lot width and a parcel frontage waiver to waive the required 10% minimum road frontage. These applications may be required at the subdivision stage depending on the final subdivision layout.

***The proposed subdivision to a 2 hectare (5 acre) minimum lot size requires a rezoning of the subject properties from Forest Rural (A3) District to Rural (A2) District.***

**Comments:** The rezoning is the first step in the applicant's proposal to subdivide the property to a 5 acre density. The applicant intends to subdivide the two existing parcels into four new lots. If the rezoning application proceeds, the following would need to be addressed at the subdivision application process:

- Depending on the final lot layout, a development variance application to reduce the minimum lot width and a parcel frontage waiver application to waive the 10% minimum road frontage may be required.
- Confirmation that safe road access is provided to each lot will be required by the Ministry of Transportation and Infrastructure at the subdivision stage and planning staff recommend that shared access to each lot be secured via road dedication or shared access agreement over the existing driveway.

Planning staff are supportive of proceeding with the public hearing process to gather public input on the application. The proposed development complies with the policies and objectives of the Cherry Creek OCP and fits within the character of the area. The ACRD approved two other rezoning applications in the area in 2013 to allow for similar 5 acre lot subdivisions. The location of the properties presents an opportunity for the development of un-serviced large acreage parcels that are outside of the Agricultural Land Reserve and located approximately 2.4 kilometres south east of the City of Port Alberni boundary.

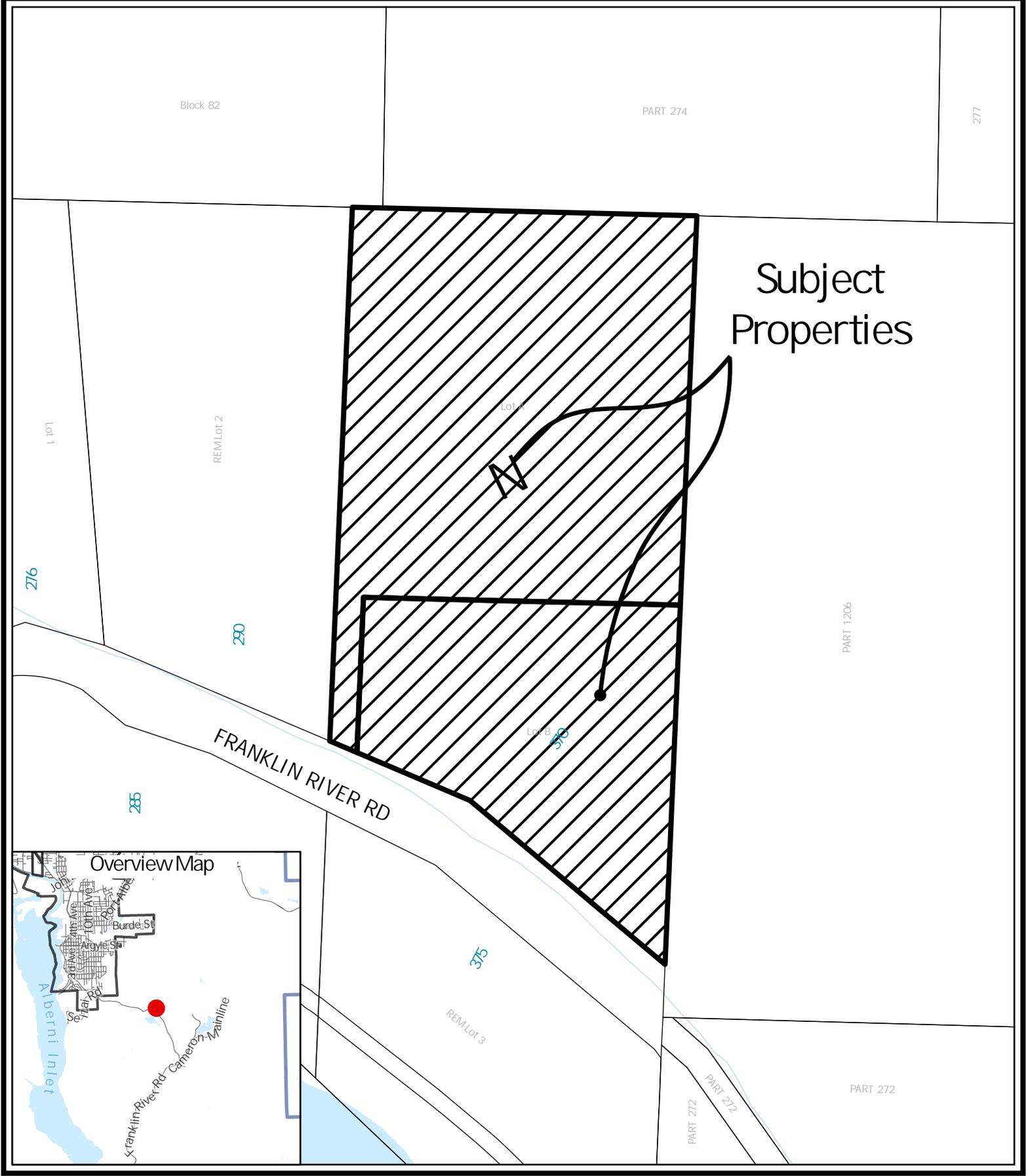
Submitted by: *Alex Dyer*  
Alex Dyer, MCIP, RPP, Planning Manager

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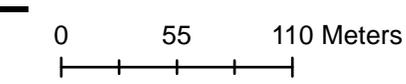
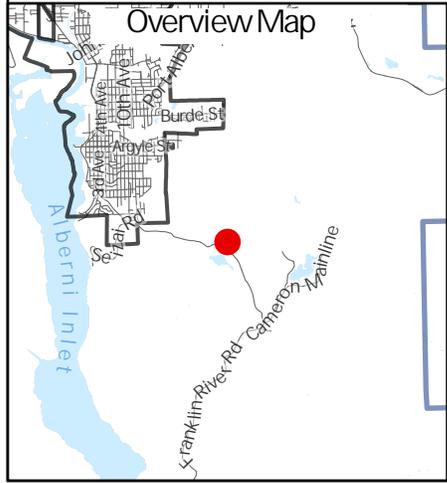
Reviewed by: *Michael Irg*  
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer

**RF21014**

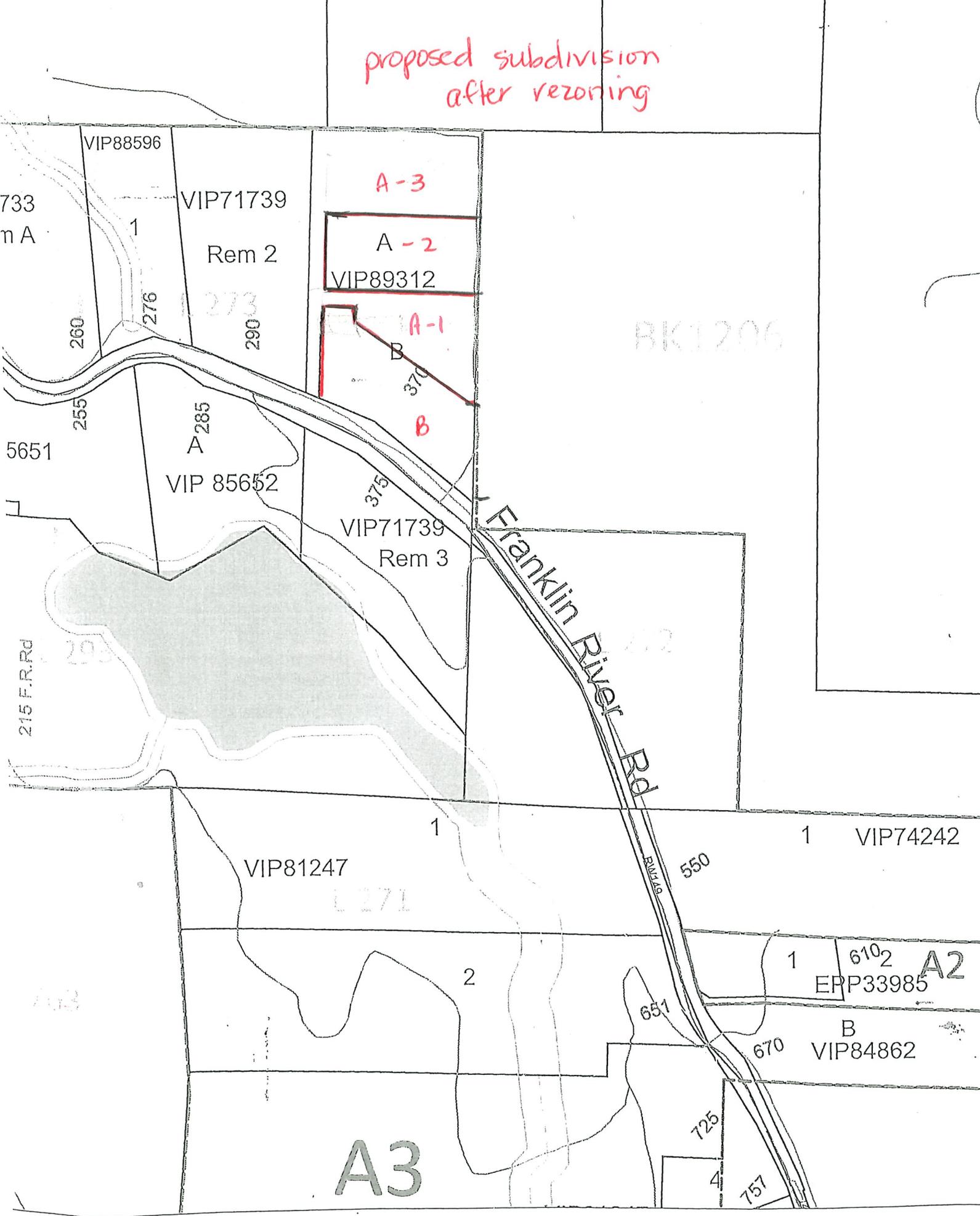


Subject Properties



 Legal description on: LOT A DISTRICT LOT 273 ALBERNI DISTRICT PLAN VIP89312 and LOT B DISTRICT LOT 273 ALBERNI DISTRICT PLAN VIP89312

proposed subdivision  
after rezoning



A-3

A-2

VIP89312

A-1

B

A

VIP 85652

VIP71739  
Rem 3

VIP81247

1 VIP74242

1 6102 A2  
ERP33985

B  
VIP84862

A3

BK1206

733  
n A

5651

215 F.R.Rd

Franklin River Rd

1

273

290

370

375

550

651

670

725

4

757



Access into property from Franklin River Rd



Driveway extending up west lot line and east to existing SFD



Road access along west lot line, looking south toward Franklin River Rd



Cleared upper bench area at the north side of the property



Existing single family dwelling



Gated driveway access

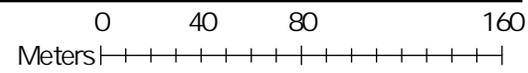
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RF21014 – Dods/Coastal Bridge (370 Franklin River Road)  
 Legal description: LOT A & B DISTRICT LOT 273 ALBERNI DISTRICT PLAN  
 VIP89312

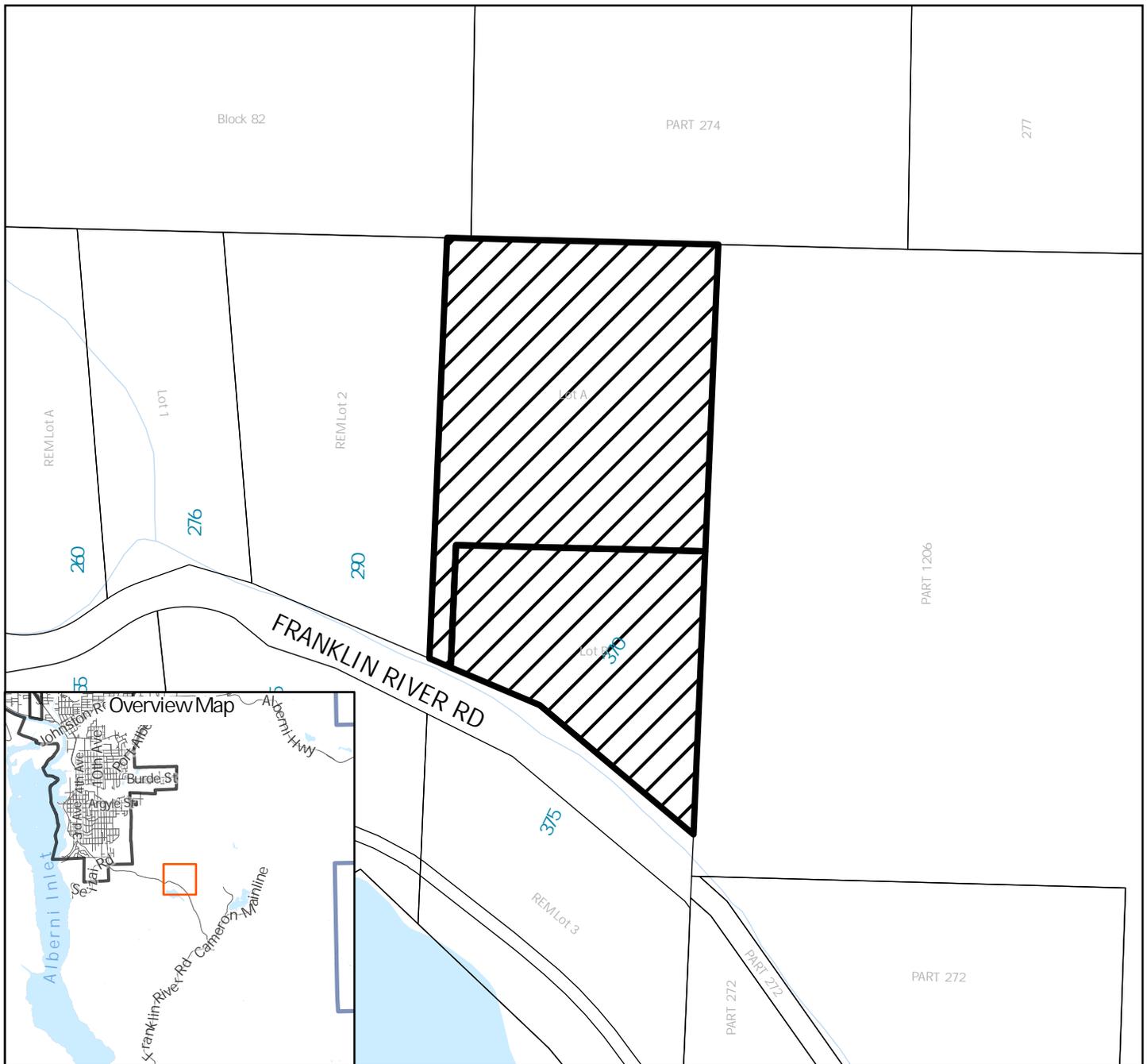


Prepared 2 March 2022, ACRD  
 Satellite imagery, OpenStreetMap, 2021



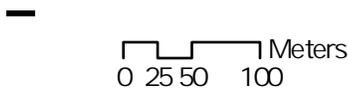
# Schedule 'A'

This schedule is attached to and forms part of  
Bylaw P1440



P1440 Dods/Coastal Bridge

Legal description: LOT A DISTRICT LOT 273 ALBERNI DISTRICT  
PLAN VIP89312 and LOT B DISTRICT LOT 273 ALBERNI DISTRICT  
PLAN VIP89312



To be rezoned from Forest Rural (A3) District to Rural (A2) District.



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

## Rezoning Application

<b>MEETING DATE:</b>	March 9, 2022
<b>ACRD FILE NO.:</b>	RF21015
<b>APPLICANTS:</b>	1267492 BC Ltd. (c/o Tracey Knight)
<b>LEGAL DESCRIPTION:</b>	DISTRICT LOT 273 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW
<b>LOCATION:</b>	Remainder DL 273, Franklin River Road
<b>ELECTORAL AREA:</b>	"F" Cherry Creek

**Applicant's Intention:** The property owner intends to rezone the 15.3 hectare (37.8 acre) vacant property dissected by Franklin River Road to Forest Rural (A2) District in order to facilitate subdivision to a five acre minimum lot size. The applicant is proposing 6-7 five acre lots with shared access points on both sides of Franklin River Road.

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### Recommendations:

- THAT Bylaw P1441, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;
- THAT the public hearing for Bylaw P1441 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1441 is subject to:
  - a. Confirmation from a Registered On-site Wastewater Practitioner that the property can accommodate on-site sewage disposal to a 5 acre minimum lot size.
  - b. Meeting technical referral agency requirements.

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**Advisory Planning Commission Recommendation:** The Cherry Creek APC will consider the application at a meeting held March 7<sup>th</sup>. Staff will provide a verbal update of the APC's recommendation at the March 9<sup>th</sup> Board meeting.

### Observations:

- i) **Status of Property:** The 15.3 hectares (37.8 acre) property is vacant and split by Franklin River Road with +/- 5.3 hectares (13 acres) located south west of the road and +/- 10 hectares (24.7 acres) located north east of the road. The property is partially cleared with some areas selectively logged and an internal road network developed to provide access throughout the property. The balance is a mix of second growth conifer and deciduous forest.

## RF21015

The south west portion of the property slopes down sharply away from the road with the primary road access point located at the eastern extent of the property. An internal access road is built roughly parallel to Franklin River Road which intersects with another internal road that extends further down to the south west portion of the property. The far south west corner of lot abuts the edge of a wetland land area in the vicinity of Cox Lake and McFarland Creek.

The north east portion of the property slopes up sharply above Franklin River Road with the primary road access point near the western extent of the property. The property rises to a relatively level bench with varying topography near the mid-point of the property and then rises again to the highest point at the north east corner of the lot. This portion of the property has been selectively logged and a new internal access road network has been constructed to access cleared areas to be used for future home sites. The adjacent uses include rural acreages to the west and south and private managed forest lands to the north and east.

## ii) Services

- a. **Sewage Disposal:** On-site sewage disposal. Staff recommend that, as a condition of rezoning, the applicant be required to provide confirmation from a Registered On-site Wastewater Practitioner that the property can accommodate on-site sewage disposal to a 5 acre minimum density.
- b. **Water Supply:** On-site water. A few of the properties in the area are connected to the City of Port Alberni water main that extends along Franklin River Road into the City from the water treatment plant located at the south east end of the road. The City is not likely to approve any additional connections to the water system and it is staff's expectation that the proposed lots would more likely be serviced by a combination of individual on-site wells and an existing water license located in the northern portion of the property.
- c. **Fire Protection:** The property is not located within a fire protection area.
- d. **Access:** The property is dissected by Franklin River Road. There are steep grades along both sides of the road, sloping down to the south west and sloping up to the north east. There is one primary access point developed on either side of the road. The access to the lower portion is from an older access road located at the eastern extent of the property and the access to the upper portion is a newer graveled access road located at the western extent of the property. Both the upper and lower portions also have existing steep and under-developed access points that will be kept for emergency access if needed.

The steep topography adjacent to Franklin River Road presents challenges for the development of individual access driveways to each lot. Staff will recommend one shared access point on either side of the road as a condition of future subdivision approval to allow for safe and suitable access to the proposed lots while not adding any new driveways connecting to the road. The applicant has indicated that they intend to provide shared access to the proposed lots utilizing one shared access connection on either side of the road. There is significant industrial traffic along Franklin River Road and limiting the number of individual access points should be considered. The rezoning application will also be referred to the Ministry of Transportation and Infrastructure to provide comments on access ahead of any future public hearing on the zoning amendment bylaw.

## iii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve. The property is adjacent to the ALR boundary to the south.

## RF21015

- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the properties as "Rural Use". The objective of the Rural Use designation is to maintain the predominantly rural character of the area and to support subdivision to a 2 hectare (5 acre) minimum lot size.

The Cherry Creek OCP designates Development Permit Area (DPA) I – Riparian Areas Protection which includes all land within 15 metres of a natural watercourse, which would include the wetland area and portion of McFarland Creek located in the south west corner of the property. At the subdivision stage, a development permit application will be required to satisfy the development guidelines of DPA I. This would include a biophysical assessment of the riparian area and a report prepared by a Professional Biologist with recommendations to protect, enhance and restore the riparian area as part of the development.

***The zoning amendment complies with the policies and objectives of the Cherry Creek OCP. A development permit application to satisfy the guidelines of DPA I will be required at the subdivision stage.***

- c. **Zoning:** The property is zoned Forest Reserve (A3) District. The property owner is applying to rezone to Forest Rural (A2) District to facilitate subdivision to a 2 hectare (5 acre) minimum density.

	<b>A3 District (existing)</b>	<b>A2 District (proposed)</b>
Minimum Lot Area:	10 acres	5 acres
Minimum Lot Width:	330 ft.	330 ft.
Lot Coverage:	-	-
Minimum Setbacks		
Front:	50 ft.	50 ft.
Rear:	30 ft.	30 ft.
Side:	15 ft.	15 ft.

The 15.3 hectare (37.8 acre) property has approximately 460 metres (1,510 feet) of road frontage on both sides of Franklin River Road. Considering the existing lot size and shared road access, along with the proposed 5 acre minimum density, it is conceivable that future subdivision could result in 6-7 parcels depending on the final access and lot layout.

The A2 zoning requires a 100 metre (330 foot) minimum lot width and the *Local Government Act* requires a minimum 10% of road frontage for any lot fronting onto a public road. Depending on the final lot layout, development variance and parcel frontage waiver applications may be required at the subdivision stage.

Parkland dedication will not be required as part of the subdivision of this property as Section 510(3) of the *Local Government Act* exempts subdivisions with a minimum lot size of 2 hectares from the park land dedication or cash-in-lieu of park land requirements.

***The proposed development to a 2 hectare (5 acre) minimum lot size requires a rezoning of the subject property from Forest Rural (A3) District to Rural (A2) District.***

**Comments:** The rezoning is required to facilitate the applicant’s proposal to subdivide the property to a 5 acre density. The applicant is proposing to create 6-7 five acre lots with shared access from Franklin River Road to the upper and lower portions of the property. The final subdivision layout will be confirmed at the subdivision application stage. If the rezoning application proceeds, the following would need to be addressed during the subdivision application process:

**RF21015**

- Development permit application to satisfy the development guidelines of DPA I – Riparian Areas Protection. The south west corner of the property is located within a portion of DPA I encompassing the riparian areas of a wetland adjacent to Cox Lake and McFarland Creek.
- Depending on the final lot layout, a development variance application to reduce the minimum lot width and a parcel frontage waiver application to waive the 10% minimum road frontage may be required.
- Confirmation that safe road access is provided to each lot will be required by the Ministry of Transportation and Infrastructure at the subdivision stage. Planning staff will recommend shared access points along the existing +/- 460 metre (1,510 foot) road frontage to limit any additional driveway accesses recognizing the challenges with topography and road safety at this site. The zoning amendment bylaw will be referred to the Ministry for comment as part of the agency referral process ahead of a public hearing.

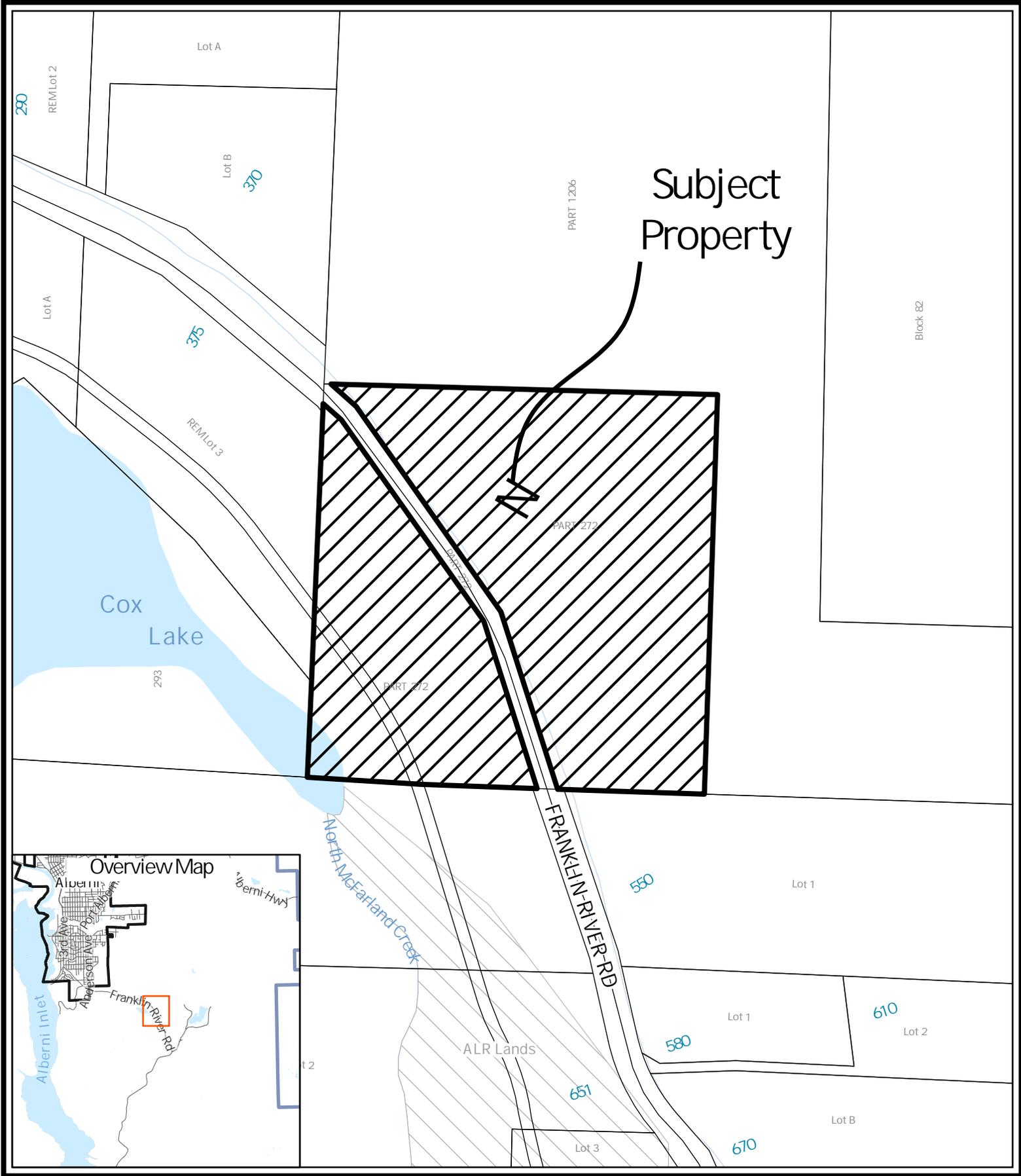
Planning staff are supportive of proceeding with the public hearing process to gather public input on the application. The proposed development complies with the policies and objectives of the Cherry Creek OCP. The development generally fits within the character of the area and aligns with previous rezoning applications to allow for similar 5 acre lot subdivisions on adjacent properties. The property is located outside of the Agricultural Land Reserve in an area that is approximately 2.8 kilometres south east of the City of Port Alberni boundary.

Submitted by: *Alex Dyer*  
Alex Dyer, MCIP, RPP, Planning Manager

Reviewed by: *Michael Irg*  
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer

## RF21015

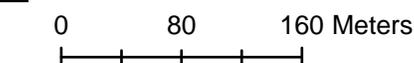


Subject Property

Cox Lake

Overview Map

ALR Lands



 Legal description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW



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RF21015 - 1267492 BC Ltd (Powers)/Knight

Legal description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW

0 40 80 160  
Meters

Prepared 2 March 2022, ACRD  
Satellite imagery, OpenStreetMap, 2021



Access to lower portion of the property



SW portion of the property below Franklin River Rd



SW portion of the property below Franklin River Rd



Access to upper portion of the property



Internal access road on NE portion of the property



Internal access road on NE portion of the property

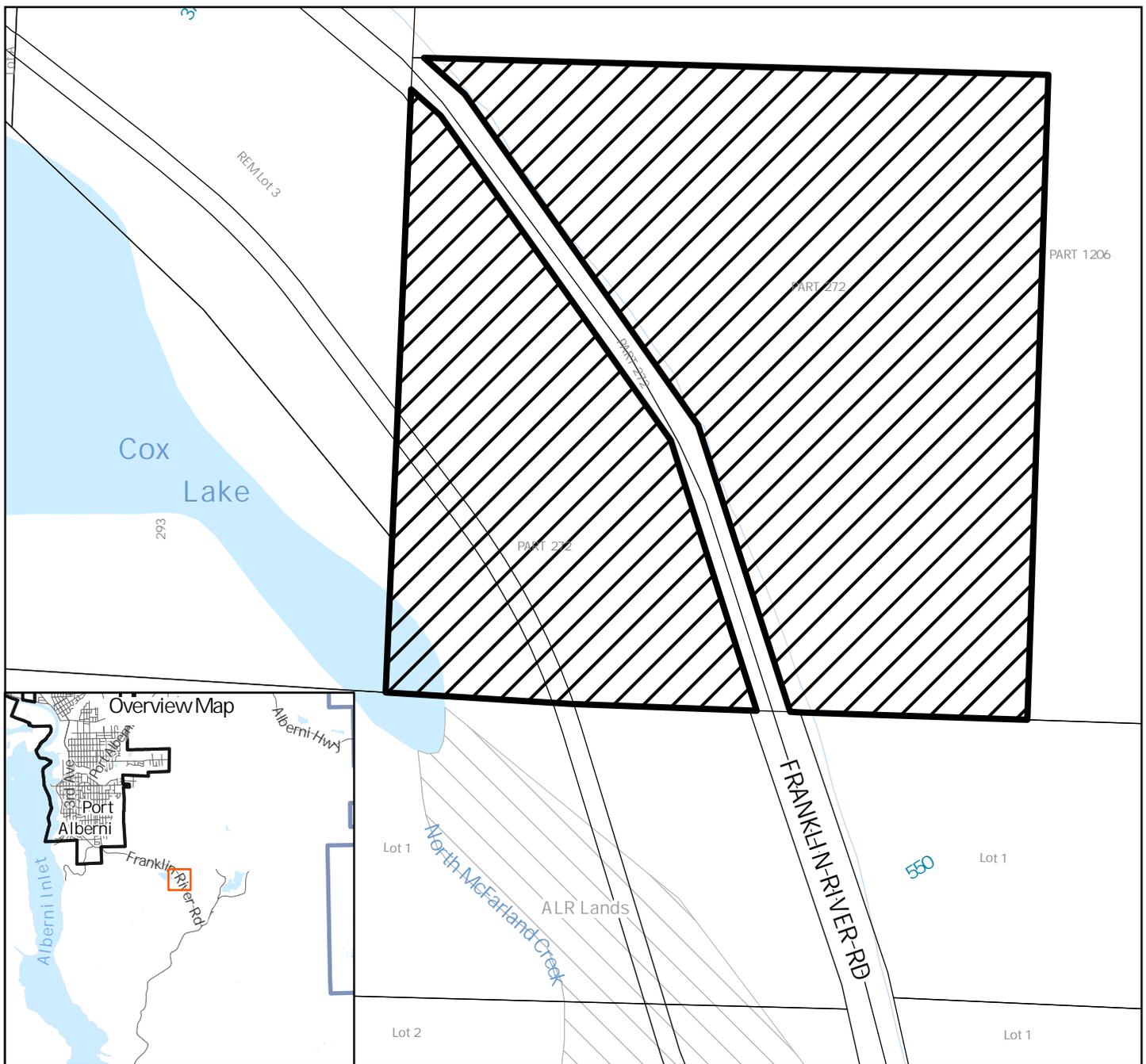


NE portion of the property above Franklin River Rd



# Schedule 'A'

This schedule is attached to and forms part of  
Bylaw P1441



P1441 1267492 BC Ltd (Powers)/Knight  
Legal description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT  
PART IN PLAN 149 RW

0 25 50 100 Meters



To be rezoned from Forest Rural (A3) District to Rural (A2) District.



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

## Rezoning Application

<b>MEETING DATE:</b>	March 9, 2022
<b>ACRD FILE NO.:</b>	RF21016
<b>APPLICANTS:</b>	Dwight and Candace Dockendorff
<b>LEGAL DESCRIPTION:</b>	LOT B DISTRICT LOT 57 ALBERNI DISTRICT PLAN EPP9793
<b>LOCATION:</b>	6546 Cherry Creek Road
<b>ELECTORAL AREA:</b>	"F" Cherry Creek

**Applicant's Intention:** The applicants intend to rezone the 0.68 hectare (1.69 acre) property to Acreage Residential (RA3) District in order to facilitate a two lot subdivision. The lot on the south side of the property would contain the existing single family dwelling and barn and the lot on the north side would be vacant.

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### Recommendations:

- THAT Bylaw P1442, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;
- THAT the public hearing for Bylaw P1442 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1442 is subject to:
  - a. Confirmation from a Registered On-site Wastewater Practitioner that the property can accommodate on-site sewage disposal to a 0.6 acre minimum lot size.
  - b. Meeting technical referral agency requirements.

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**Advisory Planning Commission Recommendation:** The Cherry Creek APC will consider the application at a meeting held March 7<sup>th</sup>. Staff will provide a verbal update of the APC's recommendation at the March 9<sup>th</sup> Board meeting.

### Observations:

- i) **Status of Property:** The 0.68 hectare (1.69 acre) property is mostly cleared and relatively level. There is an existing single family dwelling and barn located on the southern half of the property and the north side of the property is vacant. There is a second water meter adjacent to the north side of the property. There are mixed stands of fruit trees, conifer trees and shrubs spread throughout the property. Adjacent uses to the property include rural residential properties to the north, south and east and agricultural land to the west. The property was created by subdivision of the parent parcel

## RF21016

in 2010.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. As a condition of rezoning, staff recommend that the applicants be required to engage a Registered On-site Wastewater Practitioner to assess the capability of the land to accommodate on-site sewage disposal to a 0.6-acre density. Confirmation will be required prior to the public hearing.
- b. **Water Supply:** Cherry Creek Waterworks District. There is a second water meter located in the vicinity of the proposed vacant lot on the north side of the property.
- c. **Fire Protection:** Cherry Creek Fire Department.
- d. **Access:** The existing residence is accessed from Cherry Creek Road and the proposed new lot would be accessed by a separate driveway connecting to Cherry Creek Road.

iii) **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve. The property borders the ALR boundary to the west.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as "Residential Use". The objective of this land use designation is to provide a range of housing options within the plan area. The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size for lots serviced by community/communal water or sewer. The lots would be connected to the Cherry Creek Waterworks District. The subject property is not included in any development permit areas.

***The zoning amendment complies with the policies and objectives of the Cherry Creek OCP.***

- c. **Zoning:** The property is zoned Small Holdings (A1) District. The property owner is applying to rezone to Acreage Residential (RA3) District to accommodate the proposed two lot subdivision.

	<b>A1 District (existing)</b>	<b>RA3 District (proposed)</b>
Minimum Lot Area:	2 acres	0.6 acre
Minimum Lot Width:	165 ft.	98.4 ft.
Lot Coverage:	-	-
Minimum Setbacks		
Front:	25 ft.	49.2 ft.
Rear:	30 ft.	32.8 ft.
Side:	5 ft.	16.4 ft.

The applicants intend to subdivide the 0.68 hectare (1.69 acre) property into two lots with roughly equivalent lot dimensions: a +/- 0.34 hectare (0.85 acre) parcel containing the existing single family dwelling, barn and smaller outbuildings and a +/- 0.34 hectare (0.85 acre) vacant parcel in the northern portion of the property. The proposed RA3 District zoning would provide the minimum lot area and lot width required to facilitate subdivision. The existing barn located near the mid-point of the property must meet the minimum side yard setback and graduated height requirements from the new lot line to be created by subdivision. The RA3 District zoning would provide flexibility in the placement of the new lot line.

***The proposed two lot development requires a rezoning of the subject property from Small Holdings (A1) District to Acreage Residential (RA3) District.***

## RF21016

**Comments:** The rezoning is required to facilitate in the applicant's proposal to subdivide the property into two lots. The applicants have provided a conceptual subdivision layout. If the rezoning application proceeds, the applicants will need to address the following at the subdivision stage: confirmation that the existing structures comply with the setbacks created by the new lot line and confirmation that the requirements for connection to the Cherry Creek Waterworks District have been met.

Planning staff are supportive of proceeding with the public hearing process for the application. The proposed two lot subdivision complies with the policies and objectives of the Cherry Creek OCP and is located close to residentially-zoned lands that support similar small acreage rural residential lot sizes. The rezoning provides an opportunity for infill development to support additional housing in Cherry Creek that generally fits with the character of the surrounding area.

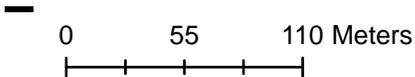
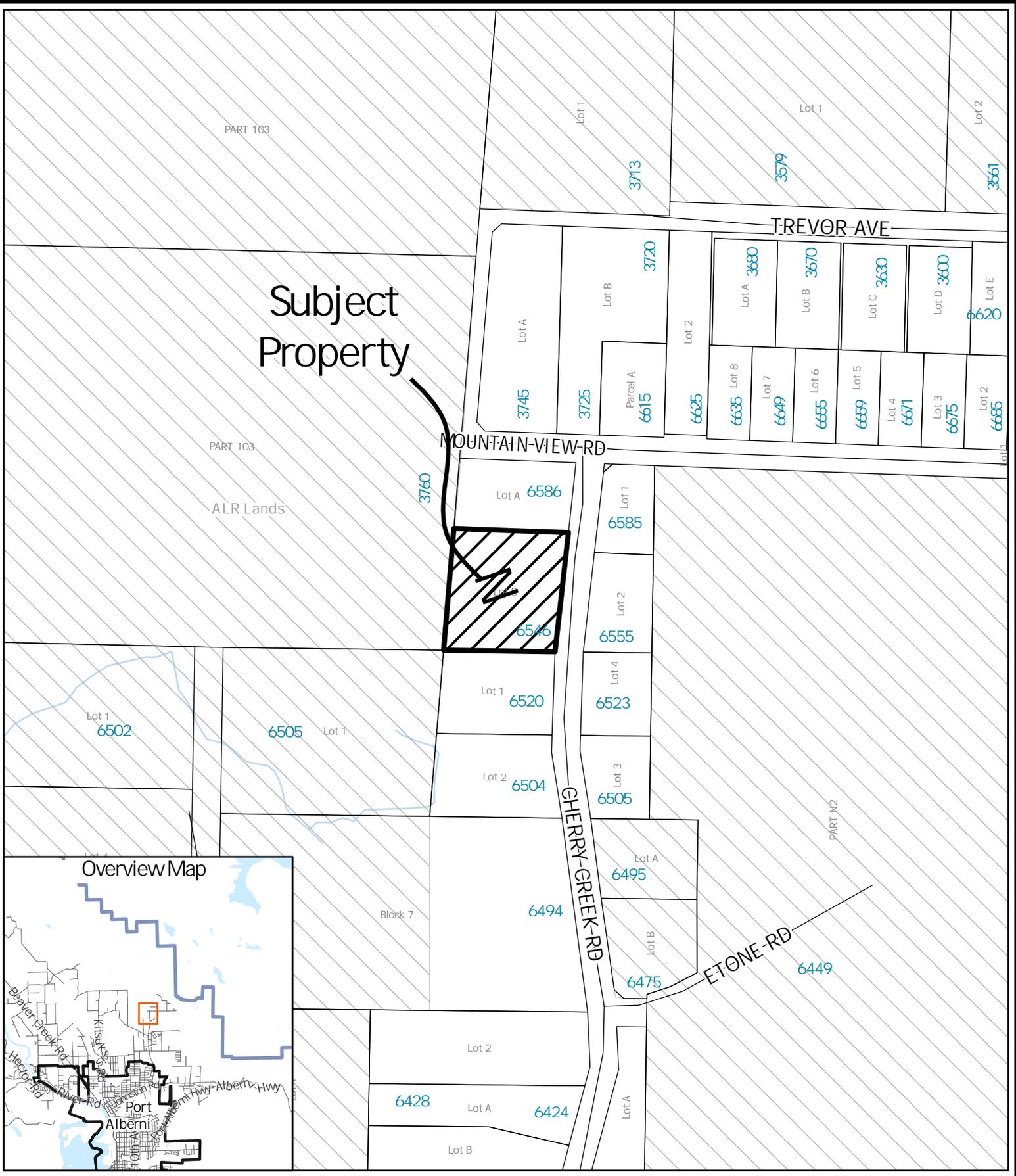
Submitted by: *Alex Dyer*  
Alex Dyer, MCIP, RPP, Planning Manager

Reviewed by: *Michael Irg*  
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer

**RF21016**

Subject Property



Legal description on: LOT B DISTRICT LOT 57 ALBERNI DISTRICT PLAN EPP9793

**SUBDIVISION PLAN OF THAT PART OF BLOCK 9,  
DISTRICT LOT 57, ALBERNI DISTRICT, PLAN 1901  
LYING TO THE WEST OF CHERRY CREEK ROAD, AS  
SAID ROAD IS DEDICATED BY SAID PLAN**

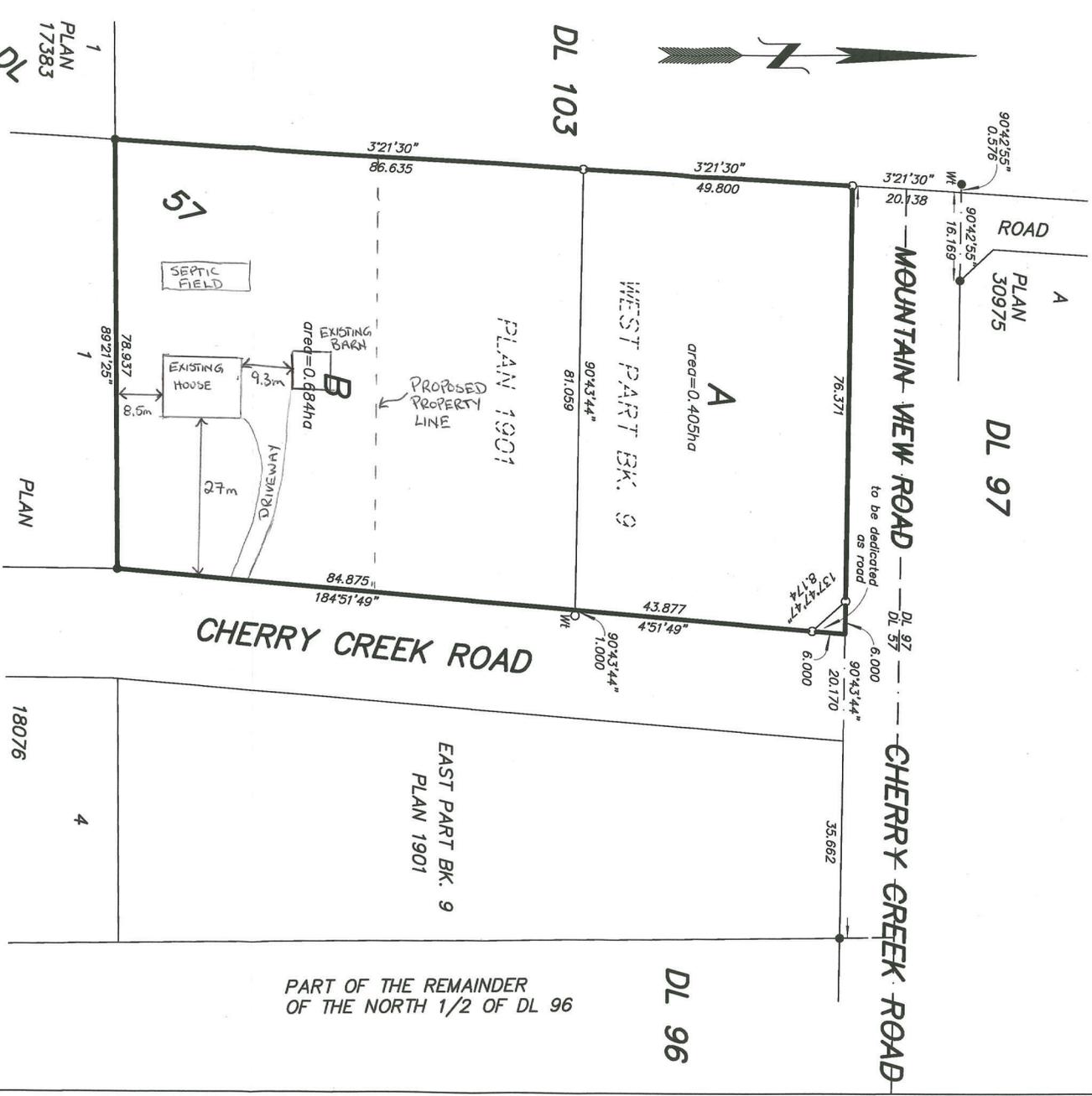


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 750.

BCGS 92F.027

- LEGEND: -**
- denotes Standard Iron Post placed.
  - denotes Standard Iron Post found.
- All distances hereon are in metres and decimals thereof and are horizontal ground-level distances. Bearings are astronomic and derived from Plan 18076.

**NOTE: -**  
This plan shows one or more witness posts which are not set on the true corner. Unless otherwise shown, witness posts are set on the property line or the production thereof.



A covenant in the name of the Alberni-Clayoquot Regional District pursuant to Section 219 is a condition of approval for this subdivision.  
This plan was approved pursuant to Section 946, subsection 8 of the Local Government Act.  
This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.  
This plan lies within the Alberni-Clayoquot Regional District.

ACRES & POLLACK,  
B.C. LAND SURVEYORS,  
PORT ALBERNI, B.C.,  
PHONE: - 250 723 5412  
EMAIL: - apbcs@shaw.ca,  
FILE: - 15746.

The field survey represented by this plan was completed by David Michael Pollack, BCLS on the 29th day of October, 2010.



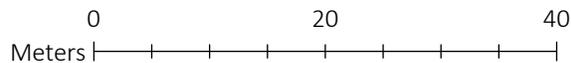
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### RF21016 – Dockendorff (6546 Cherry Creek Road)

Legal description: LOT B DISTRICT LOT 57 ALBERNI DISTRICT PLAN EPP9793



Prepared 2 March 2022, ACRD  
Satellite imagery, OpenStreetMap, 2021



Existing SFD and driveway access



Second water meter at proposed vacant lot



Proposed vacant lot at north side of property

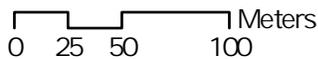
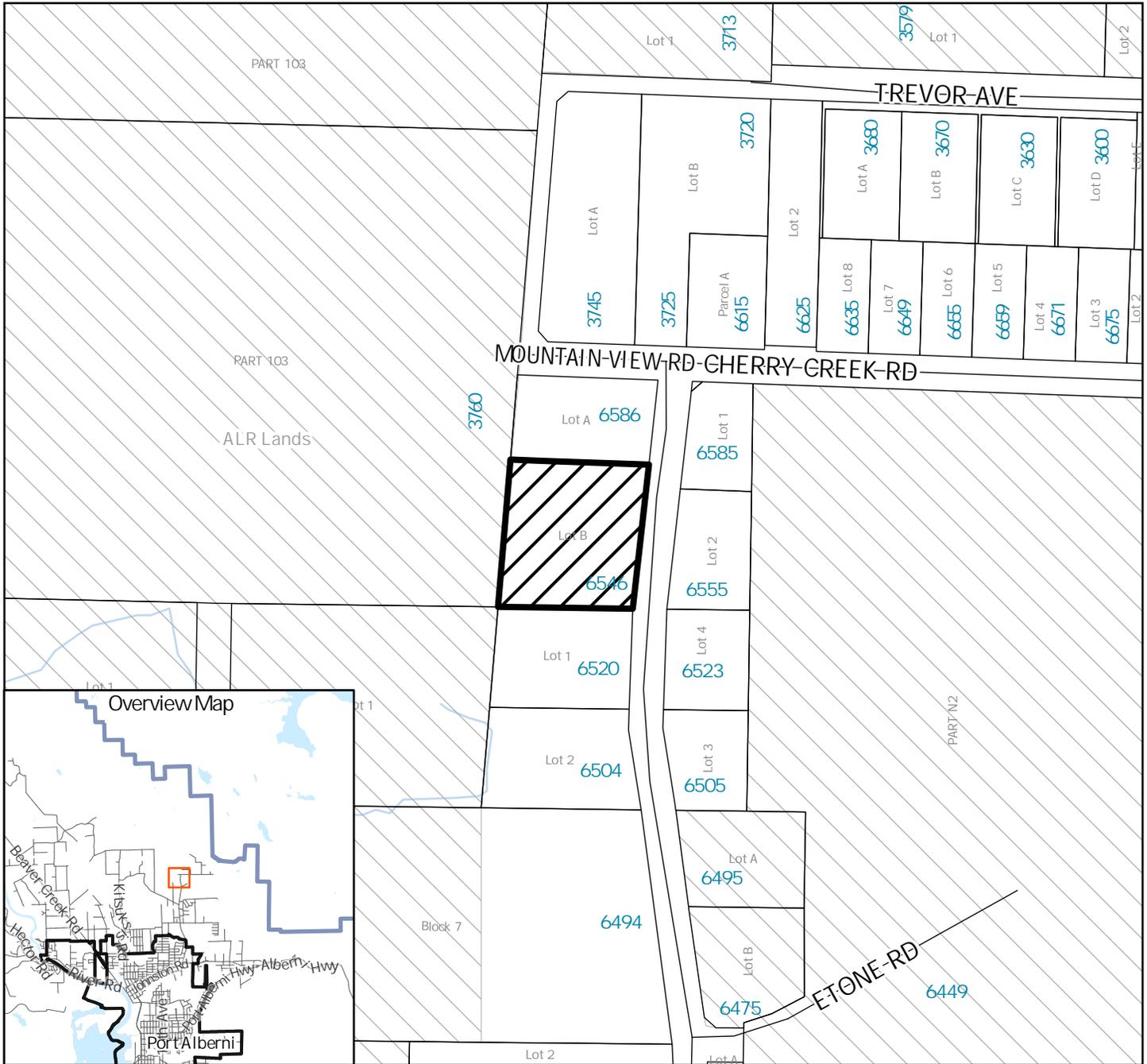


Proposed vacant lot at north side of property



# Schedule 'A'

This schedule is attached to and forms part of  
Bylaw P1442



P1442 Dockendorff  
Legal description: LOT B DISTRICT LOT 57 ALBERNI DISTRICT  
PLAN EPP9793



To be rezoned from Small Holdings (A1) District to Acreage  
Residential (RA3) District.