



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

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

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

BYLAW RESPONSE SUMMARY

BYLAW NO.: P1411 & P1412

ACRD FILE NO.: RD20003

APPLICANT NAME: Ross & Shary Stevens

ACRD CONTACT: Alex Dyer, Planning Manager

Date of Referral: June 30, 2021

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due to
Reasons Outlined Below

Agency (please print): _____

Name (please print): _____

Title: _____

Signature: _____

BM

Date: _____



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

July 21, 2021

Reply to the attention of Shannon Lambie
ALC Issue: 52349
Local Government File: RD20003

Alex Dyer
Planning Manager, Alberni-Calyoquot Regional District
C/O kmcarthur@acrd.bc.ca

DELIVERED ELECTRONICALLY

Re: Rezoning Proposal: Bylaw No.: P1411 & P1412

Thank you for forwarding a draft copy of the Rezoning Application for Bylaw No.: P1411 & P1412 (the “Proposal”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Rezoning Application is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Proposal seeks to rezone a ~2.4 ha portion of the ~4.5 ha Property identified as 7956 Pacific Rim Highway, Port Alberni; PID: 003-418-600 (the “Property”) from *Rural (A2)* to *Light Industrial (M2)* in order to allow for mini storage, open storage, a mechanical shop and a caretaker dwelling. The proposal also requires an OCP amendment to redesignate a portion of the property from “*Rural Use*” to “*Industrial Use*”.

ALC staff recognize that the Property is outside of the ALR, however it is adjacent to the ALR on the north-eastern corner and eastern perimeter. It is the Commission’s experience that industrial uses and agricultural uses have moderate compatibility, but conflicts still arise in relation to trespass, litter, theft, flooding, traffic conflict, farm noises, dust, chemicals, and odours. If the Proposal moves forward, ALC staff recommend that the Alberni-Calyoquot Regional District review the Ministry of Agriculture’s [Guide to Edge Planning](#) which provides detailed recommendations related to buffering, setbacks, and design.

In particular, ALC staff recommend ensuring that a vegetated buffer, 8 meters in width and 6 meters in height be installed along the non-ALR side. The buffer will serve several functions, it will provide a visual screen of farm buildings and activities; provide a deterrent to trespass onto farms; capture some dust and spray drift; and potentially filter farm odours. ALC staff also recommend that any industrial building should be set back 15 meters from the ALR boundary.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2026 or by e-mail (shannon.lambie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "S. Lambie". The signature is written in a cursive, flowing style.

Shannon Lambie, Regional Planner

CC: Ministry of Agriculture – Attention: Reed Bailey (reedb.bailey@gov.bc.ca)

52349m1

From: [Hendy, Timothy TRAN:EX](#)
To: [Planning Shared](#)
Subject: RE: P1411 & P1412 Bylaw Referral - RD20003
Date: July 12, 2021 3:28:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Good afternoon

MoTI has no objection to this rezoning. Access to Sarenga road for industrial use would require a commercial access permit, and as part of such application, upgrades to Sarenga road, and the junction with Highway 4, will likely be required in consultation with the Operations section of MoTI.

Thank you.

Tim Hendy | Development Services Officer
Vancouver Island District | Ministry of Transportation and Infrastructure
P: (250) 734-4812 | timothy.hendy@gov.bc.ca



[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)

From: Kathy McArthur <kmcarthur@acrd.bc.ca> **On Behalf Of** Planning Shared
Sent: July 2, 2021 3:08 PM
To: Stephanie Bruvall <stephanie.bruvall@viha.ca>; Hendy, Timothy TRAN:EX <Timothy.Hendy@gov.bc.ca>; Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca>; 'Darrell Ross' <dross@tseshaht.com>; Brandy Lauder <brandy@hupacasath.ca>; XT:Cheetham, Lindsay EDUC:IN <lcheetham@sd70.bc.ca>; Mike Cann (<firechief@sproatlakefire.ca> <firechief@sproatlakefire.ca>); Devos, Ruth Ann ENV:EX <RuthAnn.Devos@gov.bc.ca>
Cc: Alex Dyer <adyer@acrd.bc.ca>; Charlie Starratt <cstarratt@acrd.bc.ca>; Brett Mortlock <bmortlock@acrd.bc.ca>
Subject: P1411 & P1412 Bylaw Referral - RD20003

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

Hello,

Please find attached the referral package and response form for Sproat Lake rezoning application RD20003.

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

Thank you,



Kathy McArthur

Planning Assistant

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

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

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If you receive this email in error please notify me immediately and delete it.*



TSESHAHT FIRST NATION

5091 Tsuma-as Dr. Port Alberni, BC V9Y
8X9P: 250.724.1225 | F: 250.724.4385 |
Tseshaht.com

April 26, 2022

Alex Dyer
Planning Manager
adyer@acrd.bc.ca
3008 Fifth Ave
Port Alberni, BC
V9Y 2E3

Dear Alex Dyer

BYLAW RESPONSE SUMMARY BYLAW NO.: P1411 & P1412 ACRD FILE NO.: RD20003

APPLICANT NAME: Ross & Shary Stevens

To the rezone a +/- 2.4 ha (6 ac) portion of the south end of the property to Light Industrial (M2) District and to retain the existing Rural (A2) District zoning on a 2 ha (5 ac) portion of the property fronting the highway. The M2 zoned portion of the property would allow for mini storage, open storage, heavy equipment repair, and a caretaker dwelling. The proposal also requires an OCP amendment to redesignate a portion of the property from "Rural Use" to "Industrial Use". At : 7956 Pacific Rim Highway, Port Alberni

Tseshaht has reviewed the amendments to the District Zoning Bylaw for the property at 7956 Pacific Rim Highway, Port Alberni. At this time, with this application, Tseshaht has no objection to the work proposed. Thank you for reaching out.

If you have any current questions or require further information about our correspondence. Please contact Len Watts Referral Analyst by email llwatts@tseshaht.com or phone 250-7241225

Sincerely,

Len L Watts
Lands Planning Coordinator/Referrals

From: [Mike Cann](#)
To: [Kathy McArthur](#)
Subject: Re: P1411 & P1412 Bylaw Referral - RD20003
Date: July 21, 2021 3:56:52 PM

SLFD has no issues with this application.

Mike

On Jul 21, 2021, at 3:09 PM, Kathy McArthur <kmcarthur@acrd.bc.ca> wrote:

[Found another.](#)

From: Kathy McArthur **On Behalf Of** Planning Shared
Sent: July 2, 2021 3:08 PM
To: Stephanie Bruvall <stephanie.bruvall@viha.ca>; Hendy, Timothy TRAN:EX <Timothy.Hendy@gov.bc.ca>; 'martin.collins@gov.bc.ca' <martin.collins@gov.bc.ca>; 'Darrell Ross' <dross@tshesht.com>; Brandy Lauder <brandy@hupacasath.ca>; 'lcheetham@sd70.bc.ca' <lcheetham@sd70.bc.ca>; Mike Cann (firechief@sproatlakefire.ca) <firechief@sproatlakefire.ca>; 'ruthann.devos@gov.bc.ca' <ruthann.devos@gov.bc.ca>
Cc: Alex Dyer <adyer@acrd.bc.ca>; Charlie Starratt <cstarratt@acrd.bc.ca>; Brett Mortlock <bmortlock@acrd.bc.ca>
Subject: P1411 & P1412 Bylaw Referral - RD20003

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Thank you,

< > **Kathy McArthur**

Planning Assistant

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< >

<!--[endif]-->

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

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

[image007.jpg](#) < > < > <!--[if !vml]--> <!--[endif]-->

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<P1411 & P1412_Referral Summary Form.pdf>

<P1411 & P1412 - RD20003_Referral Package.pdf>