

From: [REDACTED]
To: [Planning Shared](#)
Subject: Public hearing may 1st 7 pm
Date: April 30, 2023 8:21:14 PM

[CAUTION] This email originated from outside of the ACRD

Hello

This is Aaron Brevick

I would like to participate in the ocp meeting May 1st at 7pm.

I am very concerned with the direction the ocp is being guided.

[REDACTED]
Thank you

[REDACTED]

From: [REDACTED]
To: [Planning Shared](#)
Subject: Request for minutes at the public hearing on May 1st....
Date: April 30, 2023 8:37:54 PM

[CAUTION] This email originated from outside of the ACRD

Hello My name is Brett Von Brendel and I have some concerns about the updated OCP. I am a Cherry Creek Resident and I would like a chance to voice my concerns at the Public Hearing on May 1st at the ACRD board room. Please let me know if this is possible. Thank you so much

Regards

Brett Richard Von Brendel

From: [REDACTED]
To: [Planning Shared](#)
Subject: FW: business restrictions in regional district
Date: April 30, 2023 8:36:06 AM

From: Linda Nordmarken [REDACTED]
Sent: April 29, 2023 10:53 AM
To: Mike Sparrow <msparrow@acrd.bc.ca>
Subject: business restrictions in regional district

[CAUTION] This email originated from outside of the ACRD

Good morning -

We read with concern the proposal of the ACRD to limit home-based businesses in the regional district to properties of 5 acres or more. We are very opposed to this new limitation; we have resided in Cherry Creek since 1979, and operated our own business from our property for several years, as many of our good, long-time neighbors continue to do. This mixed-use - agricultural, residential and small business - has allowed small businesses to thrive, and has given our community its unique character. All the business owners I am aware of in our years here, conduct their business with respect to their residential neighbors. Many of these businesses are multi-generational, and were operating here for 40-50 years before we built our house in 1979. The variety of businesses is wide; the services provided to Cherry Creek residents are important, and having these local service providers makes Cherry Creek an attractive place to live.

Recently, a few new comers to the area have protested the existence of some of these businesses. Like us, when we purchased our home, they knew full well the mixed-use characteristics of our neighborhood - but have decided to protest the existence of these businesses, in a selective way it seems. Longer-term residents, who have lived many years in the area, see none of the problems that the new residents complain of. Our business operating neighbors have been respectful of our neighborhood in regards to any noise from equipment, impacts on environment, traffic etc. Traffic in the neighborhood is respectful of speed limits, dust from gravel, etc. (In contrast, traffic from quads and side-by-sides at the end of Cherry Creek Rd., from people coming from outside the community, is often loud and disruptive. Once again, last night, at 2 am, I was woken up by a side by side with loud exhaust, playing music at full blast, idling out on the road beside our home, and then driving illegally down Cherry Creek Rd. I can categorically say I have never been woken up by any of the neighbors' small business operations.)

Small business owners operating from their homes contribute a great deal to the local economy, and shutting down these businesses would create a great deal of hardship for the business operators, leave a gap in services in our community, and be detrimental to the local economy. Punishing long-term small business owners because new residents prefer a residential-only setting, yet chose to purchase a home in a very long term and harmonious mixed use setting goes much too far, and we urge that the ACRD defeat this proposal.

Sincerely, Cliff and Linda Nordmarken



From: [Mike Sparrow](#)
To: [Planning Shared](#)
Subject: FW: Cherry Creek Community Changes
Date: April 26, 2023 3:45:31 PM

From: Darwyn R Jones [REDACTED]
Sent: April 26, 2023 8:32 AM
To: Mike Sparrow <mssparrow@acrd.bc.ca>
Cc: Jo-Anne Thomas [REDACTED]
Subject: Cherry Creek Community Changes

[CAUTION] This email originated from outside of the ACRD

Hello Mike,

My name is Darwyn Jones and I reside at [REDACTED]. I have owned the property for over 23 years and have a home based business that I have my office at. My work is all in remote and distant locations and there is no traffic created by my business being registered there.

I am concerned about a note I saw on Facebook regarding the proposal of the change of home based businesses not being allowed on parcels of land under 5 acres. I understand there is a meeting at the ACRD on Monday May 1, 2023 regarding the Official Community Plan and the consideration of the change. I cannot attend this meeting as [REDACTED]. But I wanted to make my position clear to you that I definitely do not support this proposal. I am not sure how this proposal even gets to this point.

I am hoping you will be supporting my point of view and will be voicing concerns over the change. Can I count on you? Or do you support a different position?

I look forward to hearing back from you. My phone number is [REDACTED] if you would like to chat or if WhatsApp is on your phone, please contact me through that medium.

Thank you for your consideration.

Sincerely,
Darwyn R Jones

From: [Mike Sparrow](#)
To: [Planning Shared](#)
Subject: FW: Zoning Bylaw Letter
Date: April 26, 2023 3:45:23 PM
Attachments: [ACRD Letter.docx](#)

From: Jennifer 'Corrigal' Smith [REDACTED] >
Sent: April 25, 2023 10:55 PM
To: Mike Sparrow <mssparrow@acrd.bc.ca>
Subject: Zoning Bylaw Letter

[CAUTION] This email originated from outside of the ACRD

Hi Mike,

Here is my letter. I will try to rearrange my schedule and make the meeting via zoom on Monday.

Jen Smith

April 25, 2023

To Whom It May Concern:

Re: Zoning Bylaw 2022/2023 changes

My name is Jennifer Smith and I am a business owner and land owner in Cherry Creek. I live at [REDACTED]. I am writing as I am concerned with the recommended changes to the Zoning Bylaws and how the changes might affect our business.

We are months away from opening a Cidery in our detached garage. This has been a 3-year process and we have spent hundreds of thousands of dollars to get our business up and running. We currently have a Temporary Use Permit (TUP) with the ACRD that allows us to manufacture hard cider on site with the ability to request extensions. Our business is quiet, odorless and traffic is minimal. We also have the approval of neighbouring properties. With the new recommended definitions and changes to the zoning bylaws, we would no longer be allowed to conduct our "home industry" on our property because we do not have a 2-hectare lot.

Our business is set up in a way that we manufacture cider on site but have no public access, tasting room or on-site store, therefore causing no issues to neighbouring properties.

I want to know:

- 1) What has caused these changes to be made?
- 2) How does this affect the board's decision to renew Temporary Use Permits that do not meet zoning bylaws?
- 3) Will pre-existing and pre-approved "home industry" businesses be grandfathered in?
- 4) Why is the quiet, odorless process of "winemaking" (i.e cider making) need a minimum requirement of 2 hectares?

If this zoning bylaw goes through and prevents our business from existing or from future TUP renewals, when it was previously approved and supported by the ACRD, this would be financially devastating for our family.

We do not agree to this zoning bylaw change.

Jennifer Smith
[REDACTED]

From: [Mike Sparrow](#)
To: [Planning Shared](#)
Subject: FW: Proposed OCP changes
Date: April 28, 2023 2:10:02 PM

From: Mark Bryant [REDACTED] >
Sent: April 27, 2023 5:27 PM
To: Mike Sparrow <mssparrow@acrd.bc.ca>
Subject: Proposed OCP changes

[CAUTION] This email originated from outside of the ACRD

Hi Mike,

My household is opposed to the proposed changes to the OCP regarding a 5 acre minimum for home based business. We support no minimum lot size for home business.

Regards

Mark and Tricia Bryant

[REDACTED]

Port Alberni

[REDACTED]

From: [REDACTED]
To: [Planning Shared](#)
Cc: [Mike Sparrow](#)
Subject: Re: draft zoning
Date: May 1, 2023 2:54:55 PM
Attachments: [image001.png](#)

[CAUTION] This email originated from outside of the ACRD

Good afternoon,

The new C3 Zone that is proposed for 3133 Alberni Hwy is almost exactly the same as the old zoning. The difference is in name only. C7-C3. The proposed zoning does not allow the current uses. The current uses are a 76 seat pub with a food primary liquor license, retail sales, residential home along with the golf course. Although the property is currently a "golf course", there isn't enough land to have even a full 9 hole golf course. The C3 zoning does not conform to ALC uses which is what the majority of the property is comprised of.

We are in a time where this property could easily be part of a solution to temporary travellers and vacationers as it is along the highway corridor. It could easily be a hotel, a Recreational Vehicle Park. It could have any of the commercial uses (the portion outside the ALR) that are currently along the highway. It could also support higher density residential. Why handcuff the property into the least appropriate use available?
Is it not possible to add Golf Course use to C2 or MU or even A1? This proposed C3 zone is identical to the old C7. I have a hard time understanding why the uses in the zone are considered commercial and not recreational. Is it purely for property tax income? If you name it commercial, the property owner will have to pay more in taxes. If the use is recreational which I would assume golfing is, the zone should match so that property taxes are in alignment with usage.

Shouldn't all of the properties along the highway corridor be considered for C2,c4, c5 or MU. Be progressive. Create opportunities for higher density housing initiatives and more services to support the higher density and tourist initiatives.

Respectfully,

Heather Powell
[REDACTED]

From: "Planning Shared" <planning@acrd.bc.ca>
To: "Heather riverbend" [REDACTED], "Mike Sparrow" <mssparrow@acrd.bc.ca>
Cc: "Planning Shared" <planning@acrd.bc.ca>
Sent: Monday, May 1, 2023 4:08:15 PM
Subject: RE: draft zoning
to C3conforming

Thank you Heather. These comments are specific to the draft updated Zoning Bylaw and we are happy to answer questions and incorporate your input into the updated Zoning Bylaw, where appropriate. Do you want this letter included with the correspondence to be received at the public hearing for the Cherry Creek OCP Amendment Bylaw P1446?

Best regards,

Alex Dyer, MCIP RPP (he/him)
Planning Manager – Alberni-Clayoquot Regional District
A 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
O 250.720.2700 D 250.720.2708 W acrd.bc.ca



I am honoured to work, live, and play in the territory of the Nuu-chah-nulth People.

 Please consider the environment before printing this email

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



From: HEATHER MacDonald [REDACTED]
Sent: May 1, 2023 12:58 PM
To: Mike Sparrow <msparrow@acrd.bc.ca>
Cc: Planning Shared <planning@acrd.bc.ca>
Subject: draft zoning

[CAUTION] This email originated from outside of the ACRD

Good Afternoon Mike,

I just wanted to touch base regarding the proposed bylaw and zoning plans.

- 1) I have viewed the zoning map. There is a significant part of the new zoning map that is RU2 but when I go to the definitions there is no RU2. I have no idea what that zone is and in the draft my property has been rezoned to this zone. Where is the information on this zone?
- 2) In the dwelling unit section it clearly states "the secondary dwelling unit shall be occupied by no more than 2 people". This looks like a bylaw officer nightmare. How will it be regulated? Should we even be regulating the number of people that can live together?
- 3) Every government agency across the country is looking for ways to house people. Even the ACRD has a housing initiative. Yet this draft zoning plan is by no means progressive in allowing the community to come up with creative housing options. Instead of getting rid of red tape and being more flexible to create more housing, the draft zoning plan has created a massive amount of definitions for dwelling units and what it will allow. The restrictions for dwelling units and accessory buildings have expanded exponentially. The restrictions on the number of days people can live in them are unrealistic and impossible to regulate.
- 4) There are no definitions for Recreational Vehicles or RV parks. Some of these units are hundreds of thousands of dollars and are by no means meant to live in or stay in for just one day.
- 5) The trailer definition. Whether we like it or not citizens are choosing to live in trailers and RV units. Some times it is their only option and sometimes it is by choice. Regardless the reasons, we can't ignore it. Just because we don't define it doesn't mean it doesn't exist. Can't we be more progressive and embrace this life style? Insurance companies insure RV's and Trailers when they are skirting in and they insure them when they are traveling. If a citizen stays in an RV one night or 365 nights what is the difference in the liability?

I truly don't understand why we are over the top regulating ourselves.

We should be creating a zoning bylaw that is easy to regulate and easy for bylaw enforcement. Cut the red tape. Make it easy for the public to come up with practical solutions to housing shortages.

Respectfully,

Heather MacDonald



From: [Alex Dyer](#) on behalf of [Planning Shared](#)
To: [REDACTED]
Cc: [Planning Shared](#)
Subject: RE: lot size question
Date: May 1, 2023 1:16:25 PM

Hi Lynne,

Any subdivision of agricultural land within the Agricultural Land Reserve (ALR) must first be approved by application to the Agricultural Land Commission. If the Agricultural Land Commission approves a subdivision in the ALR, it must then comply with the minimum lot size provided in the ACRD Zoning Bylaw and in the Cherry Creek Official Community Plan.

In many cases with land in the ALR, the Cherry Creek OCP designates those parcels as Rural Use or Agricultural Use which support a 2 hectare (5 acre) minimum lot size. If a property owner wished to subdivide to a smaller lot size, they would need to apply to redesignate the property to a Residential Use in the OCP and rezone the property to a smaller minimum lot size.

Thank you, please let us know if you have any questions. This correspondence will be included with the public correspondence considered at the Cherry Creek OCP Amendment Bylaw P1446 public hearing.

Alex Dyer, MCIP RPP (he/him)
Planning Manager – Alberni-Clayoquot Regional District
A 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
O 250.720.2700 D 250.720.2708 W acrd.bc.ca

I am honoured to work, live, and play in the territory of the Nuu-chah-nulth People.

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-----Original Message-----

From: Lynne Armich [REDACTED]
Sent: May 1, 2023 11:30 AM
To: Planning Shared <planning@acrd.bc.ca>
Subject: lot size question

[CAUTION] This email originated from outside of the ACRD

What happens to land that is under the 2 hectares agricultural minimum lot size, but also cannot be divided to a minimum lot size of 1 hectare?

This is too limited for families with odd lot sizes.

Question for the Cherry Creek Community Plan?

Lynne Armich

From: [REDACTED]
To: [Planning Shared](#)
Subject: cherry creek OCP amendments
Date: May 1, 2023 3:32:21 PM

[CAUTION] This email originated from outside of the ACRD

As our family has an interest in an ALR designated property in Cherry Creek at 6370 Renton Road North and that property is in a residential neighbourhood, we object to articles 4.2.4 and 4.2.6 which automatically rejects our concerns or interest in subdivision or rezoning of this property. Legislating against our property zoning seems unnecessary and prejudicial.

Sincerely,

Rachelle Wilson P.O.A. for Jacqueline Dumont

From: [REDACTED]
To: [Planning Shared](#)
Subject: cherry creek official community plan
Date: May 1, 2023 3:21:13 PM

[CAUTION] This email originated from outside of the ACRD

The property at 6370 Renton Road North [REDACTED] could be considered residential. Neighbouring properties are residential. The original house on the property is 82 years old and we would like to repair and update the property as a home.

Ideally the property should be divided in two and a new home put in place while the other is updated. It would be a shame to lose the old building. It is a greener and more sustainable alternative to repair the old house and keep it while putting another building or home on another piece of the property. Most of the property is treed and not particularly good for agriculture.

Our objection is to articles 4.24 and 4.26 in the Cherry Creek plan that states that the ALC will discourage the removal of ALR land or the subdivision of ALR land. Not necessarily right or fair to those who have an interest in ALR land, zoned as such long ago.

Rachelle Wilson P.O.A. for Jacqueline Dumont

From: [Mike Sparrow](#)
To: [Planning Shared](#)
Subject: FW: New business bylaw
Date: May 1, 2023 1:30:17 PM

I received this email but I have asked the writer to add their address, I have not received a copy with their house address yet.

-----Original Message-----

From: spencer pierce [REDACTED]
Sent: April 30, 2023 7:30 PM
To: Mike Sparrow <mssparrow@acrd.bc.ca>
Subject: New business bylaw

[CAUTION] This email originated from outside of the ACRD

Hi Mike,

I'm writing to you as a Cherry Creek resident, I recently purchased a home and lot in Cherry Creek and have some concerns with the ACRD's new proposed bylaws. I have been a life long resident in Port Alberni and have lived rurally for all of it. I chose to buy and live in this area to enjoy some of the freedoms that rural communities enjoy, with also keeping the option there to open my own from home mechanical business. These new proposed bylaws will not only crush any dreams of mine of becoming a business owner and getting a head in this challenging world we face today, but they will also take away from some of the benefits of living in the regional district of Alberni. I hope you as our Cherry Creek representative will voice disapproval for these proposed bylaws and help keep the dream alive for many who are trying to get ahead. I thank you for taking the time to read this and truly hope you will represent us in the way that we want, and not just allow the ACRD to do as they ever so please.

Spencer Pierce.