



To: ACRD Board of Directors

Meeting Date: July 24, 2024

From: Alex Dyer, MCIP, RPP, Planning Manager

File #: RD23016

Application Type: Rezoning Application

Voting Structure: Electoral Area Directors

Electoral Area: "D" Sproat Lake

Subject: Rezoning Application RD23016 – Lot 2, Stirling Arm Crescent (Coulson Forest Products Ltd.)

Recommendation:

THAT Bylaw P1506, Sproat Lake Official Community Plan Amendment Bylaw be read a first time.

THAT Bylaw P1507, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.

THAT Bylaw P1508, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

THAT the public hearing for Bylaws P1506, P1507 and P1508 be delegated to the Director for Electoral Area 'D', the Alternate Director, or the Chairperson of the Regional District.

THAT the Board of Directors confirm that adoption of Bylaws P1506, P1507 and P1508 is subject to:

- a. Confirmation from the Sproat Lake Fire Department that access and fire safety measures are in place to provide adequate fire protection to the site.*
- b. Meeting all technical referral agency requirements.*

Development Proposal: The property owners have applied to rezone the property to a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District in order to construct a 1,714 square metre (18,450 square foot) personal storage facility. The applicants intend to utilize the building to store personal vehicles and equipment. The scale of the larger structure requires a Light Industrial-type designation in the Building Code rather than a residential accessory structure. The SA CD zoning would also allow for one single family dwelling, accessory buildings and uses, and home occupations. There would be no commercial or industrial business uses at the site, no commercial rental of storage space, and no on-site sales of vehicles.

Advisory Planning Commission Recommendation: The Sproat Lake APC considered this application a first time at their June 17, 2024 meeting. The APC asked questions about the proposed clubhouse and caretaker uses, potential commercial and business use of the site, and potential commercial or industrial uses allowed in the future. The APC passed a recommendation to defer a decision to allow for further staff discussion with the applicant.

Following the initial discussion with the Sproat Lake APC, the applicants have amended their application to remove the proposed clubhouse use and intermittent commercial uses from the zoning, to include home occupations as a permitted use which would allow for boarding and lodging within the two bedrooms proposed within the structure, and to clarify that no on-site commercial sale of vehicles or equipment would take place. The APC considered the amended

PL20240011 / RD23016

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application at their July 15th meeting where the APC members present at the meeting passed a recommendation to support the amended rezoning application as presented.

Property Owner(s)/Applicant(s): Coulson Forest Products

Agent: Tanis Frame, Architect

Property Information:

| | | | | | | | |
|-------------------|---|-------|----------|------------|---|----------|-------------------|
| Civic Address | Lot 2, Stirling Arm Crescent | | | | | | |
| Legal Description | LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604 | | | | | | |
| PID | 023-488-891 | Folio | 3260.170 | ALR? (Y/N) | N | Lot Size | 1.46 ha (3.62 ac) |

| | | | | | | |
|----------------------------|------------------------------------|-----------------|--|--|--|--|
| Current Zoning | Acreage Residential (RA1) District | Proposed Zoning | Stirling Arm Crescent Comprehensive Development (SA CD) District | | | |
| Current OCP | Residential Use | Proposed OCP | Comprehensive Development Area | | | |
| Development Permit Area(s) | n/a | | | | | |

Current Use & Description The 1.46 hectare (3.62 acre) property is vacant with an access driveway connecting to Stirling Arm Crescent. The property lies adjacent to a three-lot strata development that is also owned by the applicants and the primary access into the site would be from the internal common strata road that currently provides access to the applicants' neighbouring residences. The topography of the site slopes up from Stirling Arm Crescent to a level bench area at the south end of the property. This area has been cleared and a large gravel pad has been leveled where the proposed building would be located. There is a tall chain-link fence bordering the perimeter of the property and, aside from the cleared area and driveway, the remainder of the property is mostly treed. The proposed building site in the southern corner of the property does not appear to be visible from the road; the building would be visible to the neighbouring residences to the east and south.

| | | | |
|--|-------------------------------------|-------|--|
| Surrounding Zoning and Land Use | | | |
| North | Acreage residential lands zoned RA1 | South | Acreage residential lands zoned RA1 |
| East | Acreage residential lands zoned RA1 | West | Three-lot bare land strata development zoned RA1 |

Services:

- a) **Sewage Disposal:** On-site sewage disposal. The storage structure would include two bedrooms, bathrooms and kitchen facilities and an individual on-site septic system would need to be designed and installed as part of the building permit process.
- b) **Water Supply:** On-site water.
- c) **Fire Protection:** Sproat Lake Fire Protection Area. The rezoning would be referred to the Fire Department to review and ensure that adequate access to the building is provided and that fire safety measures are in place to facilitate adequate fire protection for the site.
- d) **Access:** There is public road access to the property from Stirling Arm Crescent. There is also internal access from the privately-owned common strata road to the west in the three-lot development where the applicants reside. The primary access to the building would be through the common strata road.

Planning Policy Discussion:

- a) **Official Community Plan:** The property is designated as Residential Use in the Sproat Lake OCP. The Residential Use designation supports a range of housing options in the Plan area. In order to facilitate the rezoning to the

large-scale personal storage use, the application includes an amendment to the Sproat Lake OCP to redesignate the property as a Comprehensive Development Area. The Comprehensive Development policies support site-specific land use design that allows for a range of uses and respects the topography and uniqueness of each parcel.

There are no Comprehensive Development-designated lands in the area; the uses in the immediate area along Stirling Arm Crescent, Stirling Arm Drive, and Faber Road are primarily residential. The proposed use of the subject property is unique as it would be principally used for personal closed storage but the scale of the building requires an industrial building classification. The unique characteristics of the large-scale personal storage use at this site is suited to a site-specific Comprehensive Development zone.

There are no development permit areas that impact development on the property. The Sproat Lake OCP Map 3: Development Permit Areas mapping indicates there is a minor watercourse that dissects the property in an east-west direction. There is no physical indication of any natural watercourse on the property. The drainage has been assessed by a Professional Biologist as part of a previous development application and it was confirmed that there is no natural watercourse requiring riparian area management.

This proposal includes an amendment to the Sproat Lake OCP to redesignate the property from Residential Use to Comprehensive Development Area to facilitate the rezoning.

- b) Zoning:** The current zoning of the property is Acreage Residential (RA1) District. In order to facilitate the proposed use and to comply with the density requirements in the Sproat Lake OCP, a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District has been drafted. The SA CD zoning would permit closed personal storage of vehicles and equipment, one single family dwelling, accessory buildings and uses, and home occupations. The residential use and the home occupations use would allow for a caretaker residence and bed and breakfast uses for up to four boarders and lodgers at one time.

| | Current: RA1 | Proposed: SA CD |
|--|--------------|-----------------|
| Minimum Lot Area (ha) | 0.167 | 1 ha |
| Minimum Lot Width (m) | 27.4 | 30.5 |
| Principal & Accessory Front Yard Setback (m) | 12.1 | 15 |
| Principal Side Yard Setback (m) | 4.5 | 6 |
| Principal Rear Yard Setback (m) | 9.1 | 10 |
| Accessory Side Yard Setback (m) | 0.91 | 0.91 |
| Accessory Rear Yard Setback (m) | 0.91 | 0.91 |
| Lot Coverage | 25% | 15% |

The scale of the proposed structure requires the rezoning to a Comprehensive Development zone. The proposed building has a Major Occupancy Classification of a Group F, Division 3 building or “Light Industrial” as designated by the BC Building Code. This scale and use of the structure is not permitted as a residential accessory building within a residential zone. The floor area of the proposed structure is equivalent to 11.6% of the lot area. This exceeds the 5% maximum required for accessory structures in a residential zone.

The Stirling Arm Crescent Comprehensive Development (SA CD) District has been drafted to include the following permitted uses, conditions of use, and site development regulations:

Uses Permitted in the SA CD District

- (1) Closed indoor storage for personal vehicles and personal equipment that may be listed for sale, excluding open storage and excluding on-site sales.
- (2) One single family dwelling.
- (3) Accessory buildings and uses.
- (4) Home Occupations

Conditions of Use in the SA CD District

- (1) Closed indoor storage uses shall be for personal vehicles and personal equipment only. There shall be no commercial rental of storage space and no on-site commercial sale of vehicles or equipment.
- (2) All permitted uses shall be housed completely within an enclosed building except for permitted parking areas. A minimum of four (4) parking spaces and a maximum of ten (10) parking spaces shall be provided on the property.
- (3) A minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, shall be provided and maintained along all lot lines except for necessary vehicular access/egress points.
- (4) Vehicle parking areas shall not be located within any required front, rear, or side yard setback.

Site Development Regulations in the SA CD District

| Zoning District or Use | Minimum Lot Width (feet) | Minimum Lot Area | Maximum Lot Coverage | Minimum Setbacks (Feet) | | | Maximum Height (feet) |
|------------------------|--------------------------|------------------|----------------------|-------------------------|-------------|-------------|---------------------------|
| | | | | Front | Rear | Side | |
| SA CD | 200 | 1 hectare | 15% | 50 | 32.8 | 19.7 | 32.8 2 storeys |

This proposal requires rezoning to a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District zone.

Comments:

The applicants intend to construct a large two-storey structure with a 1,714 square metre (18,450 square foot) footprint on the vacant 1.46 ha (3.62 ac) property. The structure would be used primarily for closed storage of personal vehicles and equipment. The personal storage use is highlighted in a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District zone. The SA CD zone would also permit one single family dwelling, accessory buildings and uses, and home occupations.

The current zoning on the property is Acreage Residential (RA1) District. Considering the 1.46 hectare parcel size and the 0.24 hectare minimum lot size supported in the Residential Use designation in the Sproat Lake OCP, where communal services are provided, the property owner could potential subdivide the property into six (6) bare land strata lots under the current RA1 zoning. The proposed SA CD zoning would keep the property as one parcel by requiring a 1 hectare minimum lot size for subdivision. The SA CD zoning would restrict the maximum lot coverage to 15%; the proposed 1,714 square metre structure would account for 11.6% of the total lot coverage on the property.

The proposed closed storage use would be limited only to personal vehicles and personal equipment. There would be no commercial rental of storage space and no storage of vehicles and equipment associated with the applicant's group of businesses. There would be no commercial or industrial uses at the site including any use relating to the operation of the applicant's businesses. There would be minimal traffic to the site with the majority of any traffic coming from the gated internal access road through the neighbouring bare land strata development. The zoning would not permit any on-site commercial sale of personal vehicles or equipment.

The proposed structure would be situated on the south end of the lot in an area that would be screened from the road. The structure would be visible from the neighbouring acreage residential properties to the east and south and there are components of the proposed SA CD zoning that would intend to mitigate the impact on neighbouring residential uses. The zoning includes a 10 metre (32.8 foot) minimum building setback in the rear yard and a 6 metre (19.7 foot) minimum setback in the side yard. The zoning would also require a 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, along all lot lines.

Given the technical requirements included in the SA CD zoning and the site characteristics of the property, Planning staff are initially supportive of moving forward with the public input process to gather neighbourhood input on the proposal. Staff recommend that the Board proceed with first reading of the bylaws and delegate a public hearing to be held. A public hearing is required for this rezoning application as it involves an OCP amendment to redesignate the property as Comprehensive Development Area.

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

Reviewed by: Cynthia Dick, General Manager of Administrative Services

Approved by: Daniel Sailland, MBA, Chief Administrative Officer



Building site for proposed personal storage structure. Picture looking south.



Building site for proposed personal storage structure. Picture looking south west.



Fencing along east lot line.



Internal access road into the property from the bare land strata development located to the west.



Driveway access into the property from Stirling Arm Crescent.