



June 20, 2025

## BAMFIELD ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Thursday, June 26, 2025 at 5:30 pm** in a hybrid format in the ACRD Board Room, with the option to join electronically via Zoom.

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

- **RA23018 – Cape Beale Trail (Lucas Equipment Co Ltd.)**
- **DVA25005 – 422 Burlo Island (Dombi-Sahi)**

Your recommendations will be provided to the Board of Directors at the July 23, 2025 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)



**To:** Bamfield Advisory Planning Commission

**Meeting Date:** June 26, 2025

**From:** Alex Dyer, Planning Manager

**File #:** PL20240012 / RA23018

**Electoral Area:** 'A' Bamfield

**Voting Structure:** Electoral Area Directors

**Subject:** Rezoning Application RA23018 – Cape Beale Trail (Lucas Equipment Co Ltd.)

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**Possible Recommendations to the Board:**

*THAT the Alberni-Clayoquot Regional District Board of Directors consider first reading of Bylaw P1503, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw at a future date, and that notice be given in accordance with section 467 of the Local Government Act.*

*THAT the Board of Directors confirm that adoption of Bylaw P1503 is subject to:*

- a. Meeting all servicing requirements for connection to the Bamfield Water System, including the completion of a Water Model Analysis.*
- b. Confirmation from a Registered Onsite Wastewater Practitioner (ROWP) that the portion of the property to be rezoned can support on-site sewage disposal to a minimum density of 0.24 ha.*
- c. Confirmation of adequate off-street parking for the development provided on the east side of Bamfield.*
- d. The applicants agreeing to dedicate a portion of the development to secure options for affordable housing.*
- e. Meeting all other technical referral requirements.*

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**Bamfield APC Meetings:** The Bamfield Advisory Planning Commission (APC) considered this rezoning application a first time at their May 2, 2024 meeting where the APC passed a motion to recommend that the application be deferred to allow the applicants to address a number of items discussed by the APC. The questions to be addressed by the applicants and staff included connection requirements to the Bamfield Water System, boat moorage for the lots in the development, parking on the east side of Bamfield, completion of the Bamfield Development Plan, concerns about the lots becoming vacation homes and not providing Bamfield residents with affordable options, possibility for a housing agreement to secure affordable housing or long-term rental housing in the community, possibility for amenity cost contributions.

The Bamfield APC considered this application a second time at their April 24, 2025 meeting where a number of the questions and comments from the previous APC meeting were discussed. Items discussed included water servicing and overall capacity of the water system, subdivision layout, parking on the east side, lack of moorage on the west and east side of the Bamfield Harbour, park land dedication, and amenity contributions. The APC passed a motion to defer the application to an APC meeting in June 2025 to allow for the applicants to come back with further information.

**April 2025 Update:** The applicants have provided additional information to address some of the questions raised by the initial APC engagement and the staff report recommendations.

**PL20240012 / RA23018**

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*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?ił?ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).*

- i. A Water Model Analysis was completed by Koers & Associates Engineering Ltd. The report, dated January 28, 2025, assessed the ability to connect to the Bamfield Water System, impact on the overall capacity of the system, and recommended watermain extensions and hydrants required to service the development. The full build-out of the residential development would require an extension of the watermain on Winston Avenue from Cape Beale Trail to Kings Road. Hydrants would be installed to support fire protection and the waterline would loop to the existing system at Crane Road and Wild Duck Road.
- ii. A Wastewater System Suitability Assessment was completed by Colin Rogers Consulting, Registered On-Site Wastewater Practitioner. The report, dated March 9, 2025, assessed the capacity to support individual on-site sewage disposal for each lot at the full build-out of the development. The assessment concluded that the property can provide adequate area to install on-site wastewater systems for each of the proposed 20 lots and that each lot would be serviced by either a type 2 raised treatment system or a type 3 treatment system depending on topography.
- iii. The applicant is working with ACRD staff to determine options for securing affordable housing as part of the development and focusing additional housing units intended for local Bamfield residents. One option would be to provide a portion of the development for small-lot serviced bare land strata parcels that would be subsidized by the developer for Bamfield residents. Another option would be to secure affordable rental housing to be constructed at the site and managed by the developer through a housing agreement with the ACRD.
- iv. The applicant has expressed the possibility for amenity contributions to support additional dock moorage space on the west side at the end of Winston Road and additional parking areas on the east side.

**June 2025 Update:** Following the discussion and feedback received at the Bamfield APC meeting in April 2025, the applicants have provided the following additional information.

- i. The applicants have entered into an agreement with a parking provider that manages a privately-owned off-street parking facility in East Bamfield. The agreement includes reserved long-term parking for a minimum of twenty (20) vehicles and would be finalized if the rezoning application proceeds.
- ii. The applicants have submitted a revised conceptual subdivision layout that includes an updated proposed road layout. The new layout considers site topography and would connect with Crane Road to the south and Winston Avenue to the west and north. The new subdivision concept would create 18 parcels.
- iii. The revised conceptual subdivision layout includes a 0.28 ha (0.69 ac) lot that would be dedicated for attainable or affordable housing in the community. The lot would be provided in the form of an amenity contribution as part of the rezoning. Options for this site include the development of a small-lot serviced bare land strata with lots that would be provided at a subsidy to local residents under set conditions, or the development of rental housing secured at below-market rental rates. As a condition of the rezoning, the use of the land would be secured for attainable housing by restrictive covenant or housing agreement with the ACRD.

- iv. Park land dedication would be considered at the subdivision stage, as required by Section 510 of the *Local Government Act*, and could include the provision of a trail right-of-way to connect with Winston Avenue and Brady’s Beach Trail road right-of-way to the west.

**Development Proposal:** The subject property is a total of 6.3 ha (15.5 ac). The applicant proposes to rezone the 5.46 ha (13.5 ac) portion of the parcel located to the west of the Cape Beale Trail from a mix of Acreage Residential (RA2) District and Rural (A2) District to Acreage Residential (RA3) District to allow for subdivision to a 0.24 ha (0.6 acre) minimum lot size. This will facilitate the development of additional single family housing in the West Bamfield area. The applicant proposes to create 18-20 lots in phases and dedicate one of the lots for the development of below-market attainable housing for local residents.

**Advisory Planning Commission Recommendation:** The Bamfield APC will review the additional information provided for this application at their June 26, 2025 meeting.

**Property Owner:** Lucas Equipment Co Ltd.

**Agent:** Jordan Noble – West Coast Road Estates

**Property Information:**

Civic Address	Cape Beale Trail						
Legal Description	THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 38906I). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677						
PID	007-860-307	Folio	2792.000	ALR? (Y/N)	N	Lot Size (ha)	6.3

Current Zoning	Acreage Residential (RA2); and Rural (A2) District	Proposed Zoning	Acreage Residential (RA3) District; and Acreage Residential (RA2) District
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Current OCP	Residential Use; and Mixed Use	Proposed OCP	n/a
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Development Permit Area(s)	DPA I – Riparian Areas Protection DPA II – Natural Hazard Areas Protection DPA III – Form and Character
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Current Use & Description	The portion of the property to the west of Cape Beale Trail (6.28 ha) is treed and has no existing structures, services, or dwellings presently. The waterfront portion of the property to the east of Cape Beale Trail is also vacant and treed with the exception of small clearings adjacent to the neighbouring property to the south, which is also owned by the applicants and operated as a fishing lodge. The topography on the upland portion of property is varied with a hill section in the middle of the parcel and a low-lying wetter area in the south west corner.
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Surrounding Zoning and Land Use			
North	Mix of rural (A2), residential (RA2) and commercial (C4) uses	South	Mix of residential (RA1, RA2) and commercial lodge (C2) uses
East	Bamfield Inlet	West	Forest Reserve (A4) District

**Services:**

- a) **Sewage Disposal:** On-site sewage disposal. The applicant has submitted a report from a Registered Onsite

Wastewater Practitioner (ROWP) confirming that the parcel can support on-site sewage disposal at a minimum 0.24 ha density by type 2 or type 3 treatment system for each lot within the full build-out of the development.

- b) **Water Supply:** The western portion of the property is currently unserviced but located within the water service area and will require connection as part of any future subdivision development. The applicant has worked with the ACRD to engage an Engineer in preparing a Water Model Analysis report to determine if the Bamfield Water System can service the development. The model concluded that the treatment system has overall capacity to service the development and recommends watermain extensions along approximately 500 metres of Winston Road from Cape Beale Trail to Kings Road and 100 metres through the development to loop the system to Crane Road and Wild Duck Road.
- c) **Fire Protection:** The parcel is located within the Bamfield Fire Protection Service Area.
- d) **Access:** Access to the parcel is from Cape Beale Trail. The Trail divides the parcel and runs north-south between the western and eastern portions of the property. The entire north side of the property is bisected by the Winston Avenue right-of-way, which is unbuilt west of Cape Beale Trail. The conceptual subdivision plan provided by the applicants indicates that a new road would be constructed through the centre of the property to provide access to the lots. The new road would connect with Crane Road to the south, Winston Avenue to the north and west, and an unnamed road right-of-way in the southwest corner of the property. If the applicant proceeds with subdivision, the Ministry of Transportation and Infrastructure may require additional road dedication.

There is no road access to West Bamfield. The applicant is required to ensure that dedicated off-street parking can be provided in East Bamfield to accommodate parking for each of the lots created through the subdivision process. The applicants have entered into an agreement with a parking provider in East Bamfield to secure off-street parking for up to twenty (20) vehicles. There is presently no waterfront access or marina facilities connected to the waterfront portion of the property.

#### Planning Policy Discussion:

- a) **Official Community Plan:** The upland portion of the parcel is designated *Residential Use*. Residential areas of Bamfield include a range of dwelling types – seasonal and year-round. The overall objective of this use is to protect the sense of place and community that exists in Bamfield. The applicant intends to create single family lots which will facilitate future housing development in West Bamfield and the applicant is working with the ACRD on options for securing a portion of the development for affordable housing envisioned for local Bamfield residents.

The portion of the parcel to be rezoned is impacted by DPA I – Riparian Areas Protection. The DPA considers a riparian area within 15 metres of a watercourse located near the southern boundary of the parcel. At the time of development, the applicant must submit a report from a Qualified Environmental Professional (QEP) including recommendations to mitigate any impact on the riparian area that may occur as a result of development. DPA II (natural hazards) and DPA III (form and character) only impact development on the waterfront portion of the property.

The Bamfield Official Community Plan discusses the importance of developing a sustainable community. The sustainability of Bamfield is an overarching goal of the OCP and shapes all objectives and policies within the document (Section 5 of the OCP). Given the applicant's plan to significantly increase the density of the parcel and increase the number of residents on the west side, a number of sustainability objectives and policies have been highlighted to be addressed at the development stage. This includes but is not limited to:

- Reducing greenhouse gas emissions through personal and community initiatives and encouraging the use of geothermal, air-source heat pumps or solar energy (Objective 5.1.3 and Policy 5.2.11);
- Employing a *Design with Nature* approach to development to encourage low impact development and to manage stormwater runoff (Policy 5.2.18); and
- Encouraging the use of green infrastructure and technologies in residential development (Policy 5.2.17).

***This proposal complies with the policies and objectives of the Residential Use designation in the Bamfield Official Community Plan. A development permit application to satisfy the requirements of DPA I would be required at the subdivision stage.***

- b) Zoning:** The property is zoned a mix of Acreage Residential (RA2) District and Rural (A2) District. The RA2 District encompasses +/- 1.8 ha (4.5 ac) fronting the west side of Cape Beale Trail. This zone permits single-family residential uses and requires a 0.4 ha minimum lot size for subdivision. The A2 District encompasses +/- 3.5 ha (8.6 ac) in the rear portion of the upland property. This zone permits residential and rural uses and requires a 2 ha minimum lot size for subdivision.

The applicant is proposing to rezone the entire 5.3 ha upland portion of the parcel from A2 and RA2 to Acreage Residential (RA3) District to facilitate subdivision to a 0.24 ha (0.6 ac) minimum density. The RA3 zone permits single-family residential uses and accessory buildings and uses.

	Current: A2	Current: RA2	Proposed: RA3
Minimum Lot Area (ha)	2	0.4	0.24
Minimum Lot Width (m)	100	36.6	30
Principal & Accessory Front Yard Setback (m)	15	12.2	15
Principal Side Yard Setback (m)	4.5	4.5	5
Principal Rear Yard Setback (m)	9.14	9.14	10
Accessory Side Yard Setback (m)	4.5	0.9	0.9
Accessory Rear Yard Setback (m)	4.5	0.9	0.9
Watercourse Setback (m)	30	30	30

***The property owners have applied to rezone the property from a mix of RA2 and A2 Districts to RA3 District to facilitate subdivision to a 0.24 ha minimum lot size with the intention to create 18-20 residential lots.***

**Comments:** The proposed rezoning would facilitate subdivision of 18-20 lots with a minimum parcel size of 0.24 ha (0.6 ac). The applicants have provided a conceptual subdivision layout that would create 18 parcels ranging in lot area from 0.24 ha to 0.86 ha.

Provincial housing legislation introduced in 2023 phased out public hearings for housing projects that are consistent with area OCPs. As this residential rezoning is consistent with the Residential Use policies in the Bamfield Official Community Plan, a public hearing cannot be held. The neighbour notification and public notice advertising provides the opportunity for public input on the application process.

The interim Housing Needs Reports, adopted by the Board in December 2024, identified a local need for 19 new housing units over the next five years and 53 units over the next twenty years to meet current and anticipated housing demand in Bamfield. While the creation of additional housing options in West Bamfield is important, technical matters such as water servicing, sewage disposal, parking availability, and securing affordable housing must be addressed. The applicant's proposal is consistent with the policies and objectives of the Residential Use designation in the Bamfield OCP. As a condition of rezoning approval, staff recommend that the following be addressed:

- Completion of a water model analysis to determine whether the Bamfield Water System has the capacity and capability to service the proposed 20-lot development. The applicant engaged an Engineer to complete a Water Model Analysis for the proposed development.
- Assessment by a Registered On-Site Wastewater Practitioner to determine whether the property can accommodate on-site sewage disposal to a 0.24 hectare minimum density. The applicants engaged a Registered On-Site Wastewater Practitioner to complete a sewage disposal suitability assessment for the site.
- The applicants agreeing to dedicate a portion of the development to secure options for affordable housing. The applicants have identified a 0.28 ha (0.69 ac) parcel that would be dedicated for the provision of affordable housing. Options include small-lot bare land strata parcels and/or securing below market rate rental housing through a housing agreement with the ACRD.
- Agreement to access off-street parking facilities in East Bamfield to accommodate parking associated with the development.

If the technical requirements for the increased density can be addressed, the development could make a positive impact on housing availability in the community. Planning staff recommends that the Board consider the rezoning application and proceed with the neighbour notification and agency referral process.

*Alex Dyer*

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

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Reviewed by: Cynthia Dick, General Manager of Administrative Services

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Approved by: Daniel Sailland, MBA, Chief Administrative Officer



Upland property west of Cape Beale Trail looking west along the Winston Avenue right-of-way



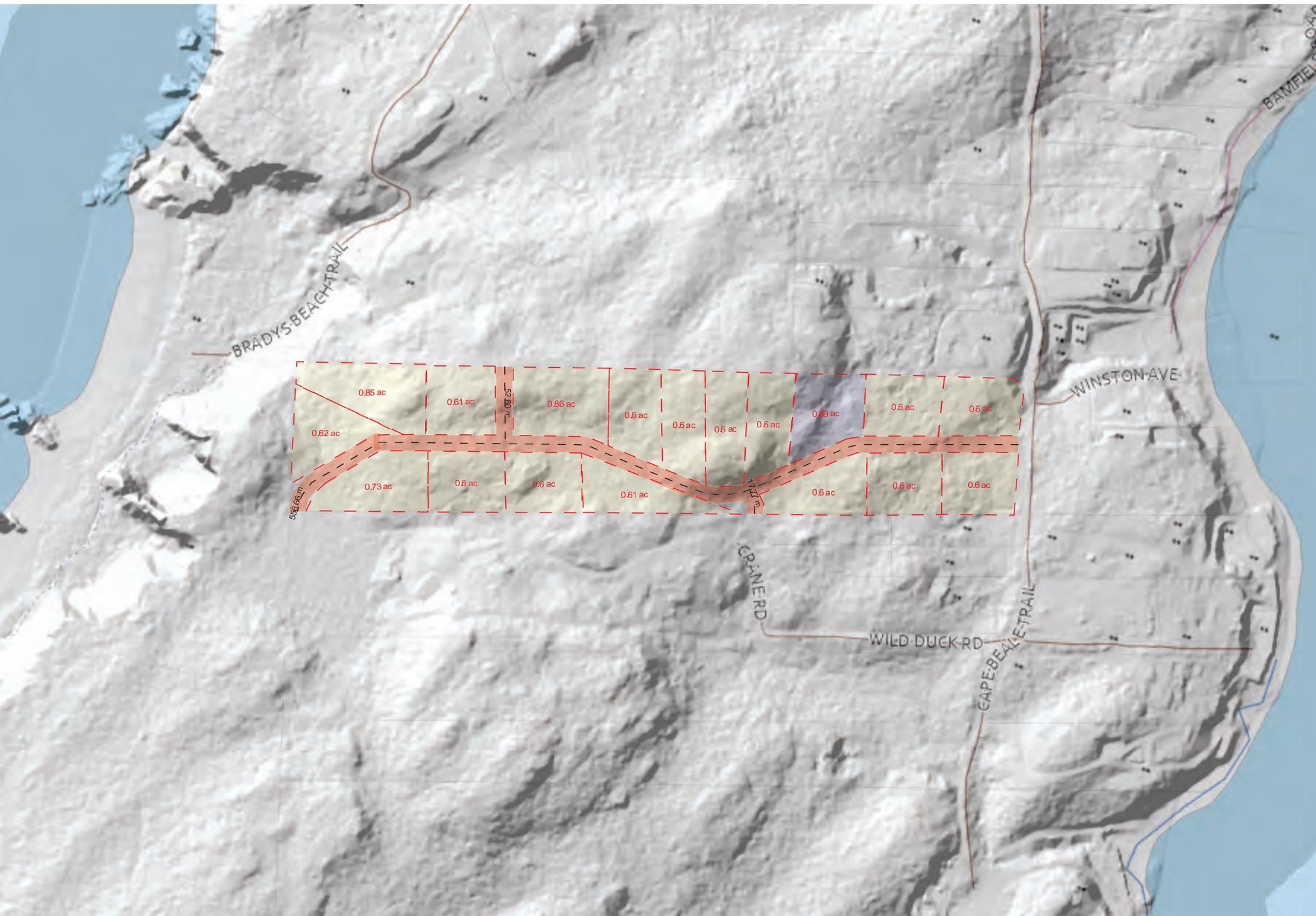
Upland property west of Cape Beale Trail looking south west at road access point

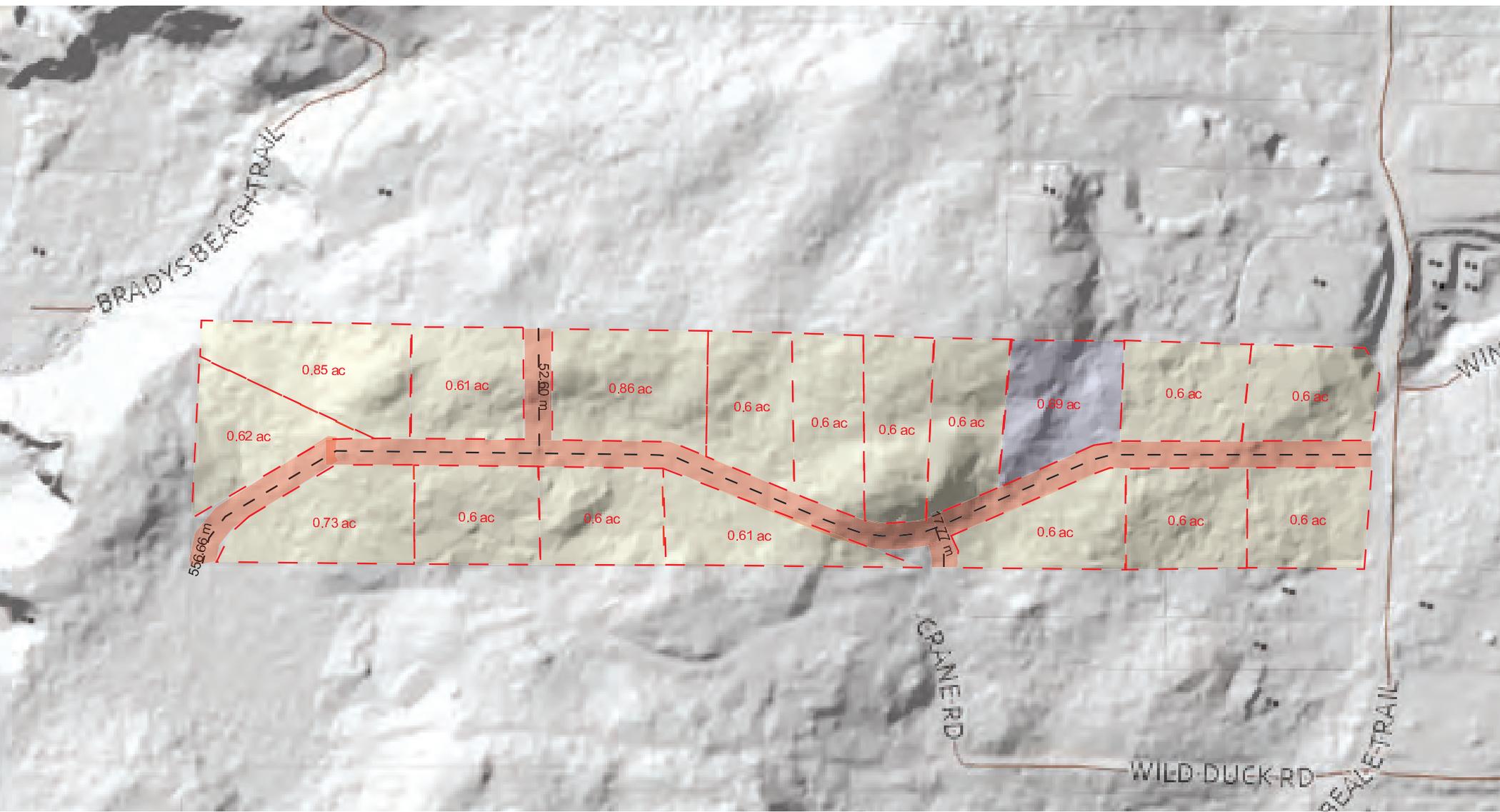


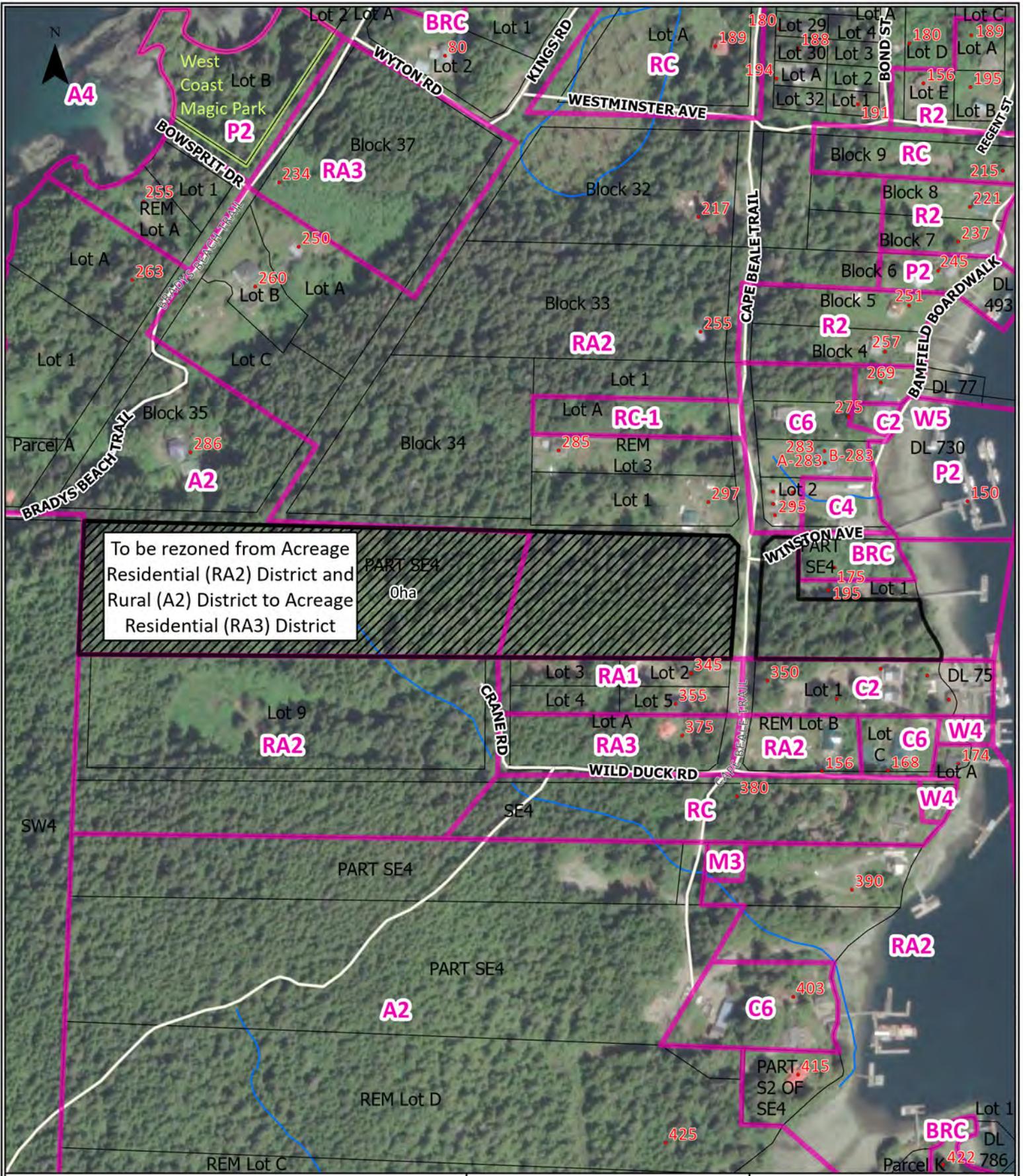
Upland property west of Cape Beale Trail looking north east at road access point



Varied topography within the mid-portion of the depth of the property west of Cape Beale Trail.

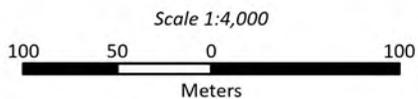






To be rezoned from Acreage Residential (RA2) District and Rural (A2) District to Acreage Residential (RA3) District

THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT



- Subject Property
- Area to be Rezoned
- Bamfield Stream Atlas
- ACRD Zoning Bylaw15
- Parcels
- Park



Prepared 2024-04-11  
 Sources: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, ParcelMapBC; GeoBC; ACRD

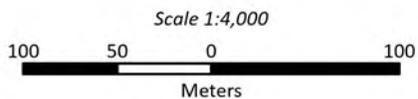
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THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT

- Subject Property
- Bamfield Stream Atlas
- Parcels
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Prepared 2024-04-11  
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, ParcelMapBC; GeoBC; ACRD

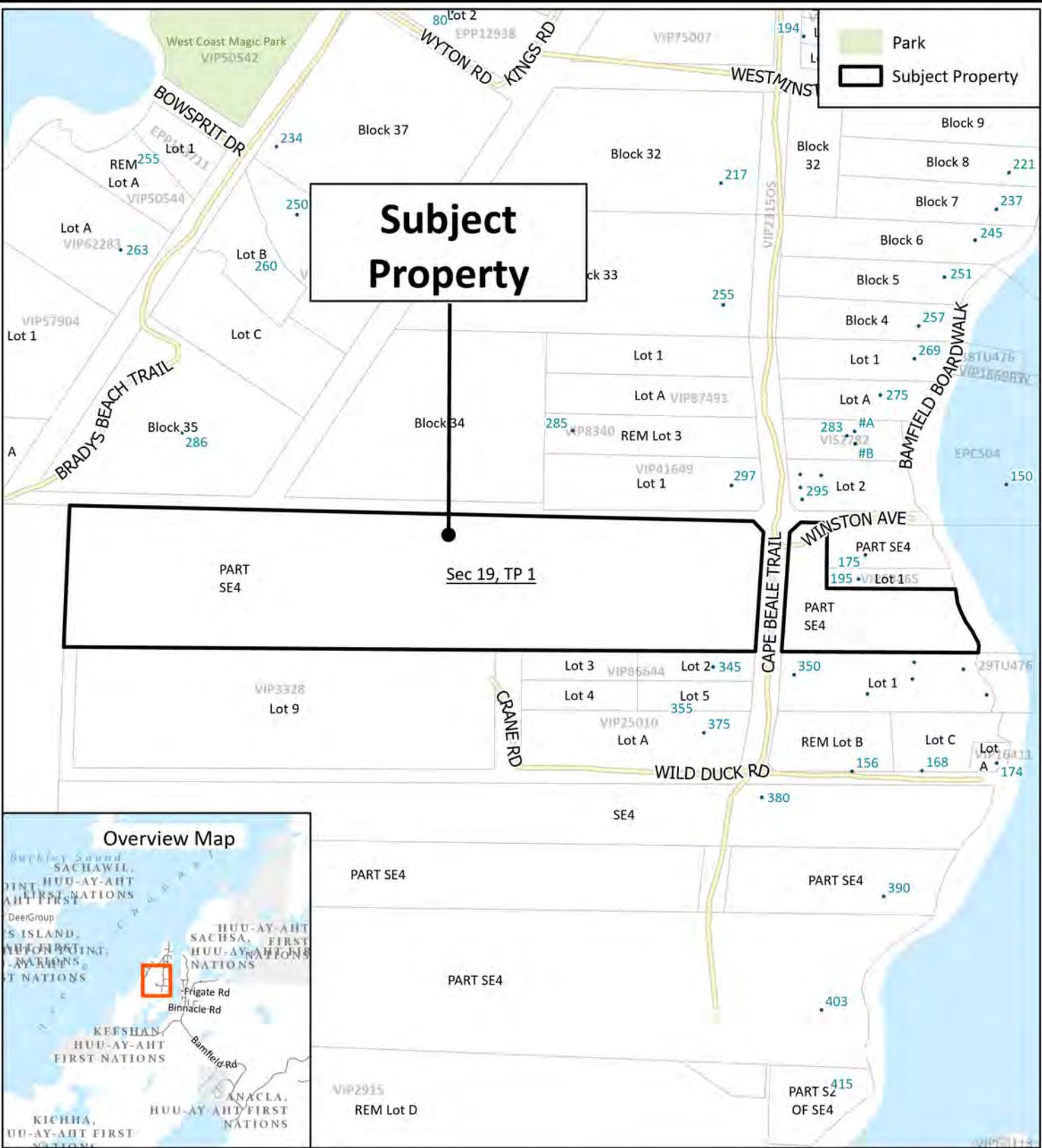
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**Subject Property**

Sec 19, TP 1

PART SE4

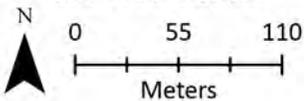
 Park  
 Subject Property



Overview Map



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Legal Description: THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 38906I). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677



**To:** Bamfield Advisory Planning Commission

**From:** Alex Dyer, MCIP, RPP, Planning Manager

**Meeting Date:** June 26, 2025

**Electoral Area:** A - Bamfield

**Subject:** Development Variance Permit DVA25005 - 422 BURLO ISLAND (DOMBI-SAHI)

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**Property Information:**

Civic Address: 422 BURLO ISLAND

Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113

PID: 024-330-485 Folio: 770-02781.000 ALR? (Y/N): No Lot Area (ha): 0.20 (0.50 ac)

**Background:**

At the June 11, 2025 ACRD Board of Directors meeting, the Board resolved to “defer a decision on Development Variance Permit DVA25005 and that the application package and all correspondence be referred to the Bamfield Advisory Planning Commission for further discussion.”

The following documents are enclosed for discussion at the June 26, 2025 Bamfield APC meeting:

- June 11, 2025 Memo to the ACRD Board of Directors. The memo includes background information, correspondence received as part of the public input process, and a letter submitted by the applicant with additional information and pictures of the site and structure.
- Presentation from neighbouring property owner, Nelson Ireland, that was presented as part of a delegation to the June 11, 2025 ACRD Board meeting.
- May 14, 2025 Planning Report to the ACRD Board of Directors. The report includes application details and background information, applicant submission, and Geotechnical Report from Lewkowich Engineering Associates.

**Recommendation:** That the Bamfield Advisory Planning Commission discuss the development variance application and provide a recommendation for the ACRD Board of Directors to consider.

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

**PL20250024/DVA25005**



**To:** ACRD Board of Directors

**Voting Structure:** Electoral Area Directors

**From:** Charity Hallberg Dodds, Planning Technician/Bylaw Enforcement Officer

**Meeting Date:** June 11, 2025

**Electoral Area:** A - Bamfield

**Subject:** Development Variance Permit DVA25005 - 422 BURLO ISLAND (DOMBI-SAHI)

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**Recommendation:**

***THAT the Alberni-Clayoquot Regional District Board of Directors issue Development Variance Permit DVA25005.***

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***NOTE: If the Board of Directors is considering denying the application, the appropriate motion would be as follows:***

***THAT the Alberni-Clayoquot Regional District Board of Directors is, at this time, disposed to deny this application. Prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should not be denied.***

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**Property Information:**

Civic Address: 422 BURLO ISLAND

Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113

PID: 024-330-485 Folio: 770-02781.000 ALR? (Y/N): No Lot Area (ha): 0.20 (0.50 ac)

**Background:**

Development variance permit DVA20006 was issued and registered to the subject property in July 2022. DVA20006 varied the required setbacks of the Bamfield Cottage Residential (BRC) District by reducing the front yard setback (from Bamfield Inlet) from 12.2 m (40 ft) to 7.5 m (24.6 ft), and the western side yard setback from 4.6 m (15 ft) to 3.8 m (12.5 ft) to accommodate construction of a single family dwelling. The property owners have now applied to further reduce the front yard setback to 6.4 m (21 ft), and the western side yard setback to 3 m (9.8 ft), to accommodate the location of the partially constructed single family dwelling which has been sited incorrectly.

The Board reviewed this application at the May 14<sup>th</sup> Board of Directors' meeting and resolved to consider the application and direct staff to proceed with notification as per section 499 of the *Local Government Act*. This was completed by mailing notices on May 20<sup>th</sup> to all property owners, and hand-delivering notices on May 22<sup>nd</sup> to

**PL20250024/DVA25005**

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residents of property located within 100 m of the subject property. At the time of this memorandum, three (3) letters of opposition have been received from the public and the applicant has submitted a letter with additional information and pictures of the site and structure. If any additional correspondence is received by 4:30 pm on June 10<sup>th</sup>, staff will inform the Board.

It is recommended that the Board proceed with issuing the development variance permit. If the Board is considering denying the variance, the memorandum includes a suggested motion to defer a decision on the variance and invite the applicants to make a delegation to the Board.

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

Reviewed by: *Cynthia Dick*  
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*  
Daniel Sailland, MBA, Chief Administrative Officer

## Kerri Creighton

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**From:** sherry harrison [REDACTED]  
**Sent:** June 4, 2025 9:29 AM  
**To:** Planning Shared  
**Subject:** 422 Burlow island Bamfield

[CAUTION] This email originated from outside of the ACRD

I'm writing this email in regards to the variance application on 422 Burlow island in Bamfield. I strongly appose this application, and believe it was done deliberate. If this is behaviour is condoned with approval, it will only make way for more people to break the rules and then ask for a variance. Please make this a precedent case and deny this application.

Best regards  
Sherry Harrison

## Kerri Creighton

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**From:** Laura Bradley [REDACTED]  
**Sent:** June 5, 2025 10:06 AM  
**To:** Planning Shared  
**Subject:** Variance application DVA25005

**[CAUTION]** This email originated from outside of the ACRD

Good morning,

We are writing to you regarding the variance application submitted for a lot on Burlo Island.

We have recently completed our build on the west side of Bamfield on a 100' X 100' lot. We also had to work in a severely constrained area and understand the issues involved BUT we followed our survey pins in siting the build. We applied for a variance for one corner before building and sited the building accordingly. We also put in our tertiary sewage treatment system according to where the house was to be built! The house was designed to fit in the area not trying to change the build area AFTER building! This letter does not even address the desecration of the shoreline on this lot!

We believe that if this second variance is allowed that it is a slippery slope to what other builders will think they can get away with - doing something wrong then asking for forgiveness later. Bamfield is on the cusp of a building boom and this sets a terrible precedent. The rules are very clearly laid out by the ACRD and if your house can't fit within the area you want then you need to change your house plans! The first variance allowed was more than generous!

Thank you for your consideration.

Laura Bradley  
[REDACTED]

Bamfield, B.C.

## Kerri Creighton

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**From:** Chris Bradley [REDACTED]  
**Sent:** June 5, 2025 10:11 AM  
**To:** Planning Shared  
**Subject:** File# DVA25005

[CAUTION] This email originated from outside of the ACRD

I am writing this letter to support the denial of the second variance that the owner is applying for. I am a homeowner in Bamfield and have recently completed a very challenging build.

If this variance is approved it will set a precedent that supports a disregard for the Rules and to ask forgiveness after the fact. The property in question has plenty of area to build but the owner chose to build in a tightly confined area.

I don't think a so called surveying error is a reasonable excuse to approve a second variance on this property.

Now that the accessibility to Bamfield has improved it is attracting a lot more interest for people buying and building a vacation home. We need to make sure future home builders know that the ACRD is firm on the rules and regulations.

Please do the right thing and deny this second variance. It will send a clear message that " don't ask permission first just ask forgiveness later" does not work in Bamfeild.

I hope more residents will send in support for this denial as the local Facebook page (Bamfield corkboard) clearly shows the residents thoughts on this matter.

Thank you  
Chris Bradley

[REDACTED]  
Bamfield  
VOR1B0

**From:** [REDACTED]  
**To:** [Alex Dyer](#)  
**Subject:** Information on Variance Application Scenarios for 422 Burlo Island  
**Date:** June 4, 2025 12:02:11 PM

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**[CAUTION]** This email originated from outside of the ACRD

Good morning, Alex/ Planning Department

I am writing to provide additional information regarding my variance application for the property at 422 Burlo Island, submitted to address the constructed house positioned 3 meters from the property line instead of the required 3.8 meters—a deviation of 0.8 meters. This non-compliance resulted from significant hardship due to unexpected depth required for foundation excavation, making adherence to the original setback being missed. A Geotechnical Engineer has reviewed the site conditions, and supporting documentation has been submitted with the application. To assist the Planning Department in evaluating this application, I outline the following potential scenarios for resolution:

- **Maintain the House as Built:** The non-compliant area is minimal, confined to a small triangular section at the back of the house, as it is not built perpendicular to the property line. This section is out of sight and vision from neighboring properties, including the adjacent residence, which is significantly set back from our shared boundary.  
The house remains 3m (10 feet) from the property line—a significant distance—ensuring no impact on access, light, or use for the neighboring property.
- **Reduce the House Size:** The non-compliant triangular area, marked in red on the submitted site plan, could be removed by reducing the house's footprint. However, this would shrink the structure below the municipality's minimum 900 square foot requirement, creating further compliance issues. Additionally, such a modification would compromise the structural integrity and roof components of the house, requiring a complete redesign that is technically and financially unreasonable, while having no significant impact on overall outcome.
- **Relocate the House:** Moving the house to meet the 3.8-meter setback would require complete demolition and reconstruction, as the 5-foot-deep wrap-around foundation cannot be feasibly relocated without destroying the existing structure. Moreover, the property, previously developed in 1995 with a three-phase Whitewater sewerage system installed by the prior owner, presents additional constraints, as relocation would interfere with this system's placement, risking its functionality and adding significant costs. Further complicating this option, there is insufficient space on the property to temporarily relocate the house while rebuilding the foundation, rendering relocation entirely impractical. This would impose severe financial and logistical burdens.

I am aware of recent community discussions on platforms such as Facebook (Bamfield

corkboard) regarding this application. To ensure an informed and factual decision, I respectfully submit these scenarios to clarify the practical implications and minimal impact of the proposed variance.

The house's current position, supported by the engineer's assessment and maintaining a significant 10-foot distance from the property line, aligns with site-specific constraints, and I believe maintaining it as built is the most reasonable solution.

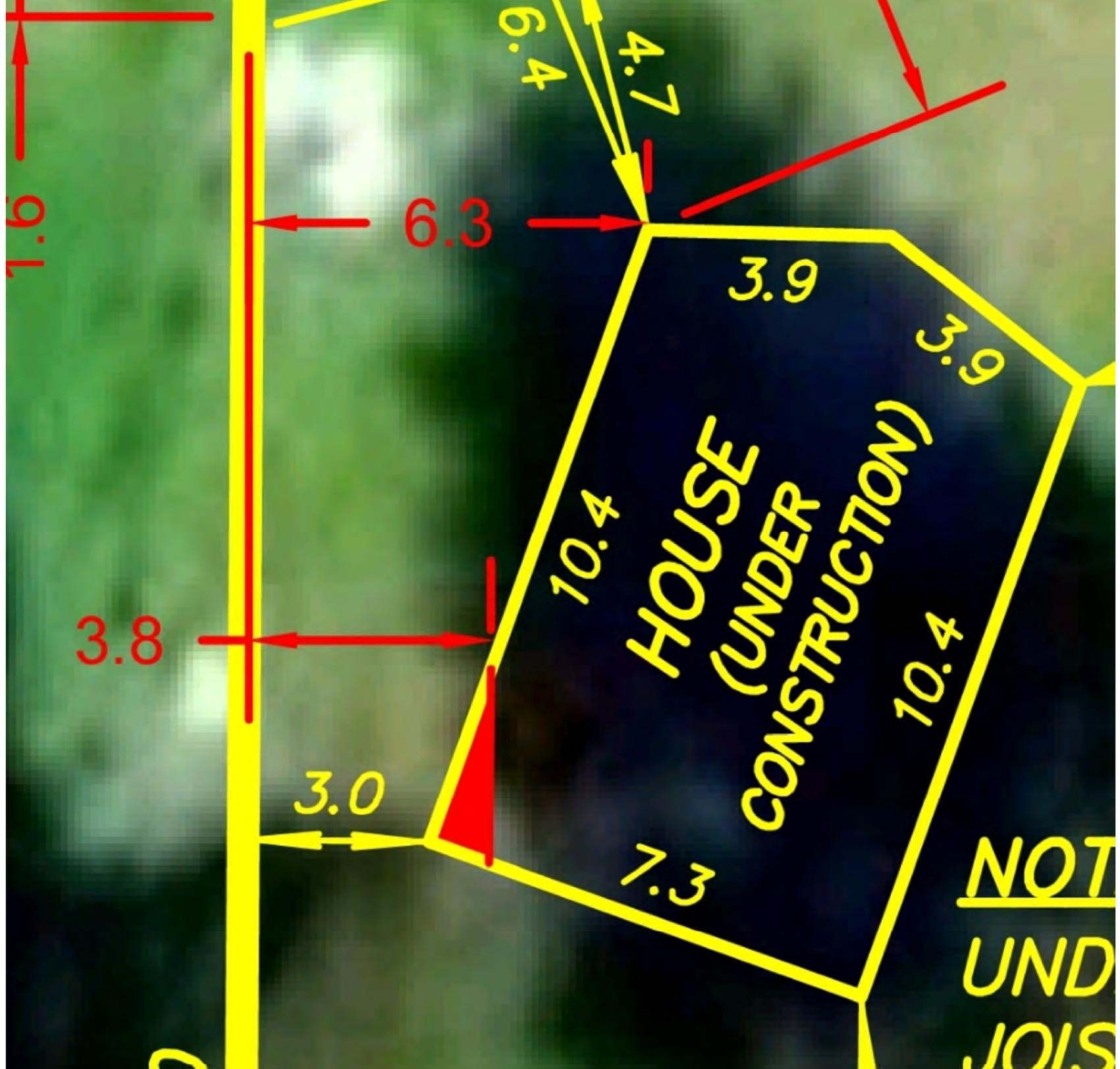
Notably, the adjacent neighbor's residence, which has raised concerns, is itself constructed on filled-in land not wholly within their property boundaries, further underscoring the lack of impact from my variance.

Thank you for your consideration.

Sincerely,

Ildiko Dombi

Sent from my Bell Samsung device over Canada's largest network.



**BAMFIELD INLET**

PRESENT NATURAL BOUNDARY  
AND TITLE BOUNDARY ACCORDING  
TO PLAN VIP68113

BOTTOM OF THE SLOPE

ACTUAL REGULAR HIGH TIDE

PRESENT NATURAL BOUNDARY  
AND TITLE BOUNDARY ACCORDING  
TO PLAN VIP68113

**BAMFIELD INLET**

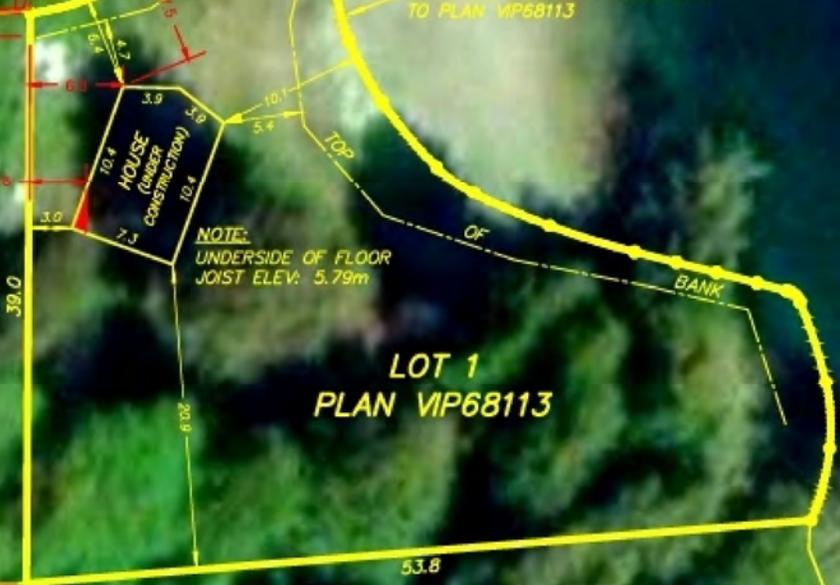
**PARCEL K  
(DD 74139I)  
OF LOT C  
PLAN 2915**

**HOUSE  
(PENDING  
CONSTRUCTION)**

**NOTE:  
UNDERSIDE OF FLOOR  
JOIST ELEV. 5.79m**

**LOT 1  
PLAN VIP68113**

**REM LOT C  
PLAN 2915**





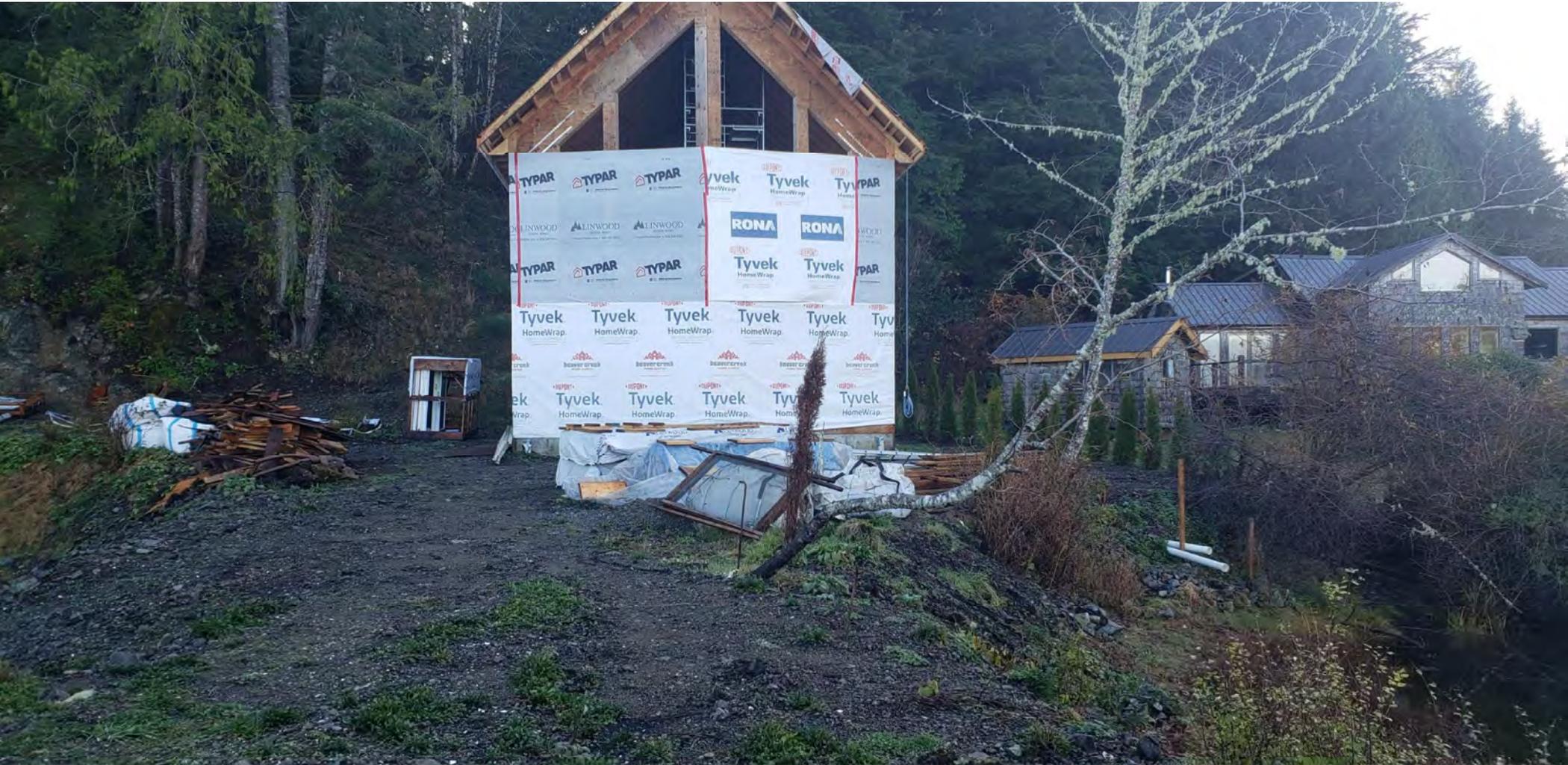












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**B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE**

LOT 1, SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP68113.

SCALE 1:400

THE INTENDED PLOT SIZE IS 280mm IN WIDTH AND 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

**NOTE:**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE DERIVED FROM PLAN VIP68113.

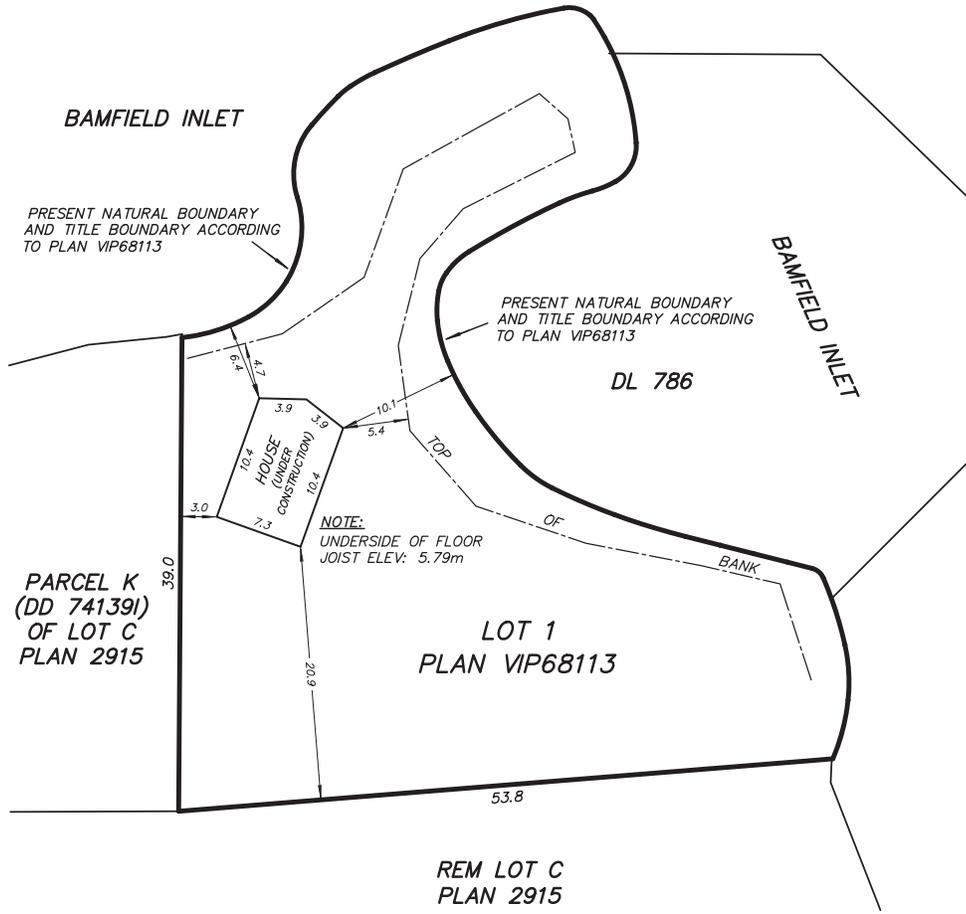
ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD28 DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCES CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT

PID NO: 024-330-485

THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: ET78675.

CIVIC ADDRESS: 422 BURLO ISLAND, BAMFIELD, BC



THIS SURVEY IS NOT VALID UNLESS DIGITALLY SIGNED. THIS SURVEY IS PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED.

CERTIFIED CORRECT THIS 19TH DAY OF AUGUST, 2024 ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

Neil Bauder  
D3K5I3

Digitally signed by Neil Bauder D3K5I3  
Date: 2024.08.19 12:41:12 -07'00'

**NOTE:**

1. THIS SURVEY PURPORTS TO SHOW ONLY THE NEW CONSTRUCTION ON THE ABOVE DESCRIBED PARCEL(S) AND THEIR RELATIVE LOCATION THEREON.
2. THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO ANY OTHER BUILDING, PATIO, RETAINING WALL, PARKING FACILITY, FENCE, UNDERGROUND, ABOVEGROUND OR OVERHEAD UTILITY OR ANY OTHER IMPROVEMENTS AND THEIR RELATIVE LOCATION TO ANY INTERNAL OR EXTERNAL BOUNDARIES OF THE ABOVE DESCRIBED PARCEL(S) AND IS NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
3. PRISM LAND SURVEYING LTD. AND NEIL BAUDER ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.



**PRISM**  
LAND SURVEYING LTD.

223 FERN ROAD W.  
QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
EMAIL: info@prismlandsurveying.ca  
FILE NUMBER: 20-122-BL  
DRAWING FILE: 20-122 BLC1.dwg  
DATE: 2024-08-19



Bamfield Inlet

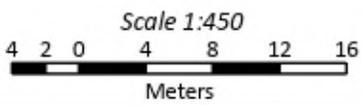


422 Burlo Island, Bamfield  
LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY  
DISTRICT PLAN VIP68113

-  Subject Property
-  Parcels



Prepared 2025-04-08  
Sources: LidarBC (DEM, Hillshade)  
2019, ParcelMapBC; ACRD, City of  
Port Alberni



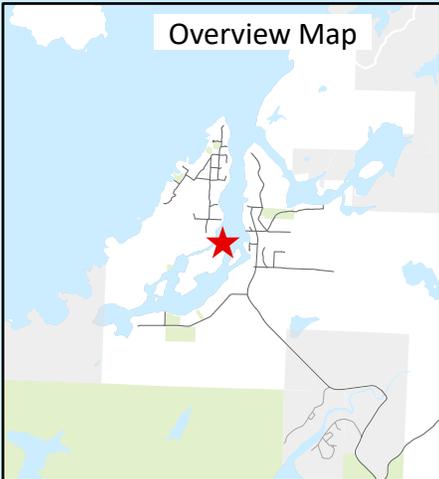
*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.*



Subject Property



Water Access Virtual Road

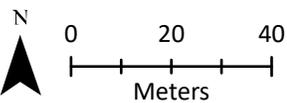


ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Civic Address: 422 Burlo Island, Bamfield

Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT  
PLAN VIP68113





**DVA25005**

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

**Name:** JULIU DOMBI-SAHI, ILDIKO DOMBI-SAHI  
**Address:** 422 BURLO ISLAND, BAMFIELD, BC

With respect to:

**Legal Description:** LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113  
**PID:** 024-330-485

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- Development variance of the ACRD Zoning Bylaw, Section 200 – Schedule No. II – Bulk and Site Regulations to reduce the required front yard setback from 12.2 m (40 ft) to 6.4 m (21 ft) and the western side yard setback from 4.6 m (15 ft) to 3 m (9.8 ft), in the Bamfield Cottage Residential (BRC) District to accommodate the siting of a partially constructed single family dwelling.

In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on \_\_\_\_\_, 2025.

This permit was issued this \_\_\_\_\_ of \_\_\_\_\_, 2025.

---

Daniel Sailland, MBA  
Chief Administrative Officer

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Chair of the Board of Directors

# DVA25005

Response from 420 Burlo Island

Owner: Nelson Ireland

Presentation to the ACRD Board

11 June 2025

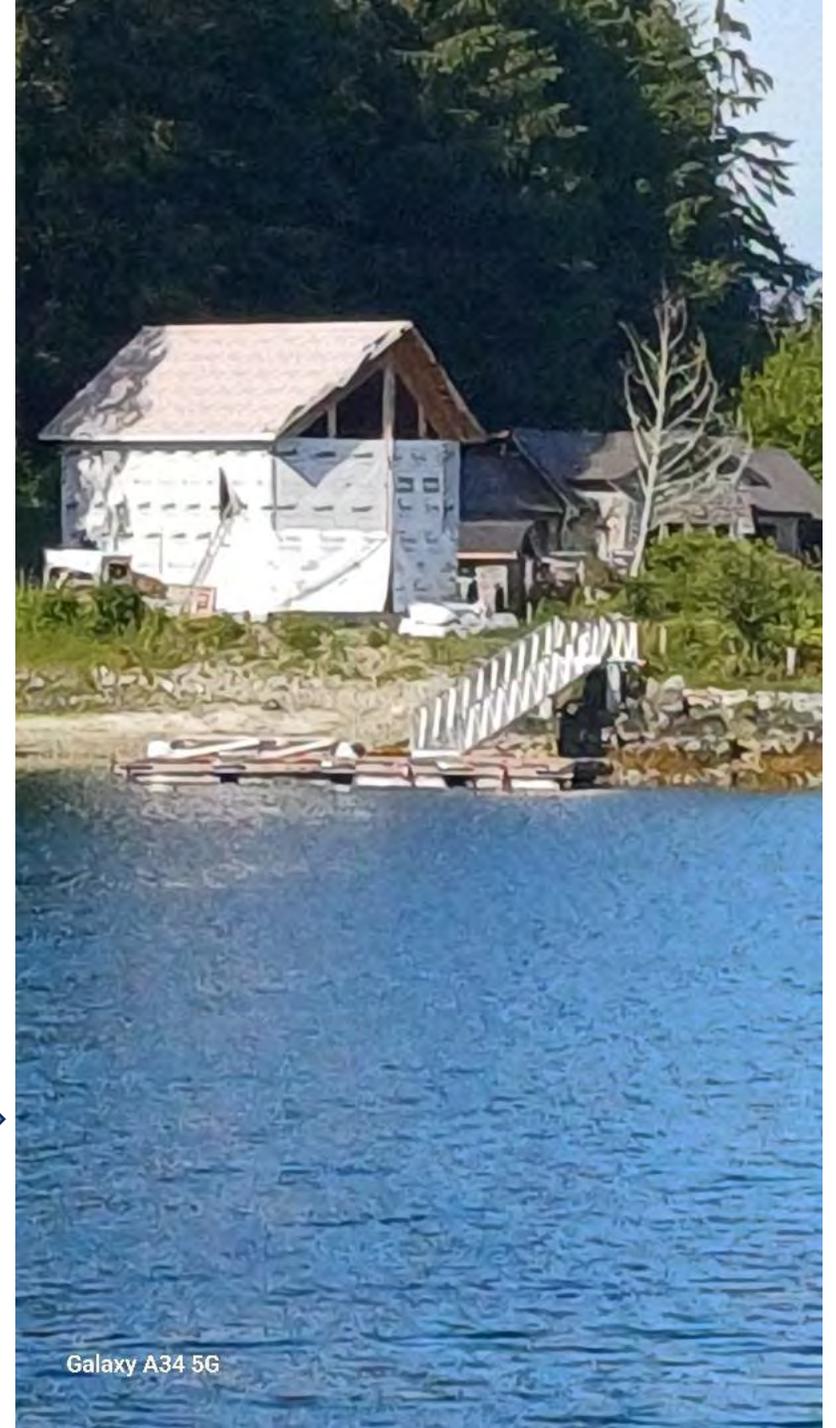


Galaxy A34 5G



**Photo from  
East Dock of  
422 and 420  
Burlo Island –  
no zoom**

**Photo from  
East Dock of  
422 and 420  
Burlo Island –  
zoom**



Galaxy A34 5G



Photo from the  
north of 422  
and 420 Burlo  
Island

Photo with  
yellow line  
indicating  
approximate  
location of  
property line



# The Situation

- 422 Burlo Island lot is zoned as Bamfield Cottage Residential – a zoning with a minimum building footprint of 900 sq ft.
- 422 Burlo Island lot is irregular - creating difficulties in meeting the 900 sq ft minimum.
- Among possible options, including; a) rezoning; b) a variance to minimum building size for BRC; or, c) a variance to property building setbacks, ACRD Board approved DVA20006 in July 2022 - reducing the western side yard and front yard setbacks.

# Impact of 422 Burlo Island Building

- The building on 422 Burlo Island is 3 levels high – two stories and a loft (steep roof) and extends further north and west than was approved through DVA20006 by the ACRD Board.
- Significant effects on livability, use and enjoyment of 420 Burlo Island (to the west) include:
  - Reduction in fire protection distance between properties
  - Elimination of view to the east
  - Loss of Privacy (closeness, 2 doors/3 windows directly facing onto 420 Burlo Island)
  - Excessive shading (loss of sunlight) - inability to use area
  - Negative effect on property value



Photo of north side of the building at 422 Burlo Island, Bamfield.

Photo was taken at 7 am on 12 May 2025, facing east from 420 Burlo Island.

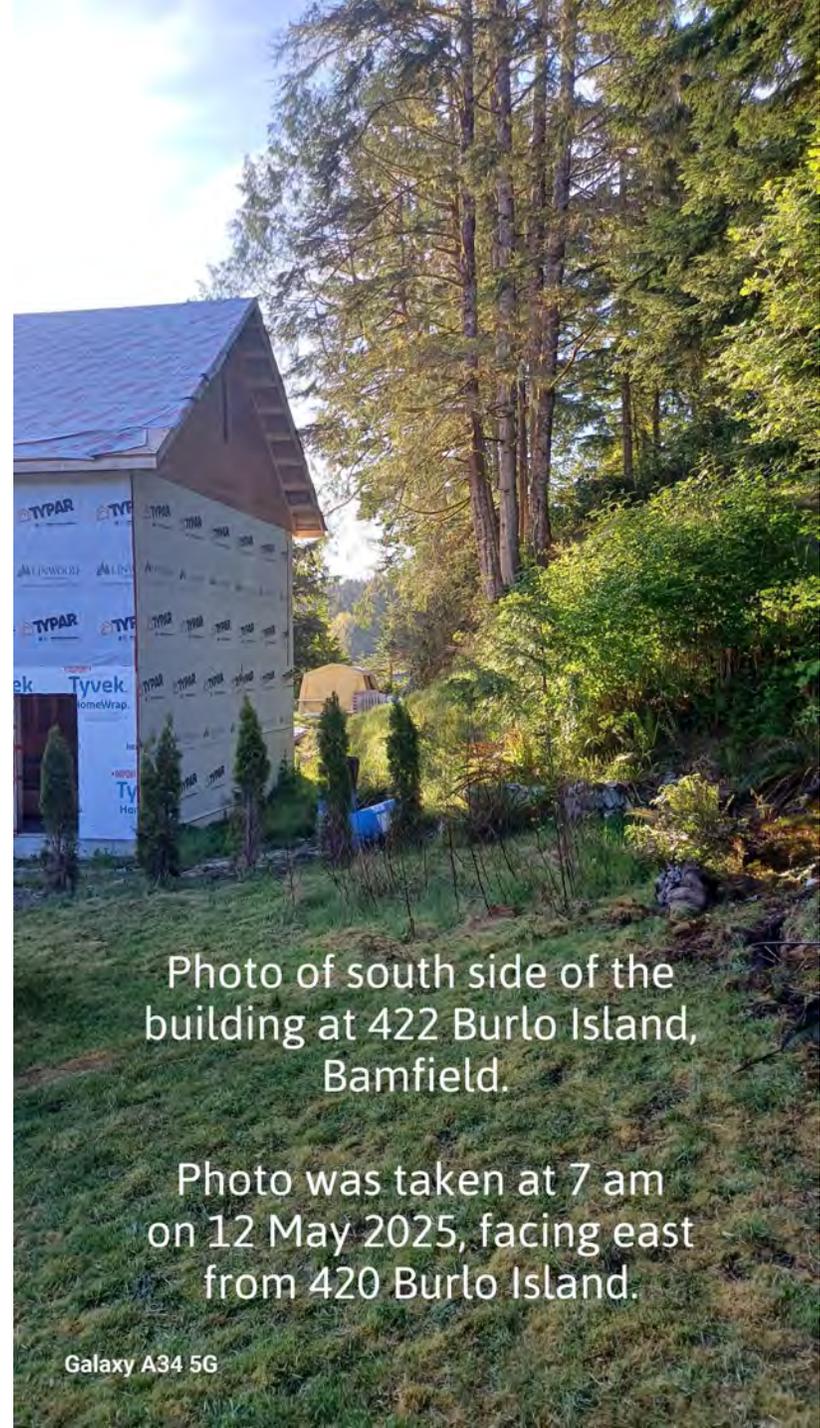


Photo of south side of the building at 422 Burlo Island, Bamfield.

Photo was taken at 7 am on 12 May 2025, facing east from 420 Burlo Island.

# Reasons for DVA25005 Request Are Invalid

- Variances are intended to address 'external' factors which may cause 'hardship' such as natural conditions, terrain or events.
- Variances are not intended to rectify human actions which may cause 'hardship'. Incorrect building siting is a human created factor and is not a valid reason for issuing variances.
- Responsibility for intentional or non-intentional human actions which are presented as creating 'hardship' rest with the property owner(s) and their agents, surveyors, building contractors and others engaged with development of the property.

# DVA 25005 Effect on Property Setbacks

The 2<sup>nd</sup> variance request (DVA25005), if approved, will:

- Result in excessive variation to bylaw standard setbacks:
  - ☐ **47.5%** for front yard [12.2 m (40 ft) to 6.4 m (21 ft)]
  - ☐ **34.8%** for western side yard [4.6 m (15 ft) to 3 m (9.8 ft)]
- Establish precedent for current and future property owners to seek significant variances to building setbacks.

# Requested Action

## Action A:

### **ACRD Board to Deny DVA25005**

Should the ACRD Board decide not to deny DVA25005 at this time, the following action is sought.

## Action B:

**ACRD Board to Request the Bamfield Advisory Planning Committee** to engage in additional review and consideration of DVA25005.

# DVA25005

Response from 420 Burlo Island

Owner: Nelson Ireland

Presentation to the ACRD Board

11 June 2025



**To:** ACRD Board of Directors

**Meeting Date:** May 14, 2025

**From:** Charity Hallberg Dodds, Planning Technician

**Voting Structure:** Electoral Area Directors

**Electoral Area:** A - Bamfield

**Subject:** Development Variance Permit DVA25005 - 422 BURLO ISLAND (DOMBI-SAHI)

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**Recommendation:**

***THAT the Alberni-Clayoquot Regional District Board of Directors consider development variance permit application DVA25005 and direct staff to proceed with notification as per section 499 of the Local Government Act.***

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**NOTE:** If the Board of Directors is considering denying the application, the appropriate motion would be as follows:

***THAT the Alberni-Clayoquot Regional District Board of Directors is, at this time, disposed to deny this application. Prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should not be denied.***

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**Development Proposal:** Development variance permit DVA20006 was issued and registered to the subject property in July 2022. DVA20006 varied the required setbacks of the Bamfield Cottage Residential (BRC) District by reducing the front yard setback (from Bamfield Inlet) from 12.2 m (40 ft) to 7.5 m (24.6 ft), and the western side yard setback from 4.6 m (15 ft) to 3.8 m (12.5 ft) to accommodate construction of a single family dwelling.

The property owners have now applied to further reduce the varied front yard setback from 7.5 m (24.6 ft) to 6.4 m (21 ft), and the varied western side yard setback from 3.8 m (12.5 ft) to 3 m (9.8 ft), to accommodate the location of the partially constructed single family dwelling which has been sited incorrectly. This is a difference of 1.1 m (3.6 ft) for the front yard, and 0.8 m (2.7 ft) for the western side yard.

**Development Variance DVA25005:** Development variance of the ACRD Zoning Bylaw, Section 200 – Schedule No. II – Bulk and Site Regulations to reduce the required front yard setback from 12.2 m (40 ft) to 6.4 m (21 ft) and the western side yard setback from 4.6 m (15 ft) to 3 m (9.8 ft), in the Bamfield Cottage Residential (BRC) District to accommodate the siting of a partially constructed single family dwelling.

PL20250024 / DVA25005

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | [www.acrd.bc.ca](http://www.acrd.bc.ca)

*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓ath̓, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).*

**Advisory Planning Commission (APC) Recommendation:** The Bamfield APC reviewed this application at their April 24, 2025 meeting. The APC recommendation is to support the application as presented subject to the neighbour notification process.

**Property Owner(s):** JULIU DOMBI-SAHI, ILDIKO DOMBI-SAHI      **Applicant/Primary Contact:** ILDIKO DOMBI-SAHI

**Property Information:**

Civic Address: 422 BURLO ISLAND	
Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP68113	
PID: 024-330-485    Folio: 770-02781.000    ALR? (Y/N): No    Lot Area (ha): 0.20 (0.50 ac)	
Current Zoning: BRC - Bamfield Cottage Residential District	Proposed Zoning: n/a
Current OCP: Bamfield, Residential Use	Proposed OCP: n/a
Development Permit Areas (DPA):	DPA I – Riparian Areas Protection DPA II – Natural Hazard Areas Protection DPA IV – Coastal Protection
Current Use & Description:	The subject property has an irregular shape and consists of varying steep topography and shoreline. The parcel is partially forested with the area of construction being cleared and somewhat level.
Surrounding Zoning and Land Use	
North: Bamfield Inlet	South: A2 – Rural District
East: Bamfield Inlet	West: RA2 – Acreage Residential District

**Services:**

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Bamfield Community Water System.
- c) **Fire Protection:** Bamfield Fire Protection Area.
- d) **Access:** Bamfield Inlet/water access only.
  - i. Parcel Frontage Waiver: n/a

**Planning Policy Discussion:**

- a) **Official Community Plan (OCP):** The Bamfield OCP designates this property Residential Use. The property is affected by three development permit areas. Development Permit DPA20017 was issued on July 27, 2022 and, as required, was valid when construction of the single family dwelling began. The requested front yard setback variances fits within the 20% allowance for adjustments within the development permit, however the requested side yard setback variance exceeds 20%.

The applicants have provided an amended geotechnical review of the current siting which concludes that

the reduced setback from 7.5 m to 6.4 m is acceptable and the building remains safe and suitable for the intended use. An updated assessment prepared by a qualified environmental professional (QEP) for DPA I and DPA IV would be required in order to renew the development permit to reflect the adjustment that exceed 20% and to continue with construction.

***This proposal complies with the Bamfield OCP’s Residential Use designation. Renewal of DPA20017 to reflect the current siting, including updated QEP assessments for DPA I, DPA II and DPA IV would be required prior to continued construction.***

- b) **Zoning:** The ACRD Zoning Bylaw zones this property Bamfield Cottage Residential (BRC) District.
  - i. Parkland Dedication: n/a

	BRC District Setbacks:	DVA20006 Setbacks:	Requested Setbacks:
<b>Front Yard Setback (m)</b>	<b>12.2</b>	<b>7.5</b>	<b>6.4</b>
<b>Western Side Yard Setback (m)</b>	<b>4.6</b>	<b>3.81</b>	<b>3</b>

***This proposal does not comply with the ACRD Zoning Bylaw or Development Variance Permit DVA20006 which was issued on July 27, 2022.***

**Comments:** On July 27, 2022, the property owners were issued development variance permit DVA20006 and development permit DPA20017 to facilitate construction of a single family dwelling on the subject property. Subsequently, building permit BF23-02 was issued December 1, 2023. DVA20006 reduced the front yard and western side yard setbacks to facilitate construction of the single family dwelling. Construction commenced and it was later discovered that the dwelling is sited incorrectly and the partially built structure encroaches into the varied front yard setback and side yard setback. The property owners have now applied for a second development variance permit to allow the structure to remain in place and to proceed with construction.

The current siting exceeds the permitted 20% adjustment allowance of DPA20017 and would require the development permit to be renewed to reflect the current siting if this variance is approved. The applicants have provided an updated geotechnical assessment addressing the objectives for DPA II – Natural Hazard Areas Protection. An updated QEP assessment for DPA I – Riparian Areas Protection and DPA IV – Coastal Protection would be required for renewal of the development permit.

The subject property is an irregular shape with a number of topographical challenges for development. It is recommended that the Board proceed with consideration of development variance permit DVA25005 and neighbour notification as required by section 499 of the *Local Government Act* in order to gather input from potentially affected neighbours prior to making a decision on the application.

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

Reviewed by: Heather Zenner  
 Heather Zenner, MA, Manager of Administrative Services

Approved by: Cynthia Dick  
 Cynthia Dick, General Manager of Administrative Services

**From:** [Luc Stefani](#)  
**To:** [Charity Hallberg Dodds](#)  
**Subject:** FW: 420 Burlo Island Survey findings  
**Date:** April 7, 2025 1:25:55 PM  
**Attachments:** [F8478.04 - 422 Burlo Island DP Amendment Letter, Set Back Review 2025-01-02.pdf](#)  
[signed 20-122 BLC1 \(1\).pdf](#)

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As requested

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**From:** ildiko dombi [REDACTED]  
**Sent:** February 9, 2025 6:09 PM  
**To:** Building Shared <building@acrd.bc.ca>; Luc Stefani <lstefani@acrd.bc.ca>  
**Subject:** 420 Burlo Island Survey findings

**[CAUTION]** This email originated from outside of the ACRD

Good afternoon, Luc

Following your inspection report issued on 01 Aug , 2024 and the concern raised about the location of the building , we have immediately contacted Prism Land Surveying to give us the accurate parameters.

Prism Land surveying conducted a secondary survey, this time accurately determining the west side property line between our property and the only other developed property, neighboring ours. This time around they have successfully located the lower westside pin that was originally appreciated to be about a foot towards the neighboring property.

Unfortunately, your suspicion proved to be right. Once the proper property line was determined, the actual setback between the building and property line proved to be 3m, instead of the 3.8 m(12.5') allowed in the Development Variance permit DVA20006. This setback however does not affect the whole side of the building, since the building is placed in an angle relative to the property line therefore affecting only about 1m of the upper back corner of the house. As we approach the lower west corner that distance now becomes 7.5 m.

Another unfortunate discovery has been that the front yard setback also deviates from the allowed 7.5 m. and it is reduced to 6.4m.

This is according to the survey drawings dating back, where the natural boundary has not been redetermined but been copied over and over from previous surveys.

Our property's natural boundary states back almost a century according to later investigation done by me on our property files in the Front Counter BC archives.

According to the Ministry of Water , Land and Resource Stewardship. the natural boundary of a property in BC is the visible high-water mark of a body of a water . That is not the case on our property, in reality , the visible high-water mark is significantly farther then indicated on the survey drawings.

When the first Survey has been conducted in 2020, the survey company have just copied digitally the natural boundary determined from the old drawings. No stakes were placed by them around the area where the house location was going to be.

In that time, we had multiple engineering companies evaluating our property, such as survey, Geotech and biologist. I believe the biologist placed a pin and ribbon to the visible natural boundary, not knowing that the survey drawing does not correspond with reality, misleading all. assumptions following.

Finally in March,2024 construction began on our property, under the management of TWG Homes Ltd. (Torrance Gillmore)

All planes completed, we were hoping for the best, but things did not turn out as planned.

As excavation started, instead of the planned 1.5 feet dept, they needed to dig to a between 5-6 ft deep foundation trench.

Due to the very restricted space available to place the excavated soil, the property became overwhelmed, losing all reference points.

We have been in daily contact following the construction from our residence on lower mainland.

The structural engineer and Geotech also were informed about every step of the progress. However, none of us realized that at that point the surveyor needed to be called out.

According to the perceived boundaries, the construction looked like even exceeded the variance allowance.

Since. a very tight schedule had to be respected, the framing crew came out in the following days and immediately the cement trucks on the barge followed.

All these operations were very challenging, causing a lot of hardship, since this is a water access only property and by this point all available space was filled by excavated soil.

Eventually construction progressed overcoming all hardships until the first physical inspection revealed the. building location being off.

As I mentioned above, at this point Prism surveying confirmed the actual dimensions.

Worried about the outcome, I have asked them if they could revise the natural boundary of the property, to reflect reality to the high-water mark, but I have been informed that due to the alteration of the shore on the neighboring property they cannot accomplish that request.

I have contacted Front Counter BC and eventually found out what was causing the problem.

Since, at this point, my findings cannot change the outcome, I will leave them off of this report.

Following, I have contacted the Geotechnical Engineer who revised all the above explained circumstances and outcomes, came to the conclusion that they feel comfortable to release a changed DP amendment letter.

See attached Lewkowicz engineering amendment letter, Prism surveying new survey drawing.

At your request I can provide pictures and sketches about all the above fazes of construction and affected alteration of the variance, if you have any further questions

As a conclusion, I would like to mention that if we would have followed the variance permit original dimensions, 3.8 m and 7.5 m respectively, the building would have interfered with the already in place sewerage tanks, also the east side would have been so close to the drop off to the east shore, that no excavator would have been able to pass to the other side off the house, making the construction impossible to accomplish.

Since this property is not in a communal setting, not interfering with any public access, I would like to appeal to your leniency.

Please let us know what follow up steps are required

Best regards

Julian and Ildiko Dombi



## GEOTECHNICAL FIELD REVIEW

13127 66A Ave  
Surrey, BC, V3W 7S3

File: F8478.04  
Revision: 00  
Date: January 2, 2025

**ATTENTION:** Julian and Ildiko Dombi-Sahi  
**PROJECT:** SINGLE FAMILY RESIDENCE  
422 BURLO ISLAND, BAMFIELD, BC  
PID: 006-099-131  
**SUBJECT:** DP AMENDMENT LETTER – OCEAN SET BACK REVIEW, AS BUILT

1. As requested, Lewkovich Engineering Associates Ltd. (LEA) attended the above referenced development on April 15, 2024, and reviewed recent site conditions with respect to the set back requirement from the PNB which was determined to be safe at 7.5m per our report F8478.01r2, June 7<sup>th</sup>, 2021.
2. We understand this report was accepted after lengthy delays through the Gov. BC processes. The building was started, foundations laid and now is partially wood-framed. Upon review of a recent attached August 19, 2024 survey it was noted by the local jurisdiction that the building lies 6.4m from the PNB as documented by the most recent survey attached to this report. We understand that there was some confusion during the footing location determination as the original survey stakes were no longer in place since the original survey in September 2020. To add to the confusion at this particular site the distance from the building to the vegetated boundary is approximately 9m.
3. Normally the PNB is quite similar to the vegetated boundary. However, at this site the PNB was buried by gravel 25-30 years ago which has since vegetated. This shoreline condition has remained unchanged since that time and we do not anticipate any significant change in the future due to the protected waters of Bamfield Inlet. In addition, the portion of the encroachment is just at the corner of the building and the remainder of the shoreline is much further away and meets the original setback criteria ( See attachment No.1) . See Figures 2.1 and 2.2 below for building location vs PNB and vegetated boundary.



**Figure 2.1 Building 6.4m from PNB (middle stake) at 2.87m HighTide**



**Figure 2.2 Shoreline at Nearest point at Low tide (Aug 31, 2024)**

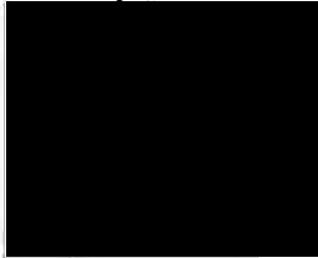
4. It is the opinion of LEA that the reduced set back to the small portion of the building from 7.5m to 6.4m (from the PNB) is acceptable and the building remains safe and suitable for the intended use.

---

5. LEA appreciates the opportunity to be of service on this project. If you have any comments, or if we can be of further assistance, please contact us at your convenience.

Respectfully Yours,

**Lewkowich Engineering Associates Ltd.**



John Hessels, ASCT  
Senior Technologist  
Project Manager - Geotechnical

Chris Hudec M.A.Sc.,P.Eng.  
Senior Project Engineer

Attachment

1. Prism Survey, Drawing File: 20-122 BLC1.dwg, August 19, 2024

# B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

LOT 1, SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP68113.

SCALE 1:400

THE INTENDED PLOT SIZE IS 280mm IN WIDTH AND 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

## NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE DERIVED FROM PLAN VIP68113.

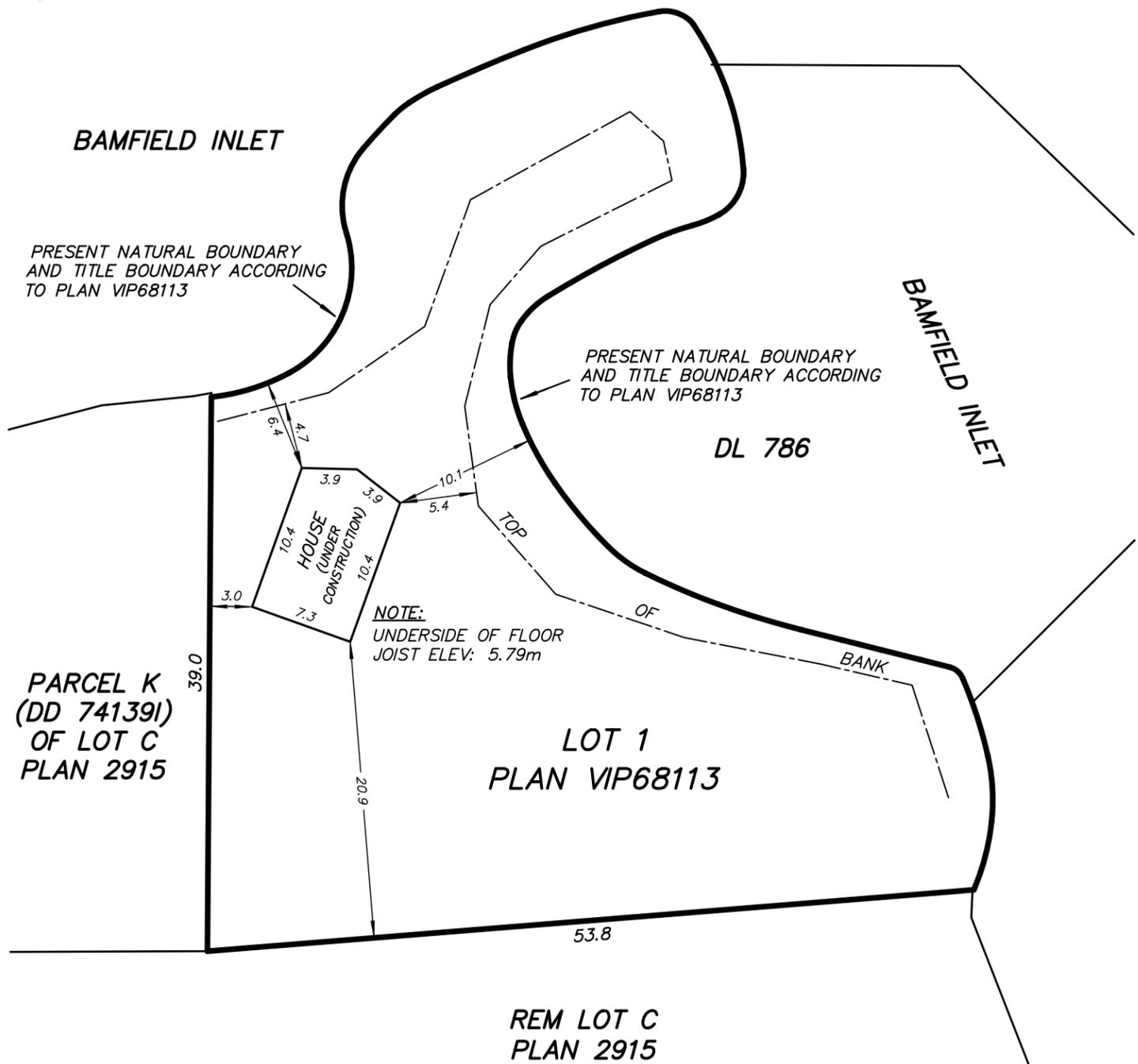
ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD28 DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCES CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT

PID NO: 024-330-485

THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: ET78675.

CIVIC ADDRESS: 422 BURLO ISLAND,  
BAMFIELD, BC



THIS SURVEY IS NOT VALID UNLESS DIGITALLY SIGNED.  
THIS SURVEY IS PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED.

CERTIFIED CORRECT THIS 19TH DAY OF AUGUST, 2024 ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

## NOTE:

1. THIS SURVEY PURPORTS TO SHOW ONLY THE NEW CONSTRUCTION ON THE ABOVE DESCRIBED PARCEL(S) AND THEIR RELATIVE LOCATION THEREON.
2. THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO ANY OTHER BUILDING, PATIO, RETAINING WALL, PARKING FACILITY, FENCE, UNDERGROUND, ABOVEGROUND OR OVERHEAD UTILITY OR ANY OTHER IMPROVEMENTS AND THEIR RELATIVE LOCATION TO ANY INTERNAL OR EXTERNAL BOUNDARIES OF THE ABOVE DESCRIBED PARCEL(S) AND IS NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
3. PRISM LAND SURVEYING LTD. AND NEIL BAUDER ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.



**PRISM**  
LAND SURVEYING LTD.

223 FERN ROAD W.  
QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
EMAIL: info@prismlandsurveying.ca  
FILE NUMBER: 20-122-BL  
DRAWING FILE: 20-122 BLC1.dwg  
DATE: 2024-08-19



Bamfield Inlet

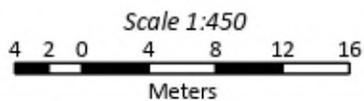


422 Burlo Island, Bamfield  
LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY  
DISTRICT PLAN VIP68113

 Subject Property  
 Parcels



Prepared 2025-04-08  
Sources: LidarBC (DEM, Hillshade)  
2019, ParcelMapBC; ACRD, City of  
Port Alberni

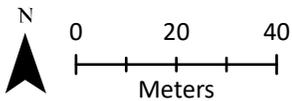


*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.*

-  Subject Property
-  Water Access Virtual Road



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Civic Address: 422 Burlo Island, Bamfield  
 Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT  
 PLAN VIP68113