



September 24, 2025

BEAVER CREEK ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, September 29, 2025 at 7:00 pm** in a hybrid format in the ACRD Boardroom, with the option to join electronically via Zoom.

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

- SE24008 Parcel Frontage Waiver – 5501 Strick Avenue (Longeuay & Frank)
- DVE25010 – 5663 Mersey Road (Van Vliet & Barr)
- SE24011 Parcel Frontage Waiver – 5860 Mersey Road (Melenius)
- RE25002 – 5535 Strick Road (McInnes & Strachan)

Your recommendations will be provided to the Board of Directors at the October 8, 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



To: ACRD Board of Directors

Meeting Date: October 8, 2025

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

Voting Structure: Electoral Area Directors

Electoral Area: E - Beaver Creek

Subject: Parcel Frontage Waiver SE24008PFW - 5501 STRICK RD (LONGEUAY & FRANK)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per section 512 of the Local Government Act, for proposed Lots 2 and 3 as shown on the subdivision plan for the property located at 5501 Strick Road.

Development Proposal: The property owners have applied to subdivide the 1.04 ha (2.59 ac) parcel into three lots – proposed Lots 1 and 2 would be 0.24 ha while proposed Lot 3 would be 0.46 ha. The subdivision plan prepared by Prism Land Surveying indicates direct access from Strick Road to Lot 1, and panhandle and easement access to Lots 2 and 3.

Advisory Planning Commission Recommendation: The Beaver Creek APC will review this request at their September 29th meeting.

Property Owner(s): ROBERT L LONGEUAY, JULIE Y FRANK

Applicant/Primary Contact: RACHEL HAMLING, PRISM LAND SURVEYING

Property Information:

Civic Address:	5501 STRICK RD						
Legal Description:	LOT B, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 38160						
PID:	001-017-551	Folio:	770-00525.200	ALR? (Y/N):	No	Lot Area (ha):	1.05 (2.59 ac)
Current Zoning:	RA3 - Acreage Residential District						
Current OCP:	Beaver Creek, Residential Use						
Development Permit Area(s):	DPA II – Natural Hazard Areas Protection						
Current Use & Description:	The applicants’ family is renovating the existing single family dwelling on proposed Lot 1, adjacent to Strick Road. There is no development planned for proposed Lot 2. Proposed Lot 3 contains a workshop and carport with a dwelling unit above the workshop, as well as a single-wide mobile dwelling.						

PL20250076 / SE24008PFW

There is an easement registered on the Certificate of Title to allow BC Hydro and Telus Communications access to infrastructure along the panhandle.

The applicants' commercial glass business is operated from the workshop on proposed Lot 3. This use is in contravention of the ACRD Zoning Bylaw and Beaver Creek OCP. Staff has received a letter from the applicants indicating that they intend to move the business to a commercially zoned parcel in spring of 2025. Confirmation that the business has been relocated is required prior to subdivision approval.

Surrounding Zoning and Land Use

North: A1 – Small Holdings District	South: R2 – Two Family Residential District
East: City of Port Alberni	West: City of Port Alberni

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Beaver Creek Community Water System.
- c) **Fire Protection:** Beaver Creek Fire Protection Area.
- d) **Access:** Strick Road. Proposed Lot 1 will be accessed directly from Strick Road, and proposed Lots 2 and 3 will be accessed from Strick Road by panhandles and easements.

Planning Policy Discussion:

- a) **Official Community Plan (OCP):** The Beaver Creek OCP designates this parcel Residential Use. The property is affected by DPA II – Natural Hazard Areas Protection.

This proposal complies with the Beaver Creek OCP and a development permit has been issued.

- b) **Zoning:** The ACRD Zoning Bylaw zones this property Acreage Residential (RA3) District.

	Current:
Minimum Lot Area (ha)	0.24
Minimum Lot Width (m)	30
Principal & Accessory Front Yard Setback (m)	15
Principal Side Yard Setback (m)	5
Principal Rear Yard Setback (m)	10
Accessory Side Yard Setback (m)	0.914
Accessory Rear Yard Setback (m)	0.914
Watercourse Setback (m)	30

This proposal complies with the ACRD Zoning Bylaw.

Comments: The property owners have applied to subdivide the 1.04 ha (2.59 ac) parcel into three lots with proposed panhandle and easement access to Lots 2 and 3. Section 512 of the *Local Government Act (LGA)* stipulates if a parcel being created by a subdivision fronts on a highway (public road), the minimum frontage must be 10% of the perimeter of the lot. Lots 2 and 3 do not meet this requirement with only the panhandle fronting the road. Section 512(2) of the *Act* allows a local government to exempt a parcel from this requirement by Board resolution.

This subdivision complies with the Beaver Creek OCP and the ACRD Zoning Bylaw. Planning staff are supportive of the subdivision and recommend that the 10% road frontage requirement be waived for proposed Lots 2 and 3.

Submitted by: Alex Dyer
Alex Dyer, MPA, MCIP, RPP, General Manager of Planning and Development

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

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

SITE PHOTOS
Taken September 20, 2024



Looking east down panhandle and easement area toward the shop at the east end of the property.



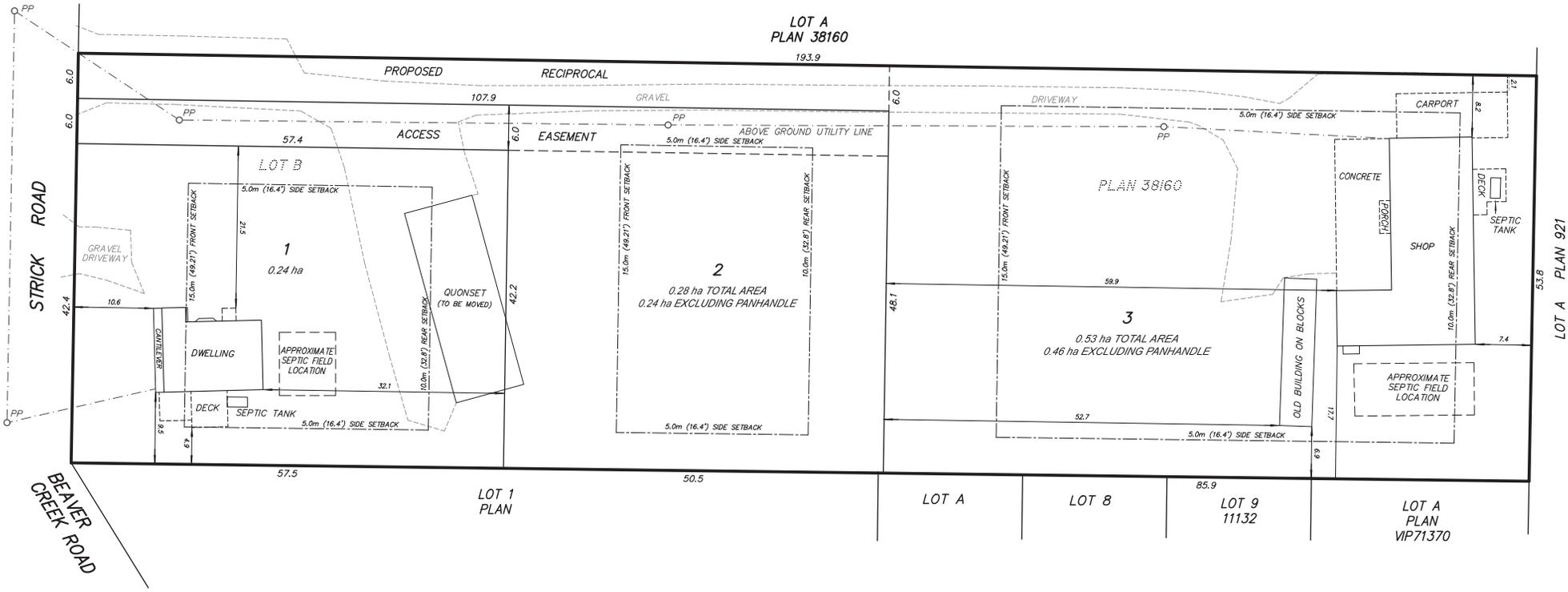
Looking west down panhandle and easement area toward Strick Road.

PROPOSED SUBDIVISION PLAN OF LOT B, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 38160.

SCALE 1:400



THE INTENDED PLOT SIZE IS 560mm IN WIDTH AND 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400.



PARCEL	PERIMETER	DEPTH	RATIO
1	198.1m	56.7m	28.6 %
2	309.5m	49.9m	16.1 %
3	495.6m	87.2m	17.6 %

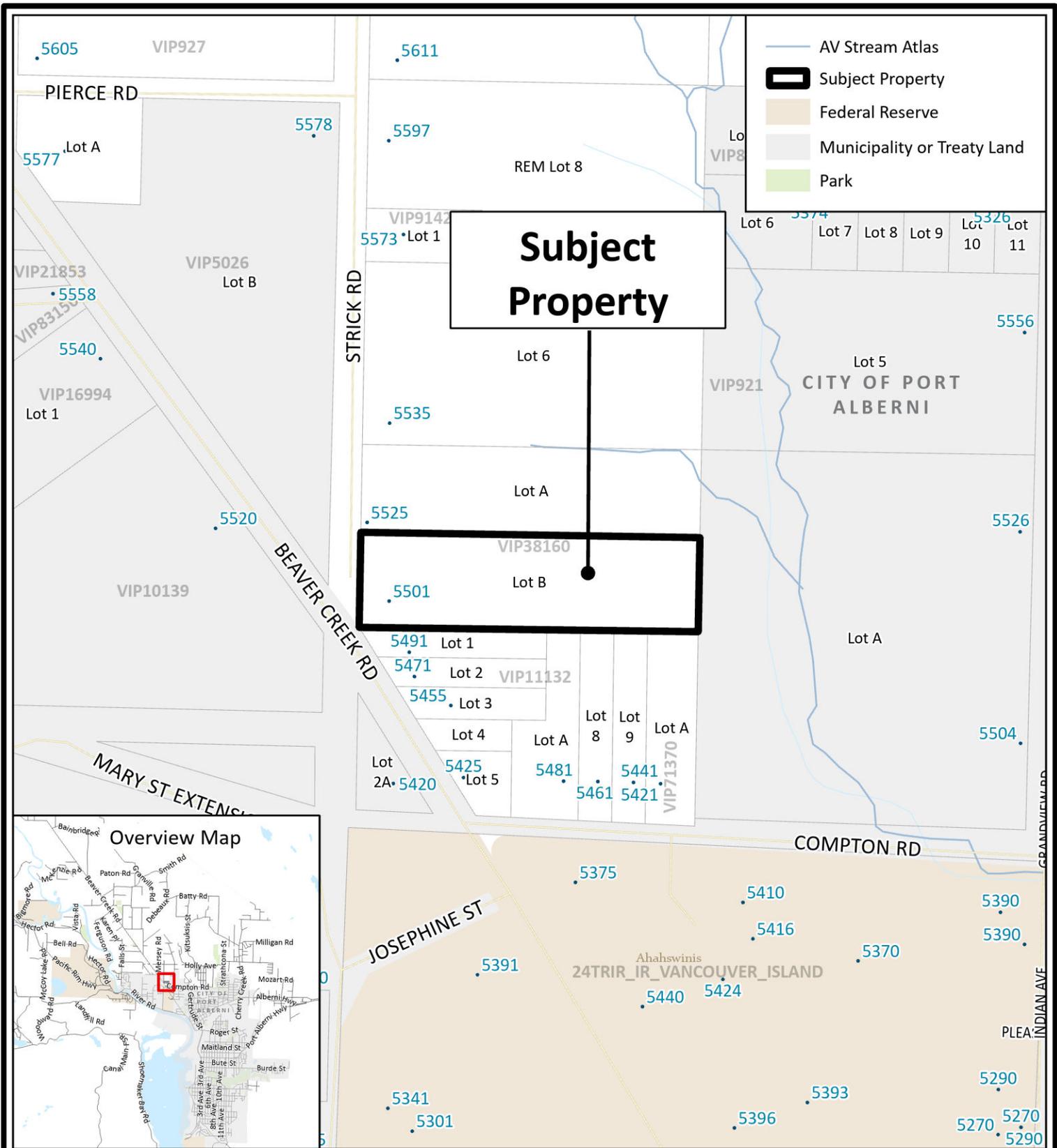
PARCEL	PERIMETER	FRONTAGE	RATIO
1	198.1m	42.4m	21.4 %
2	309.5m	6.0m	1.9 %
3	495.6m	6.0m	1.2 %

NOTES:
 THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH PROPERTY BOUNDARIES.
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED AND ARE DERIVED FROM FIELD OBSERVATIONS AND LTO RECORDS.
 JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT
 PARCEL ZONING: ACREAGE RESIDENTIAL DISTRICT (RA 3)
 PID NO: 001-017-551
 THIS LOT IS SUBJECT TO LTO CHARGE NUMBERS: M76302, FB27989 AND FB27990.
 CIVIC ADDRESS: 5501 STRICK ROAD, PORT ALBERNI, BC

LEGEND
 DL DENOTES DISTRICT LOT
 REM DENOTES REMAINDER
 ha DENOTES HECTARES
 PP O DENOTES POWER POLE

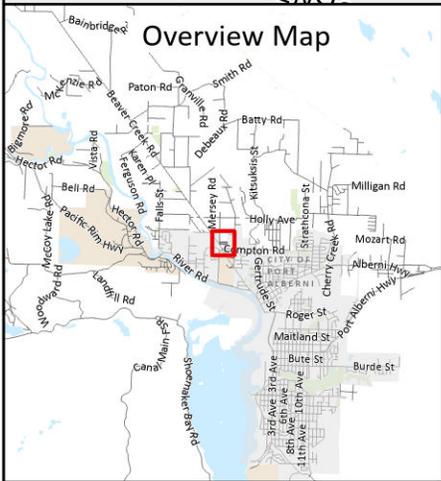
No.	DATE	REVISION
1	2024/05/30	3 LOT SUBDIVISION PROPOSAL
2	2024/08/06	MINOR REVISIONS TO SITE PLAN
	2024/09/23	ADD LOT DIMENSIONS

PRISM
 LAND SURVEYING LTD.
 223 FERN ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 FAX: 250-752-9241
 FILE NUMBER: 24-095-S
 DRAWING NUMBER: 24-095 P.3.DWG
 DATE: 2024/09/23

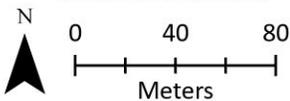


Subject Property

5501
Lot B



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Civic Address: 5501 Strick Road
Legal Description: LOT B, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 38160



To: ACRD Board of Directors

Meeting Date: October 8, 2025

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: E - Beaver Creek

Subject: Development Variance Permit DVE25010 - 5663 MERSEY RD (Van Vliet & Barr)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVE25010 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVE25010:

- i. Development variance of the ACRD Zoning Bylaw, Schedule No. II Bulk and Site Regulations to reduce the required rear yard setback in the Acreage Residential (RA3) District on the East side of proposed Lot 1 from 9.1 m (30 ft) to 4.4 m (14.4 ft) to allow for the siting of the existing dwelling.
- ii. Development variance of the ACRD Zoning Bylaw, Schedule No. II Bulk and Site Regulations to reduce the required lot width in the Acreage Residential (RA3) District from 30 m (98.4 ft) to 25.2 m (82.6 ft) for proposed Lot 2.
- iii. Development variance of the ACRD Zoning Bylaw, Schedule No. II Bulk and Site Regulations to reduce the required lot width in the Acreage Residential (RA3) District from 30 m (98.4 ft) to 25.1 m (82.3 ft) for proposed Lot 3.

Development Proposal: The property owners have applied to the Ministry of Transportation and Transit (MOTT) to subdivide the property into three lots. The property was rezoned in January 2025 to facilitate the subdivision. The lot line for proposed Lot 1 creates a building setback issue for the existing dwelling and the lot line between proposed Lot 2 and 3 creates a minimum lot width issue requiring a development variance permit prior to subdivision approval. The existing dwelling on Lot 1 would encroach into the 9.1 m rear yard setback required in the RA3 zone. The property owner is applying for a variance to reduce the rear yard setback from 9.1 m to 4.4 m on the East side of Lot 1 and to reduce the minimum required lot width in the RA3 zone from 30 m to 25.2 m for Lot 2 and 25.1 m for Lot 3.

Advisory Planning Commission Recommendation: The Beaver Creek Advisory Planning Commission (APC) will review this application at their meeting on September 29, 2025.

Property Owner(s): LEO J VAN VLIET, JADON L VAN VLIET, BRENDA A BARR

Applicant/Primary Contact: RACHEL HAMLING, PRISM LAND SURVEYING

Property Information:

Civic Address: 5663 MERSEY RD

Legal Description: LOT A, DISTRICT LOT 21, ALBERNI DISTRICT, PLAN EPP7140

PID: 028-439-937	Folio: 770-00587.010	ALR? (Y/N) N	Lot Size (ha): 0.92 (2.26 ac)
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Current Zoning: Acreage Residential (RA3) District	Proposed Zoning: n/a
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Current OCP: Residential Use	Proposed OCP: n/a
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Development Permit Area(s): n/a

Current Use & Description: The 50.5 m (165.6 ft) wide by 182 m (597.1 ft) deep property is 0.91 ha (2.26 ac) in lot area. The parcel contains a dwelling unit, a shop and a shed located towards the rear of the proposed lot 1 accessed from Mersey Road. The property is mostly flat and cleared with a forested area at the northern boundary and northeast corner. The property is surrounded by similar rural residential properties in all directions.

Surrounding Zoning and Land Use

North	Acreage Residential (RA3) District	South	Acreage Residential (RA2) District
East	Acreage Residential (RA1) District Rural (A2) District	West	Small Holdings District (A1) District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Beaver Creek Community Water System. As a condition of the subdivision, the applicant will need to satisfy the requirements of the Beaver Creek Water System Development Cost Charge Bylaw F1133-1, and any water connection requirements identified by ACRD Community Services.
- c) **Fire Protection:** Beaver Creek Fire Protection Area.
- d) **Access:** The existing dwelling unit, a shop and a shed on a proposed Lot 1 are accessed from Mersey Road on the west side of the property. Proposed Lots 2 and 3 are accessed from Strick Road to the east.

Planning Policy Discussion:

- a) **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as “Residential Use”. The objectives for the Residential Use designation are to allow a range of housing options within the plan area. This OCP designation supports a 0.24 ha (0.6 ac) minimum lot size when serviced by a community water system. The proposed parcels meet the size requirements set out in the OCP.

This proposal meets the policies and objectives in the Beaver Creek Official Community Plan.

- b) **Zoning:** The parcel was rezoned from Acreage Residential (RA2) District to Acreage Residential (RA3) District in January 2025 to facilitate the proposed three-lot subdivision. As one of the last steps in the subdivision process, the property owner is applying for a development variance to reduce the required rear yard setback on proposed Lot 1 and to reduce the required lot width on proposed Lot 2 and 3. The variance would reduce the rear yard setback from 9.1 m to 4.4 m on the East side of proposed Lot 1. In addition to that, the variance would reduce the required parcel width from 30 m to 25.2 m for the proposed Lot 2 and 25.1 m for proposed Lot 3 to allow for the creation of the two parcels.

	Current: RA3	Proposed:
Minimum Lot Area (ha)	0.24	-
Minimum Lot Width (m)	30 (98.4 ft)	Lot 2 – 25.2 (82.67 ft) Lot 3 – 25.1 (82.34 ft)
Principal & Accessory Front Yard Setback (m)	12.2	-
Principal Side Yard Setback (m)	4.5	-
Principal Rear Yard Setback (m)	9.1 (30 ft)	Lot 1 – 4.4 (14.43 ft)
Accessory Rear and Side Yard Setback (m)	4.5	-
Watercourse Setback (m)	30	-

The development variance would address the encroachment into the rear yard setbacks for the existing dwelling on proposed Lot 1 that would be created by the subdivision of the property, and address the minimum lot width requirements for proposed Lots 2 and 3.

Comments: The proposed three-lot subdivision would facilitate additional housing opportunities in a serviced area that appears to fit within the overall character of the rural residential neighbourhood. It is recommended that the Board proceed with the neighbour notification process for the development variance application.

Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, GM of Planning & Development

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

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



Looking west from Strick Road frontage toward proposed Lots 2 and 3.



Looking east toward Strick Road from rear property line of proposed Lot 3.



Looking west along the north (proposed Lot 2) property line toward Mersey Road.



Looking west from proposed Lot 1.



Looking east at workshop and existing dwelling in proposed Lot 1.



Our File: 24-137-Z

2025-06-23

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC
V9Y 2E3

Attention: Alex Dyer

Dear Alex:

RE: Development Variance Permit Application for Lot A District Lot 21 Alberni District Plan EPP7140, 5663 Mersey Road, Port Alberni

On behalf of our clients, Leo Van Vliet, Brenda Barr, and Jadon Van Vliet, we are pleased to submit this application for a Development Variance Permit (DVP) to facilitate a proposed three-lot subdivision, as shown on the subdivision plan prepared by Prism Land Surveying Ltd.

The requested variances are as follows:

- **Proposed Lot 1** – Rear yard setback reduced from 10.0 m to 4.4 m
- **Proposed Lot 2** – Minimum lot width reduced from 30.0 m to 25.2 m
- **Proposed Lot 3** – Minimum lot width reduced from 30.0 m to 25.1 m

BACKGROUND

This property was recently rezoned to RA3 and the proposed subdivision layout remains unchanged since that approval. The 2.22acre (0.915ha) property is mostly flat and cleared with a forested area at the northern boundary and northeast corner. The property is surrounded by similar rural residential properties in all directions.

Proposed Lot 1 is 0.43ha, contains a dwelling, shop and shed, and is accessed from Mersey Road. **Proposed Lots 2 and 3** are each 0.24ha, currently undeveloped, and are accessed from Strick Road.

The lots will be serviced by Beaver Creek Water District and individual septic systems.

REQUESTED VARIANCES

The proposed variances are necessary to accommodate the subdivision as follows:

Proposed Lot	Variance Requested	RA3 Requirement	Proposed
1	Principal Rear Yard Setback	10.0m	4.4m
2	Lot Width	30.0m	25.2m
3	Lot Width	30.0m	25.1m

These variances are minor in nature and do not compromise the functionality of the lots. Each proposed lot maintains a sufficient building envelope to accommodate permitted uses under the RA3 zone while ensuring appropriate site access and preserving the character of the surrounding rural residential area. The proposal maintains consistency with the intent of the RA3 zoning regulations while addressing the practical site constraints.

Issuance of the Development Variance Permit is required prior to final subdivision approval.

ENCLOSURES

In support of this application, please find enclosed:

- Application for Development Form
- Title search
- Letter of authorization
- Proposed Subdivision Plan prepared by Prism Land Surveying Ltd.

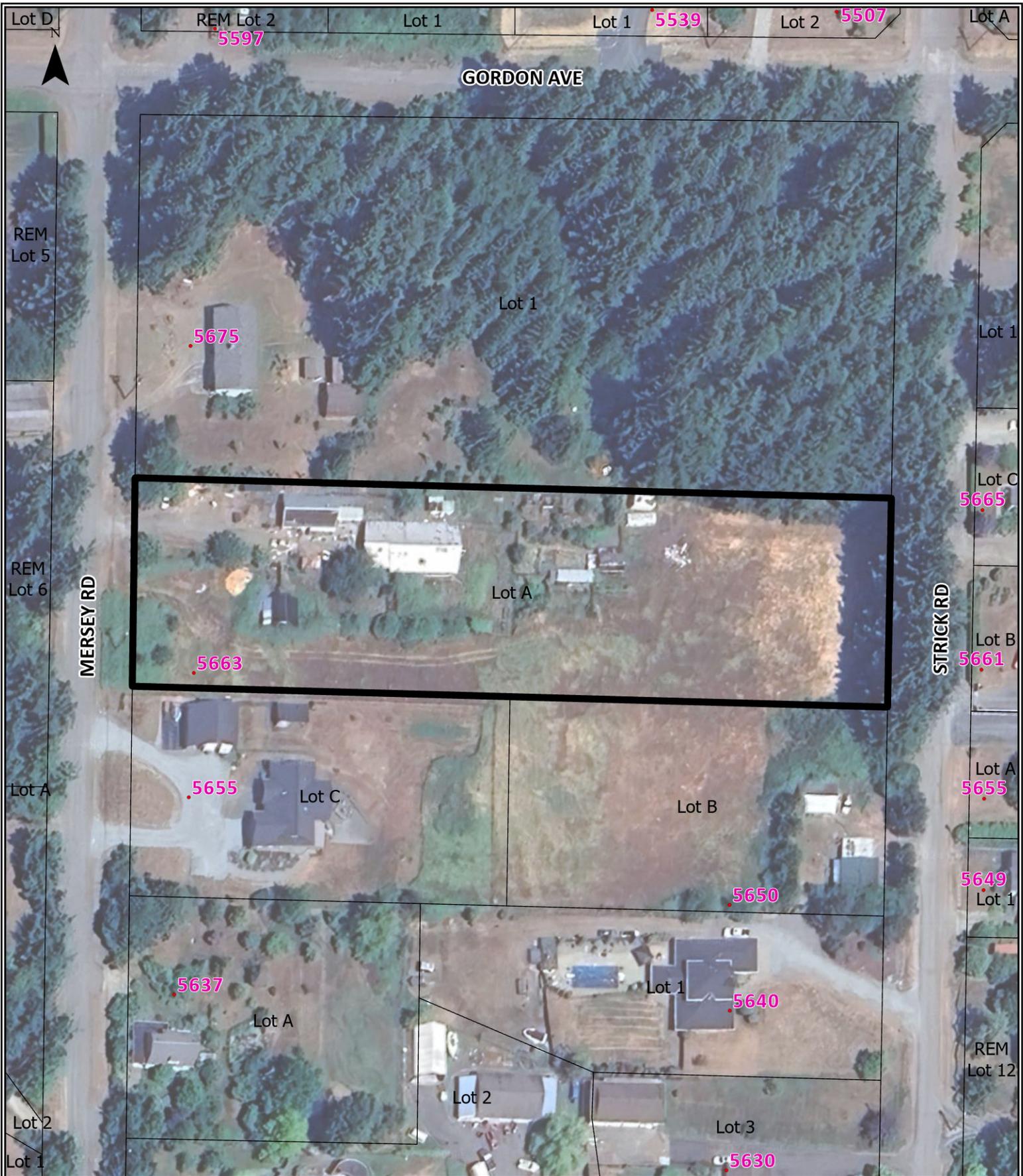
[Application fees will be paid directly to ACRD upon notification.](#)

We look forward to working with the ACRD on this application. Please feel free to contact us should you require any additional information or clarification.

Sincerely,

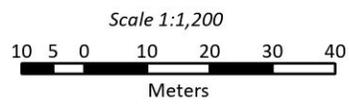


Rachel Hamling
RH/ttj
Enclosures



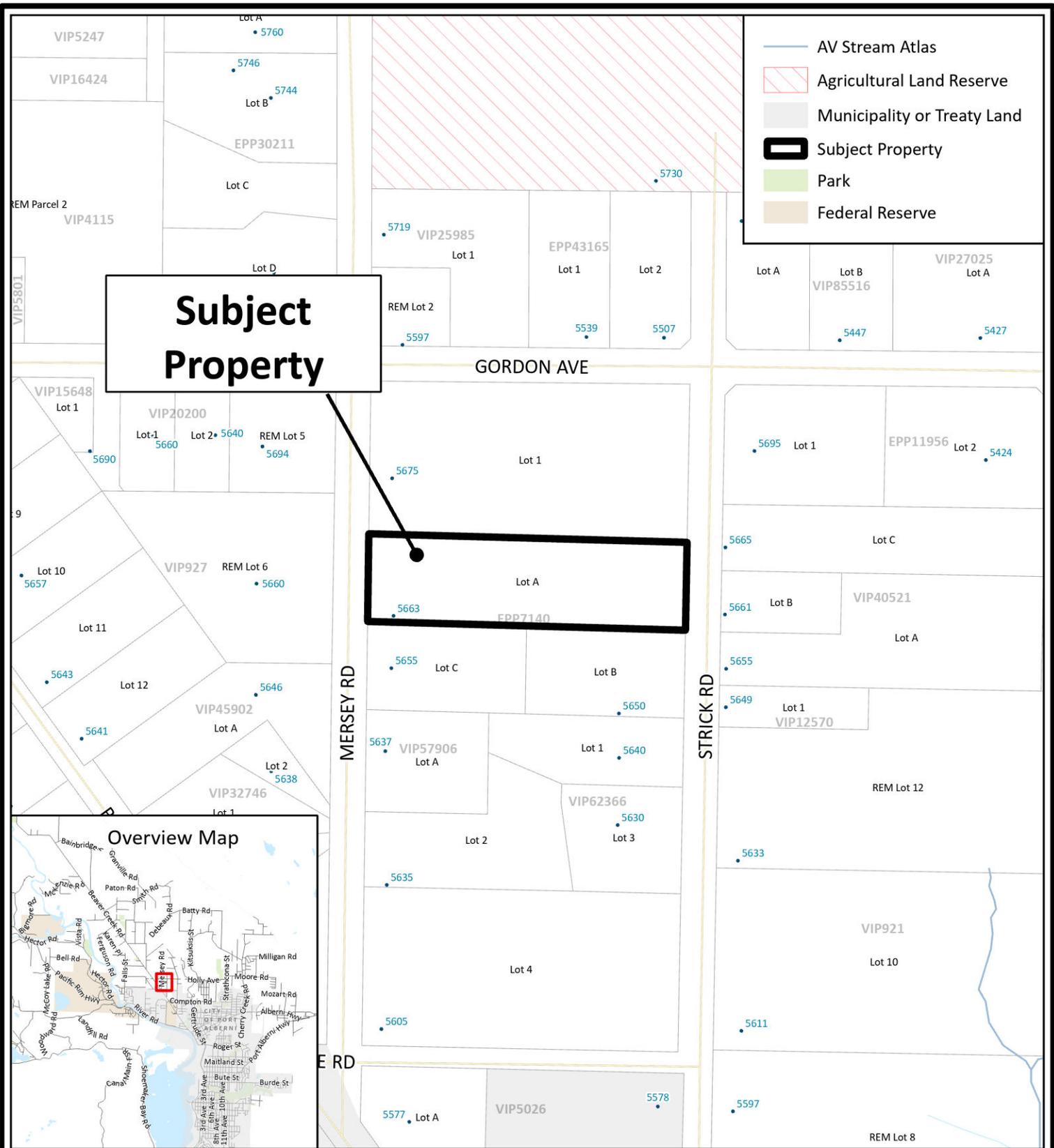
5663 Mersey Road
 LOT A DISTRICT LOT 21 ALBERNI DISTRICT PLAN EPP7140

 Subject Property
 Parcels

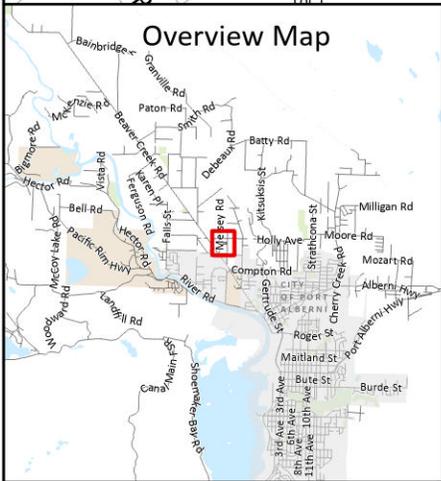
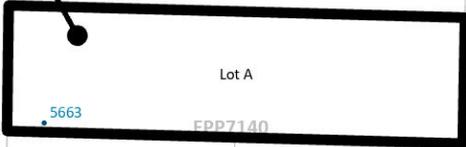


Prepared 2024-09-17
 Sources: © OpenStreetMap (and) contributors, CC-BY-SA, Airbus DC 2023, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; GeoBC; ACRD

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



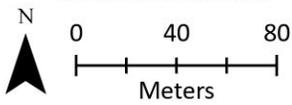
Subject Property



Civic Address: 5663 Mersey Road
 Legal Description: LOT A DISTRICT LOT 21 ALBERNI DISTRICT PLAN
 EPP7140



ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT





DVE25010

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: LEO J VAN VLIET, JADON L VAN VLIET, BRENDA A BARR
Address: 5663 MERSEY RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT A, DISTRICT LOT 21, ALBERNI DISTRICT, PLAN EPP7140
PID: 028-439-937

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

- i. Development variance of Schedule No. II Bulk and Site Regulations to reduce the required rear yard setback in the Acreage Residential (RA3) District on the East side of proposed Lot 1 from 9.1 m (30 ft) to 4.4 m (14.4 ft) to allow for the siting of the existing dwelling, as shown on Appendix 'A'.
- ii. Development variance of Schedule No. II Bulk and Site Regulations to reduce the required lot width in the Acreage Residential (RA3) District from 30 m (98.4 ft) to 25.2 m (82.6 ft) for proposed Lot 2, as shown on Appendix 'A'.
- iii. Development variance of Schedule No. II Bulk and Site Regulations to reduce the required lot width in the Acreage Residential (RA3) District from 30 m (98.4 ft) to 25.1 m (82.3 ft) for proposed Lot 3, as shown on Appendix 'A'.

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 .

This permit was issued this of ,

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Meeting Date: October 8, 2025

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

Voting Structure: Electoral Area Directors

Electoral Area: E - Beaver Creek

Subject: Parcel Frontage Waiver SE24011PFW - 5860 MERSEY RD (MELENIUS)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per section 512 of the Local Government Act, for proposed Lot 2 as shown on the subdivision plan provided by the applicant.

Development Proposal: The property owners have applied to subdivide the 1.8 ha (4.45 ac) subject property into two (2) lots. The proposed subdivision plan provided by the applicant indicates a panhandle access to Lot 2, and direct access from Mersey Road for Lot 1.

Advisory Planning Commission (APC) Recommendation: The Beaver Creek APC will review this request at their September 29th meeting.

Property Owner(s): DAVID P MELENIUS, DENAYE A MELENIUS

Applicant/Primary Contact: DENAYE A MELENIUS

Property Information:

Civic Address:	5860 MERSEY RD				
Legal Description:	LOT B, DISTRICT LOT 22, ALBERNI DISTRICT, PLAN VIP83503				
PID:	027-147-924	Folio:	770-00598.020	ALR? (Y/N):	No
Lot Area (ha):	1.80 (4.45 ac)				
Current Zoning:	A1 - Small Holdings District				
Current OCP:	Beaver Creek, Residential Use				
Development Permit Area(s):	None				
Current Use & Description:	Residential Use. Proposed Lot 1 contains a single family dwelling and a small shed. Proposed Lot 2 is undeveloped forested land. Small openings in the brush exist throughout the parcel. There is a small drainage bisecting the parcel from the north property boundary. The drainage is culverted and runs				

PL20250058 / SE24011PFW

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'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).

under proposed Lot 1. This drainage does not appear as a mapped watercourse.

Surrounding Zoning and Land Use

North: A2 – Rural District	South: A1 – Small Holdings District
East: A2 – Rural District	West: RA2 – Acreage Residential District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Beaver Creek Community Water System.
- c) **Fire Protection:** Beaver Creek Fire Protection Area.
- d) **Access:** Mersey Road.

Planning Policy Discussion:

- a) **Official Community Plan (OCP):** The Beaver Creek OCP designates the subject property Residential Use. The property is not within a development permit area.

This proposal complies with the Beaver Creek OCP.

- b) **Zoning:** The ACRD Zoning Bylaw zones the subject property Small Holdings (A1) District.

This proposal complies with the ACRD Zoning Bylaw.

Comments: The property owners intend to subdivide the subject property into two (2) lots. Proposed Lot 2 does not meet the 10% road frontage as required by Section 512 of the *Local Government Act (LGA)*. Section 512(2) of the *Act* allows a local government to exempt a parcel from the 10% parcel frontage requirement by Board resolution.

This subdivision proposal aligns with the policies and objectives of the Beaver Creek OCP and complies with ACRD Zoning Bylaw. Support for this parcel frontage waiver is a condition of subdivision approval.

Planning staff are supportive of the proposed subdivision and recommend that the 10% road frontage requirement be waived for proposed Lot 2.

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

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

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

SITE PHOTOS

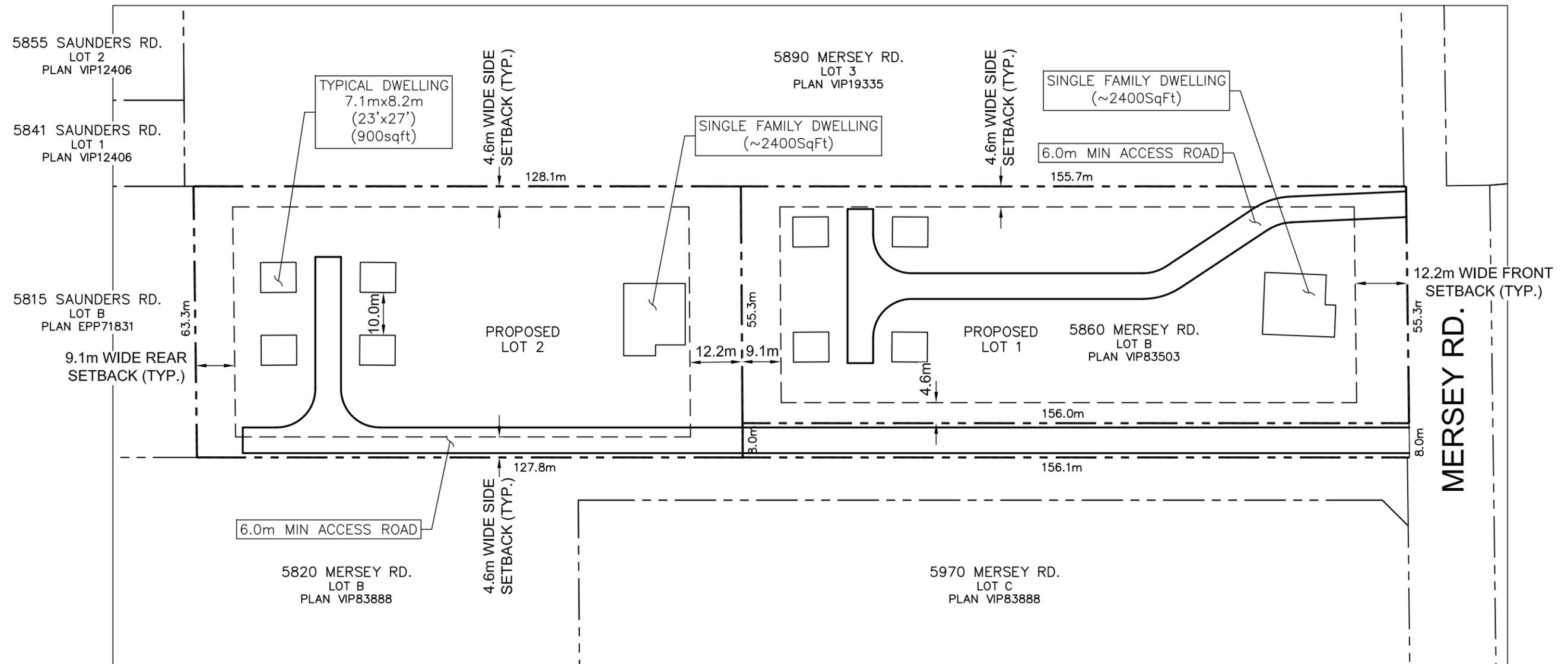
Taken December 9, 2024



Looking west from Mersey Road toward proposed panhandle access area.



Looking west along proposed panhandle access from the southern boundary within the subject property.



SITE INFORMATION PROPOSED LOT 1

LOT AREA = 8100 m² (2023m² REQ'D [0.5 ac])
 LOT WIDTH = 63.3m (27m MIN)

MIN SETBACKS:
 FRONT YARD - 12.2m
 REAR YARD - 9.1m
 SIDE YARD - 4.6m

INFORMATION FROM ACRD BYLAW ZONING FOR RC - COTTAGE RESIDENTIAL DISTRICT

SITE INFORMATION PROPOSED LOT 2

LOT AREA = 8600 m² (2023m² REQ'D [0.5 ac])
 LOT WIDTH = 55.3m (27m MIN)

MIN SETBACKS:
 FRONT YARD - 12.2m
 REAR YARD - 9.1m
 SIDE YARD - 4.6m

INFORMATION FROM ACRD BYLAW ZONING FOR RC - COTTAGE RESIDENTIAL DISTRICT

SITE INFORMATION

THERE SHALL BE A MAXIMUM OF 5 UNITS PER LEGAL PARCEL OR A DENSITY OF ONE UNIT PER 100 SQUARE METERS OF LOT AREA, WHICHEVER IS LESSER. FOR THE PURPOSES OF THIS SECTION A "UNIT" REFERS TO BOTH SINGLE FAMILY DWELLING AND COTTAGES.

DWG: 4653 - FIG 1



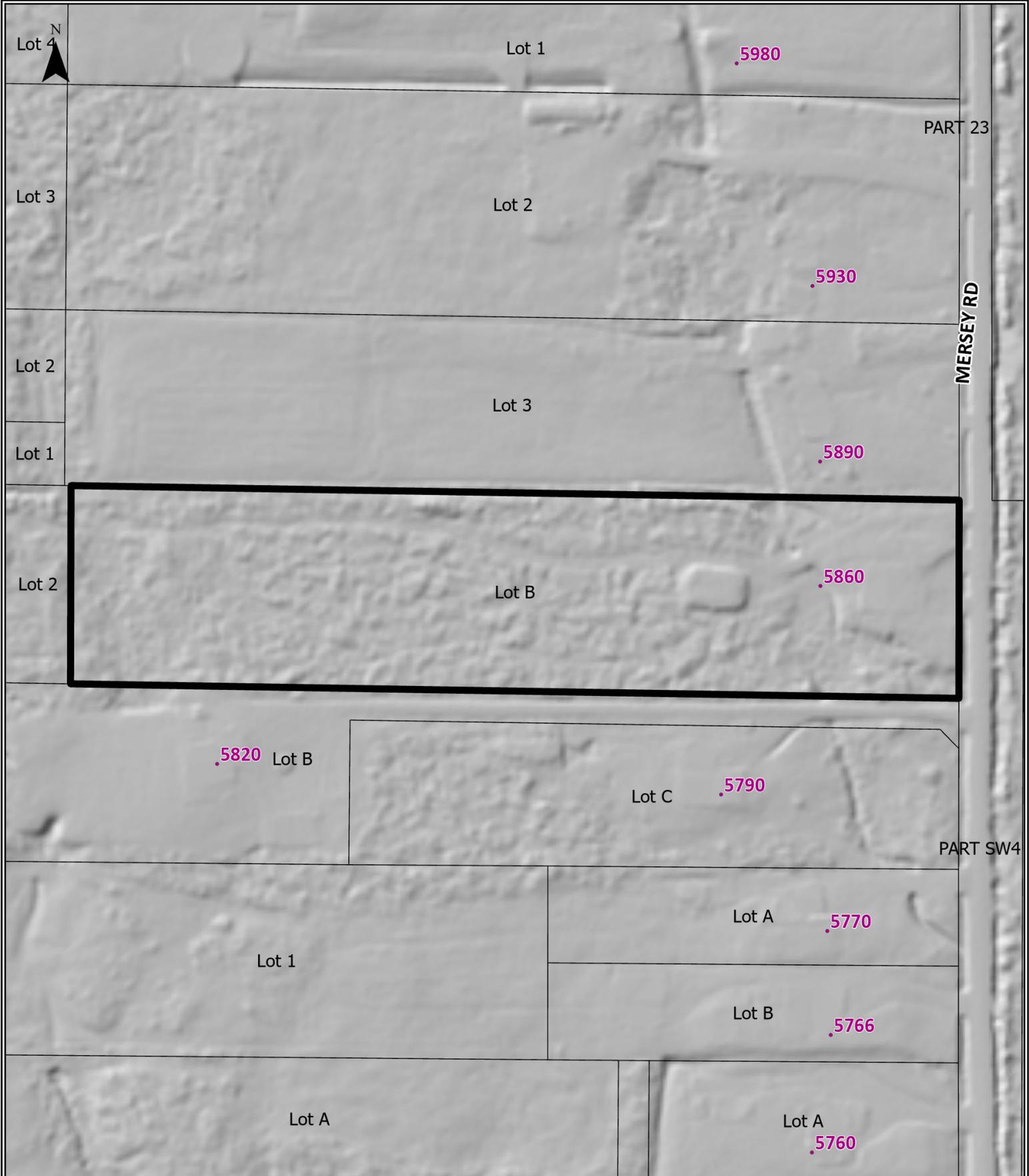
**McGILL & ASSOCIATES
ENGINEERING LTD.**

PERMIT TO PRACTICE No. 1002564
 4610 ELIZABETH STREET
 PORT ALBERNI, B.C., V9Y 6L7
 Tel: (250) 724-3400 Fax: (250) 724-4400
 E-mail: office@mcgilleng.com

SEAL:

**DAVE MELENIUS
5860 MERSEY RD.
SITE PLAN**

DESIGN:			
DRAWN:	CJM		
CHECKED:			
PROJECT:	4653.DWG		
DATE:	DEC. 2023		
SCALE:	1:1000		
REV:	DESC:	DATE:	BY:
B	REISSUED FOR REVIEW	2024/12/06	CJM
A	ISSUED FOR REVIEW	2024/01/02	CJM



Lot 4

Lot 1

.5980

PART 23

Lot 3

Lot 2

.5930

MERSEY RD

Lot 2

Lot 3

Lot 1

.5890

Lot 2

Lot B

.5860

.5820 Lot B

Lot C

.5790

PART SW4

Lot 1

Lot A

.5770

Lot B

.5766

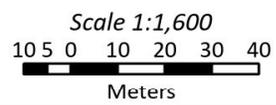
Lot A

Lot A

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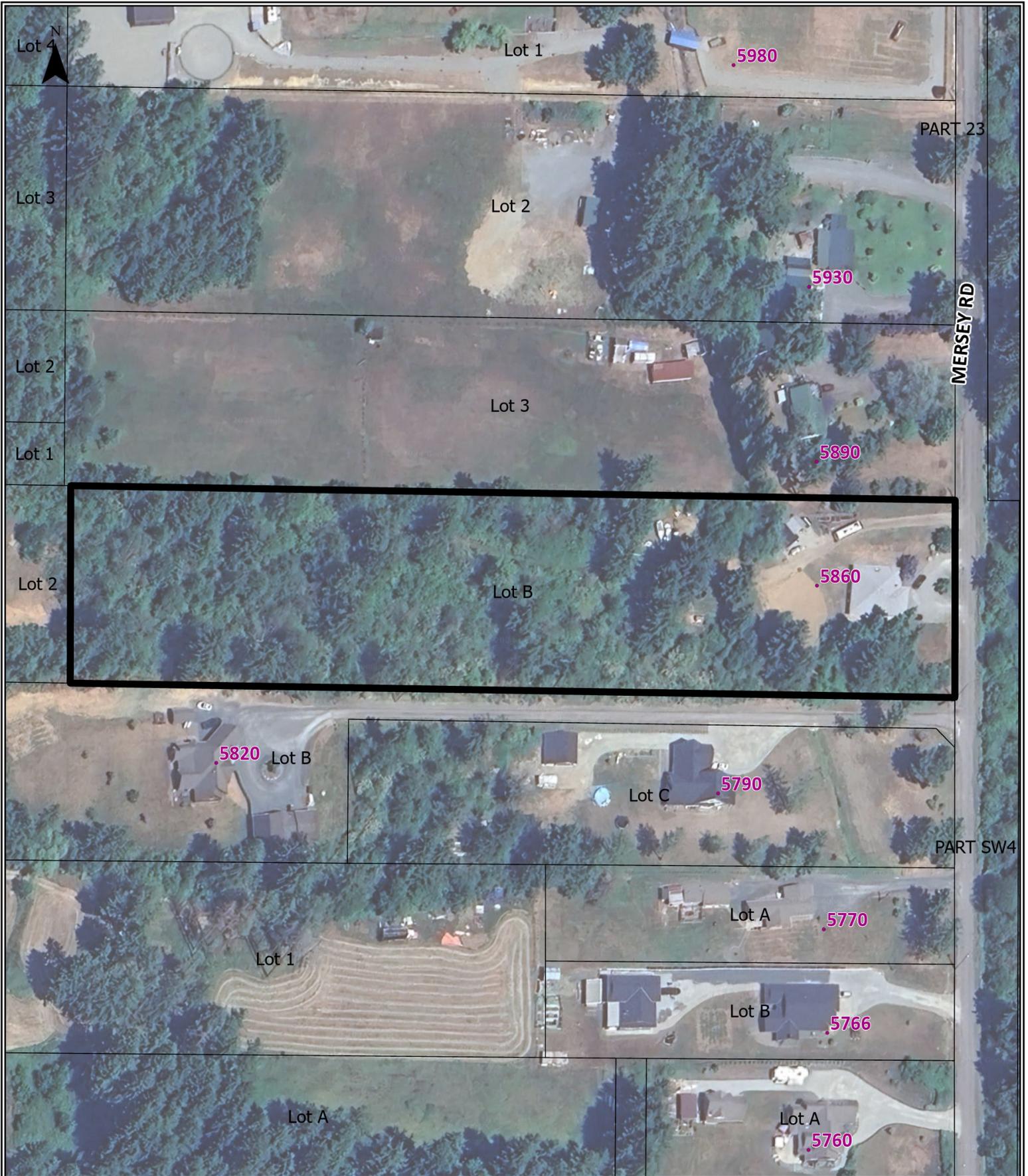
5860 Mersey Road
 LOT B DISTRICT LOT 22 ALBERNI DISTRICT PLAN VIP83503

-  Subject Property
-  Parcels



Prepared 2024-12-18
 Sources: LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD

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PART 23

MERSEY RD

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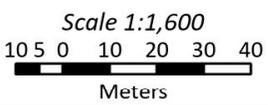
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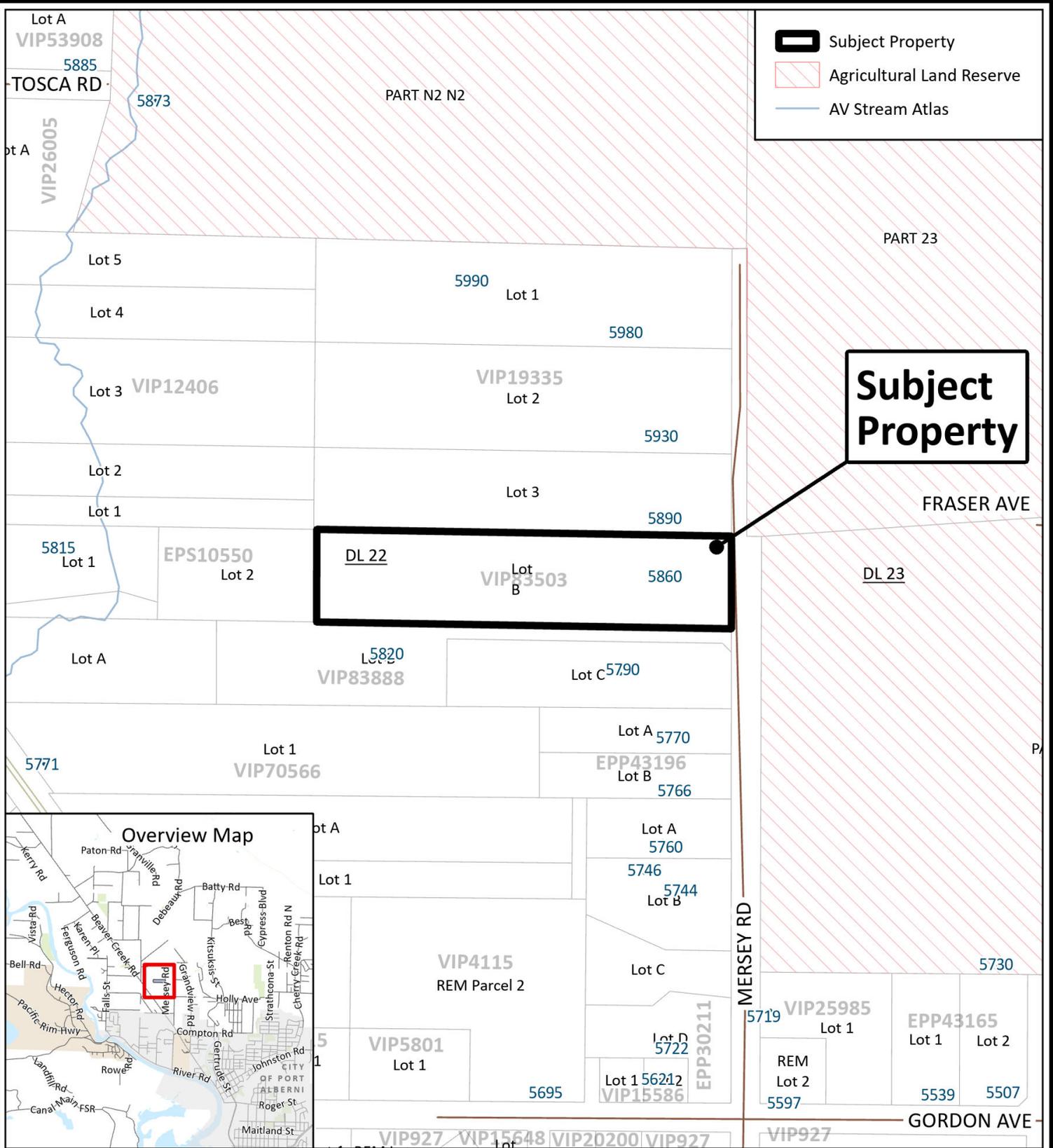
 Subject Property

 Parcels

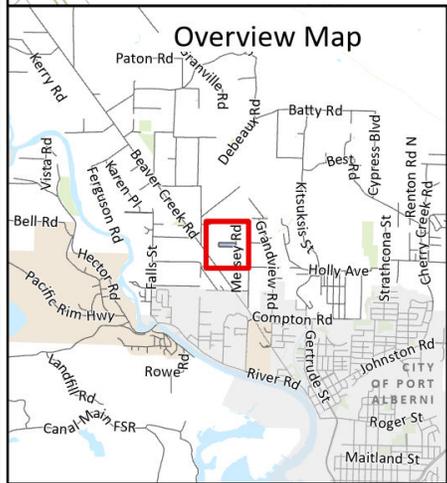


Prepared 2024-12-18
 Sources: © OpenStreetMap
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 ParcelMapBC; ACRD

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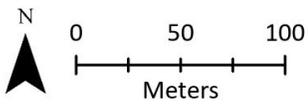
Subject Property



 Civic Address: 5860 Mersey Road
 Legal Description: LOT B DISTRICT LOT 22 ALBERNI DISTRICT PLAN
 VIP83503



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





To: ACRD Board of Directors

Meeting Date: October 8, 2025

From: Alima Khoja, Planner 1

File #: PL20250063/RE25002

Electoral Area: E - Beaver Creek

Voting Structure: Electoral Area Directors

Subject: Rezoning RE25002 - 5535 STRICK RD (MCINNES/STRACHAN)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider first reading to Bylaw P1529, Regional District of Alberni-Clayoquot Zoning Amendment Bylaw at a future date, and that notice be given in accordance with section 467 of the Local Government Act.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaw P1529 is subject to:

- a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can accommodate on-site sewage disposal to a 0.4 ha minimum lot size.***
- b. Meeting all technical referral agency requirements.***

Note: The Housing Statutes (Residential Development) Amendment Act (Bill 44) was enacted in November 2023 as part of several legislative changes relating to housing. The new legislation phased out one-off, site by site public hearings for housing projects that are consistent with area OCPs. As this rezoning is consistent with the Residential Use policies in the Beaver Creek Official Community Plan, a public hearing will not be held. The neighbour notification and public notice advertising provides the opportunity for public input on the application process.

Development Proposal: The property owners have applied to rezone the parcel from Rural (A2) District, with a minimum lot size of 2.02 ha, to Acreage Residential (RA2) District, with a minimum lot size of 0.4 ha, to facilitate a three-lot subdivision at a future date. The applicants intend to create a 0.4 ha (1 ac) parcel containing the existing house and garage on the south side of the property, a vacant 0.4 ha (1 ac) on the north side of the property, and a vacant 1.2 ha (3 ac) parcel at the rear accessed by a panhandle driveway to Strick Road.

Advisory Planning Commission Recommendation: The Beaver Creek Advisory Planning Commission (APC) will review the application at their September 29, 2025 meeting.

Property Owner(s): KRIS MCINNES, TERRA STRACHAN

PL20250063 / RE25002

Property Information:

Civic Address:	5535 Strick Rd						
Legal Description:	LOT 6, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 921						
PID:	008-068-097	Folio:	770-00527.000	ALR? (Y/N):	No	Lot Area (ha):	2.02 (5.00 ac)
Current Zoning:	A2 - Rural District		Proposed Zoning:	RA2 Acreage Residential District			
Current OCP:	Beaver Creek, Residential Use		Proposed OCP:	n/a			
Development Permit Area(s):	DPA I - Foreshore and Riparian Areas Protection DPA II - Natural Hazard Areas Protection						
Current Use & Description:	The parcel is oriented east to west. The property contains a single-family dwelling towards the south west corner and associated garage behind the dwelling unit of the parcel nearest Strick Road. The property is level and mostly cleared. The parcel is impacted by DPA I – Protection of Riparian Areas and DPA II – Natural Hazard Areas Protection. The parcel is not within the Agricultural Land Reserve.						
Surrounding Zoning and Land Use							
North:	RA2 Acreage Residential District		South:	A1 Small Holdings District			
East:	City of Port Alberni		West:	City of Port Alberni			

Services:

- a) **Sewage Disposal:** The parcel is serviced by an on-site wastewater disposal system. As a condition of rezoning, the property owner will be required to submit a report from a Registered On-Site Wastewater Practitioner (ROWP) confirming that the parcel can support on-site sewer disposal to a density of 0.4 ha.
- b) **Water Supply:** The parcel is connected to the Beaver Creek Community water system. At the time of subdivision, the created parcels will need to satisfy all connection requirements and payment of all applicable fees as required by the ACRD Bylaw F1133-1.
- c) **Fire Protection:** The parcel is within the Beaver Creek Fire Protection Area.
- d) **Access:** Access to the property is from Strick Road. Proposed Lot 3 at the rear of the parcel, would be accessed by a 6 m wide panhandle driveway.
 - i. **Parcel Frontage Waiver:** A parcel frontage waiver will be required for proposed Lot 3 at the subdivision stage as a condition of approval. Proposed Lot 1 and Lot 2 will meet the frontage coverage as required in section 512 of the *Local Government Act*.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as 'Residential Use' in the Beaver Creek Official Community Plan. This designation provides for a variety of residential uses and a variety of lot sizes. The residential use also allows for small-lot farming on parcels 2-4 hectares in size.

The property is impacted by two Development Permit Areas (DPAs): DPA I – Riparian Areas Protection and DPA II – Natural Hazard Areas Protection. DPA I designates a 15 metre riparian area which appears to dissect the south east corner of the property and requires an assessment from a Qualified Environmental Professional prior to any development or land alteration within the riparian area. DPA II applies to the 20-metre tsunami inundation zone and requires an assessment from a Professional Engineer certifying that the land is safe for the intended use. The tsunami inundation zone encompasses the entire property. A development permit is not required currently. However, the applicant will be required to obtain a development permit before a future subdivision could be approved.

This proposal complies with the policies and objectives of the Beaver Creek Official Community Plan.

- b) Zoning:** The parcel is zoned Rural (A2) District in the ACRD Zoning Bylaw. The applicant intends to rezone the parcel to RA2, which has a smaller minimum lot size (0.4 ha), as the first step in a three-lot subdivision proposal.

	Current: A2	Proposed: RA2
Minimum Lot Area (ha)	2.02	0.4
Minimum Lot Width (m)	100.5	36.5
Principal & Accessory Front Yard Setback (m)	15.2	12.2
Principal Side Yard Setback (m)	4.5	4.5
Principal Rear Yard Setback (m)	9.1	9.1
Accessory Side Yard Setback (m)	0.9	0.9
Accessory Rear Yard Setback (m)	0.9	0.9
Watercourse Setback (m)	30	30

This subdivision proposal does not comply with the minimum lot size requirements of the ACRD Zoning Bylaw. The property owner has applied to rezone to the RA2 District to facilitate a future subdivision.

Comments: As this rezoning is consistent with the Residential Use policies in the Beaver Creek Official Community Plan, a public hearing will not be held. The neighbour notification and public notice advertising process would provide the opportunity for public input.

The subdivision would facilitate additional housing opportunities in the Beaver Creek area. The 2024 Interim Housing Needs Report identified a total demand in the Beaver Creek community for 138 new dwellings over 5 years and 335 new dwellings over 20 years to meet current and anticipated housing needs. The property abuts the City of Port Alberni boundary on the west and east side with good access to transportation and transit routes and is serviced by the Beaver Creek Water System.

It is recommended that the Board proceed with the consideration of Bylaw P1529 and that public notice be given in accordance with the *Local Government Act* prior to considering the bylaw for first reading.

Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, GM of Planning & Development

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

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

Site Photos



View of subject property from Strick Road looking east



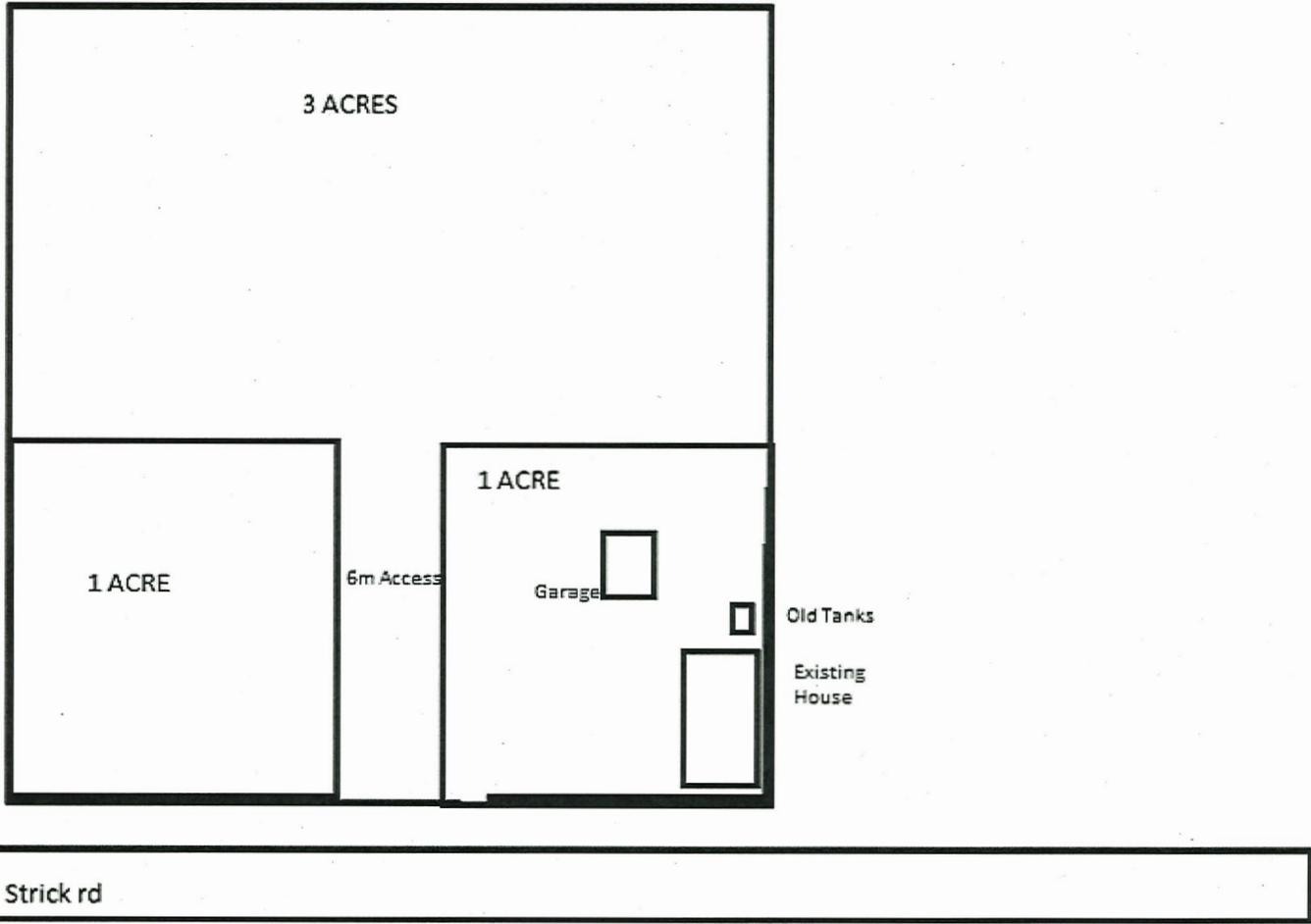
View of subject property from north boundary looking south

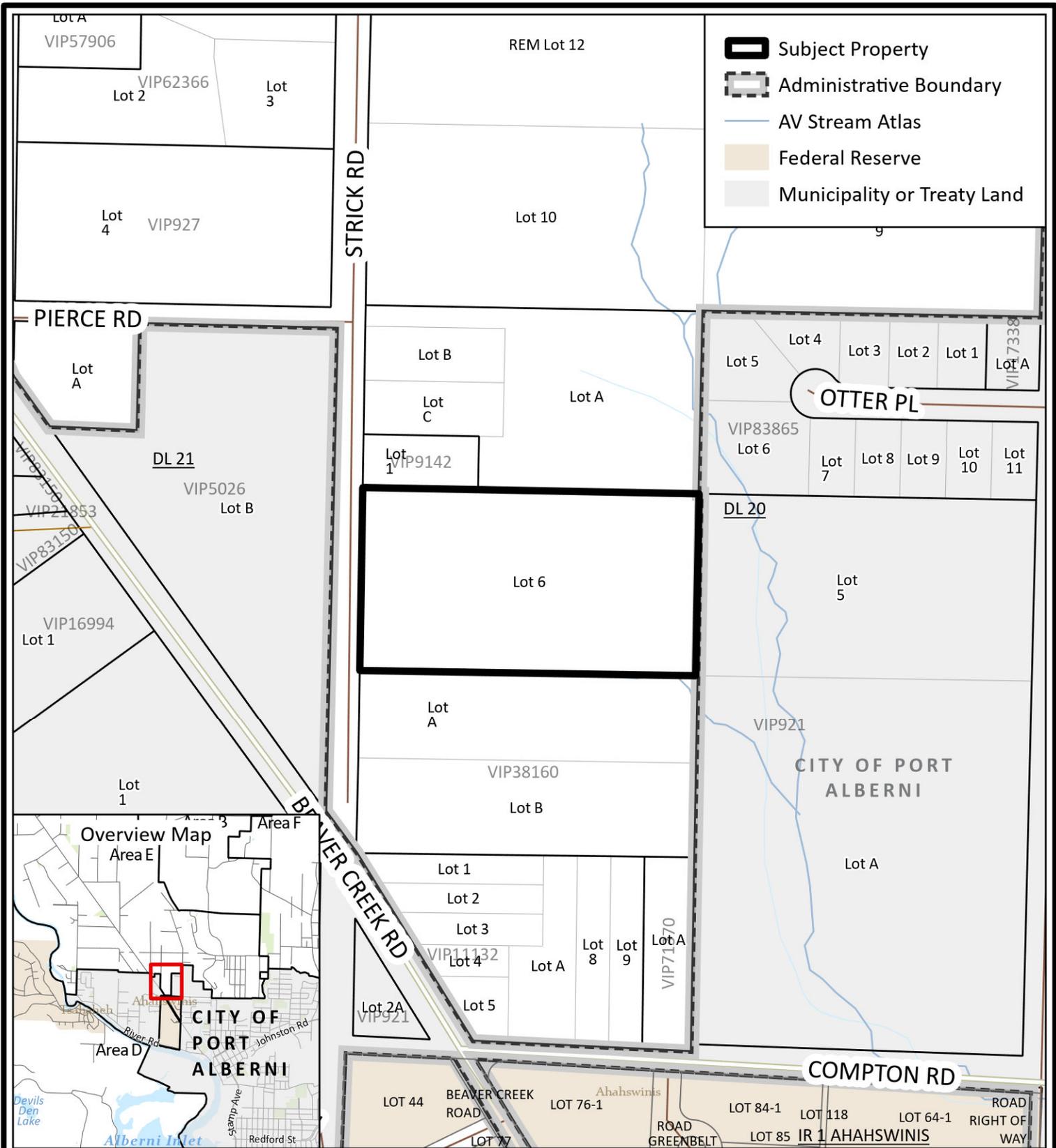


View of subject property from east boundary looking west



Access to the parcel via Strick Road

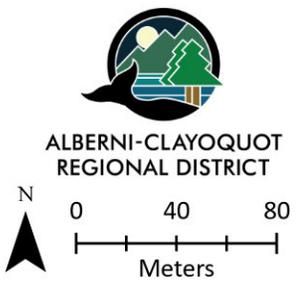




-  Subject Property
-  Administrative Boundary
-  AV Stream Atlas
-  Federal Reserve
-  Municipality or Treaty Land



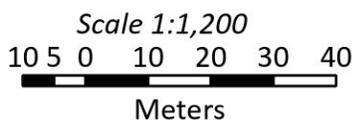
 Civic Address: 5535 Strick Road
 Legal Description: LOT 6, DISTRICT LOT 20, ALBERNI
 DISTRICT, PLAN 921





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5535 Strick Road
 LOT 6, DISTRICT LOT 20, ALBERNI
 DISTRICT, PLAN 921



- Subject Property
- Jurisdictional Boundary
- Parcels

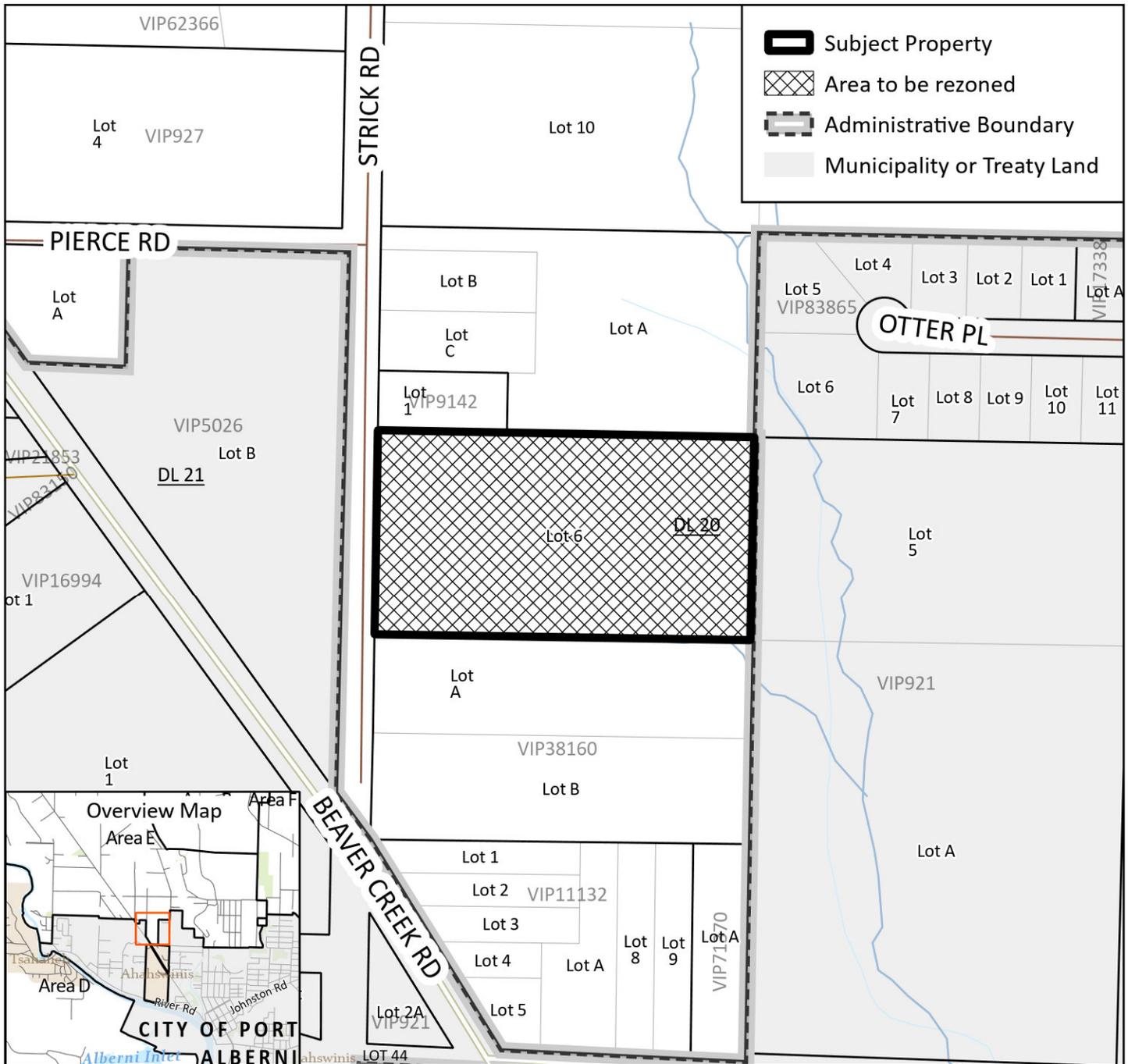


**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-09-02
 Sources: Maxar, Microsoft, Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, ParcelMapBC; ACRD

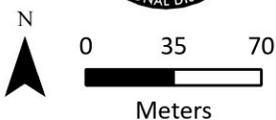
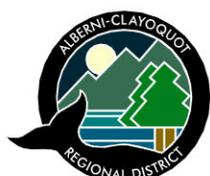
Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1529, 2025



Legal Description: LOT 6, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 921

Address: 5535 Strick Road



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