



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Beaver Creek Advisory Planning Commission Meeting

Tuesday, December 2, 2025

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

7:00 PM

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/2-12-2025/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_Sj7DGgLBQEuHXvS0-wGVlg

1. CALL TO ORDER

Recognition of Territories.

Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.

2. APPROVAL OF AGENDA

3. DECLARATIONS

(conflict of interest)

4. MINUTES

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

a. RE25004 – 5670 Grandview Rd (Gibson)

7. LATE BUSINESS

8. ADJOURN



To: ACRD Board of Directors

Meeting Date: December 10, 2025

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: E - Beaver Creek

Subject: Rezoning RE25004 - 5670 GRANDVIEW RD (GIBSON)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider first reading to Bylaw P1532, 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 P1532 is subject to:

- a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can accommodate onsite sewage disposal to a 0.24 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 legislation removed the ability to hold 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 applicants have applied to rezone the parcel from Rural (A2) District, with a minimum lot size of 2.02 ha, to Acreage Residential (RA3) District, with a minimum lot size of 0.24 ha, to facilitate a three-lot subdivision at a future date. The applicants intend to create a 0.25 ha (0.62 ac) parcel containing an existing house, garage, and a few outbuildings (shed, shelter, green house) on the north-east side of the property, a vacant 0.29 ha (0.73 ac) parcel located in the center of the subject property accessed by an 6 m wide panhandle driveway, and a vacant 1.38 ha (3.4 ac) remainder parcel that would encompass the watercourse that dissects the rear of the property. All lots would be accessed from Grandview Road.

Advisory Planning Commission Recommendation: The Beaver Creek Advisory Planning Commission (APC) will review the application at their December 2, 2025 meeting.

Property Owner(s): DAVID GIBSON, KARLI GIBSON

PL20250082 / RE25004

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?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).

Applicant/Primary Contact: RACHEL HAMLING, PRISM LAND SURVEYING

Property Information:

Civic Address:	5670 GRANDVIEW RD		
Legal Description:	LOT 13, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 921		
PID:	008-184-852	Folio:	770-00536.000 ALR? (Y/N): No Lot Area (ha): 2.02 (5.00 ac)
Current Zoning:	Rural (A2) District	Proposed Zoning:	Acreage Residential (RA3) 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 an existing dwelling, detached garage behind the dwelling unit and a few outbuildings (shed, shelter, green house) located in the northeast corner of the parcel. The property is mostly flat and cleared with a forested area at the west boundary and southwest corner. There is a creek running through this forested area at the rear of the property. The parcel is not within the Agricultural Land Reserve.		
Surrounding Zoning and Land Use			
North:	Acreage Residential (RA2) District	South:	Rural (A2) District
East:	Small Holdings (A1) District / Acreage Residential (RA1) District	West:	Acreage Residential (RA1) District

Services:

- a) **Sewage Disposal:** The parcel is serviced by an on-site wastewater disposal system. The applicants have submitted a report from a Registered Onsite Wastewater Practitioner (ROWP) dated August 27, 2025 that concludes that the proposed three-lot subdivision will allow for suitable area and soil conditions for on-site sewage disposal in compliance with Island Health regulations.
- b) **Water Supply:** The parcel is connected to the Beaver Creek Water System. At the time of subdivision, the applicants 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 each of the proposed lots would be from Grandview Road. Proposed Lot A has an existing driveway to the house. Proposed Lot B would be accessed by a 6 m wide panhandle driveway. Proposed Lot C would have a total of 48.9 m frontage onto Grandview Road to the east and would back onto an unbuilt road right-of-way, known as Croteau Road, located to the west.
 - i. **Parcel Frontage Waiver:** A parcel frontage waiver will be required for proposed Lot B at the subdivision stage.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as 'Residential Use' in the Beaver Creek Official Community Plan. A minimum lot size of 0.24 ha for subdivision is supported where lots are connected to a community water system. The objective of the Residential Use designation is to provide a range of housing options within the plan area. The property is impacted by two Development Permit Areas (DPAs): DPA I – Riparian Areas Protection and DPA II – Natural Hazard Areas Protection.

DPA I includes a 15 metre riparian area from any minor watercourse and requires a report from a Qualified Environmental Professional (QEP) detailing recommendations and mitigation plans for any development 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 applicant would 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 currently zoned Rural (A2) District. Rezoning the parcel to a zone with a smaller minimum lot size (0.24 ha) is required to facilitate the proposed 3-lot subdivision.

	Current: A2	Proposed: RA3
Minimum Lot Area (ha)	2.02	0.24
Minimum Lot Width (m)	100	30
Principal & Accessory Front Yard Setback (m)	15.2	12.2
Principal Side Yard Setback (m)	4.6	4.6
Principal Rear Yard Setback (m)	9.1	9.1
Accessory Side Yard Setback (m)	4.6	0.9
Accessory Rear Yard Setback (m)	4.6	0.9
Watercourse Setback (m)	30	30

This proposal does not comply with the ACRD Zoning Bylaw. The property owners have applied to rezone to the RA3 District to facilitate the proposed subdivision.

Comments: Rezoning the subject property is necessary to facilitate the proposed 3-lot subdivision which complies with the Beaver Creek OCP. The applicant has provided a report from a Registered Onsite Wastewater Practitioner (ROWP) certifying the parcel can support on-site sewage disposal to a minimum 0.24 ha density.

With consideration to the ongoing housing needs within the ACRD and compliance with the Beaver Creek OCP, planning staff is supportive of the proposal to create parcels of land for new housing and recommend that the Board proceed with the public notification process.

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

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

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

Site photos



View of site access from Grandview Road



View looking southeast from northwest corner of Lot C



View facing northeast from southwest corner of Lot C near Grandview Road



Looking North along Grandview Road from intersection with Horne Park Dr

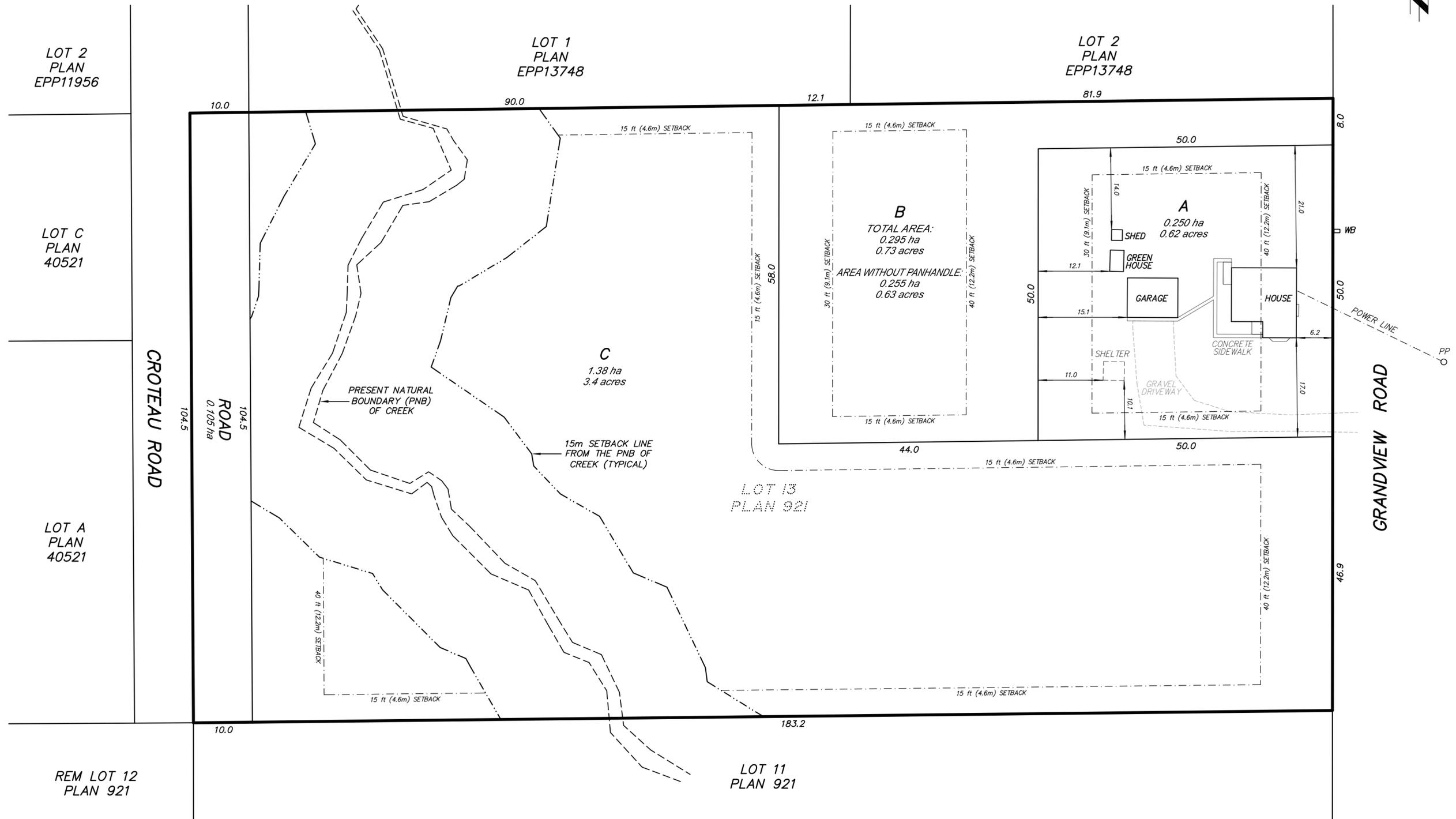
PROPOSED SUBDIVISION PLAN OF LOT 13, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 921.

SCALE 1:500



THE INTENDED PLOT SIZE IS 560mm IN WIDTH AND 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

PARCEL FRONTAGE TABLE			
PARCEL	PERIMETER	FRONTAGE	RATIO
A	200.0m	50.0m	25.0 %
B	304.0m	8.0m	2.6 %
C	576.7m	151.4m	26.3 %



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 MEASUREMENTS AND LTO RECORDS. JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT. PROPOSED PARCEL ZONING: ACREAGE RESIDENTIAL DISTRICT (RA3). PID NO: 008-184-852. THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M76302. CIVIC ADDRESS: 5670 GRANDVIEW ROAD, PORT ALBERNI, BC

ZONING SETBACKS:

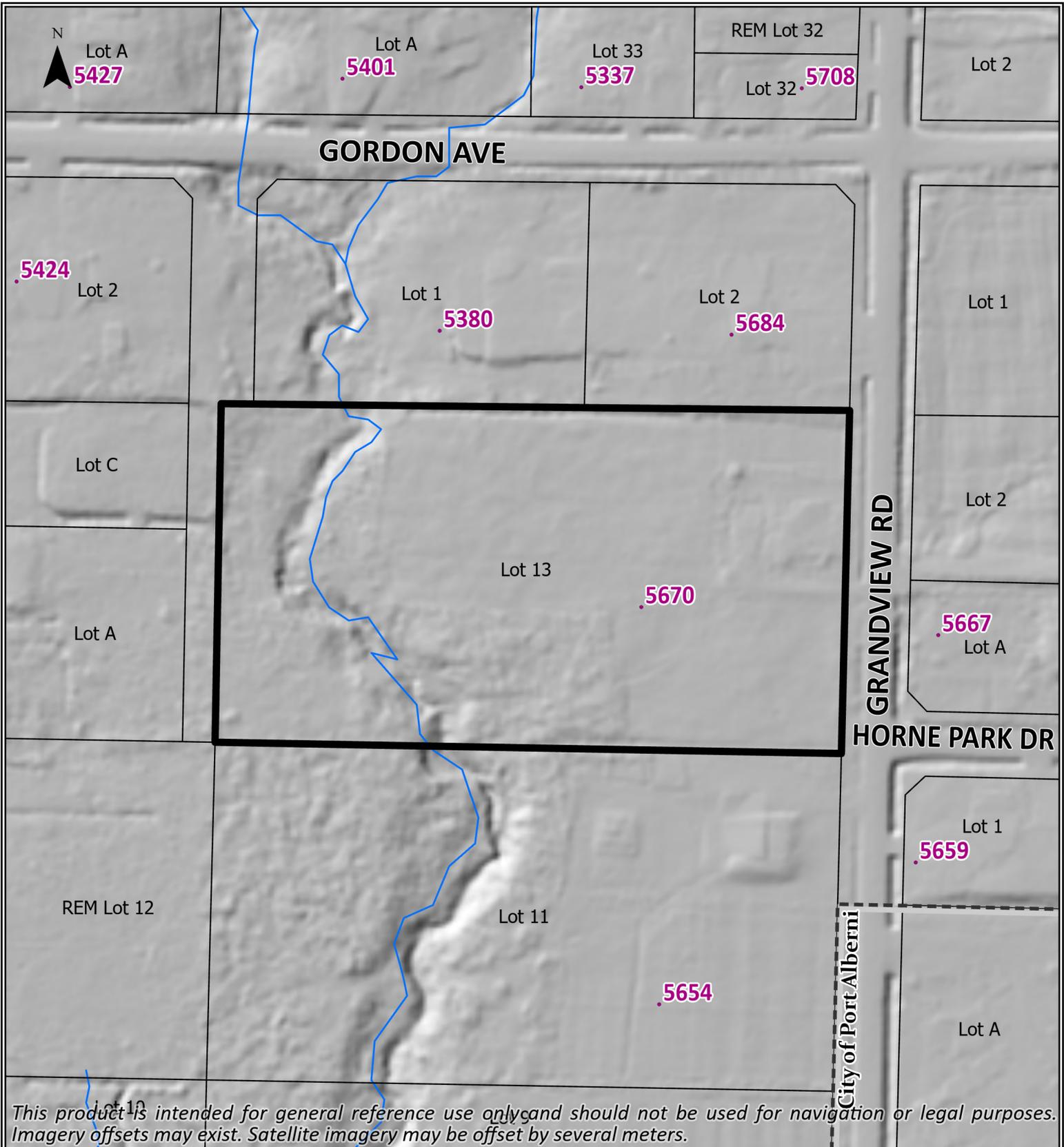
ACREAGE RESIDENTIAL DISTRICT (RA3)
 FRONT YARD: 40.0ft (12.1m)
 REAR YARD: 30.0ft (9.1m)
 SIDE YARD: 15.0ft (4.6m)

LEGEND

DL DENOTES DISTRICT LOT
 REM DENOTES REMAINDER
 ha DENOTES HECTARES
 PP ○ DENOTES POWER POLE
 WB □ DENOTES WATER BOX

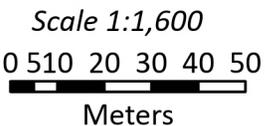
No.	DATE	REVISION
1	2025/07/25	INITIAL PROPOSAL

PRISM
 LAND SURVEYING LTD.
 223 FERN ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 EMAIL: info@prismlandsurveying.ca
 FILE NUMBER: 25-078-S
 DRAWING NUMBER: 25-078 P1.DWG
 DATE: 2025/07/25



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5670 Grandview Rd
 LOT 13, DISTRICT LOT 20, ALBERNI DISTRICT,
 PLAN 921

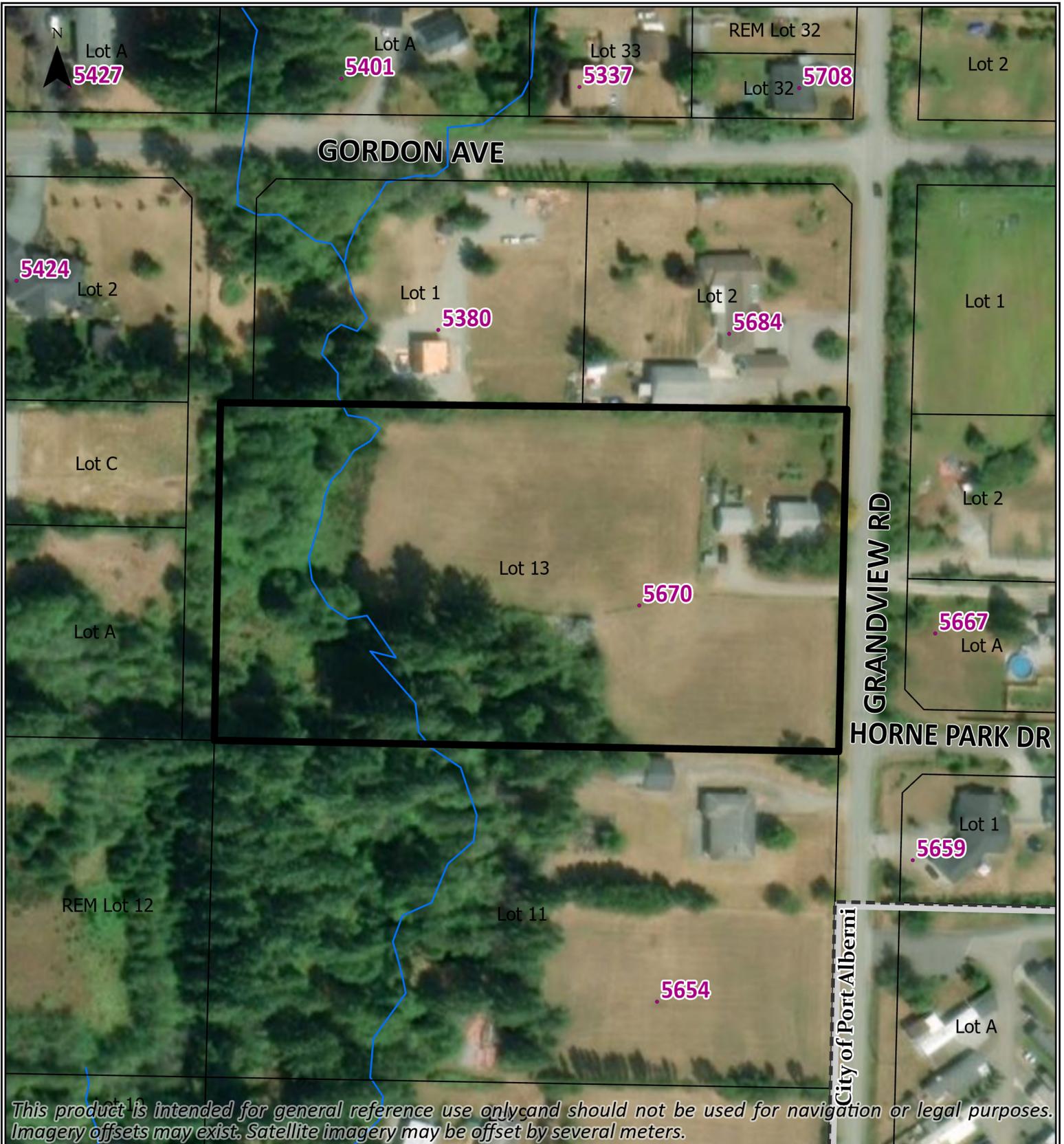


- Subject Property
- AV Stream Atlas
- Jurisdictional Boundary
- Parcels



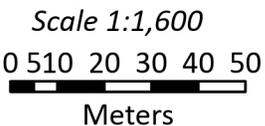
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Prepared 2025-10-15
 Sources: Prov. BC, ParcelMapBC; ACRD



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5670 Grandview Rd
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- Subject Property
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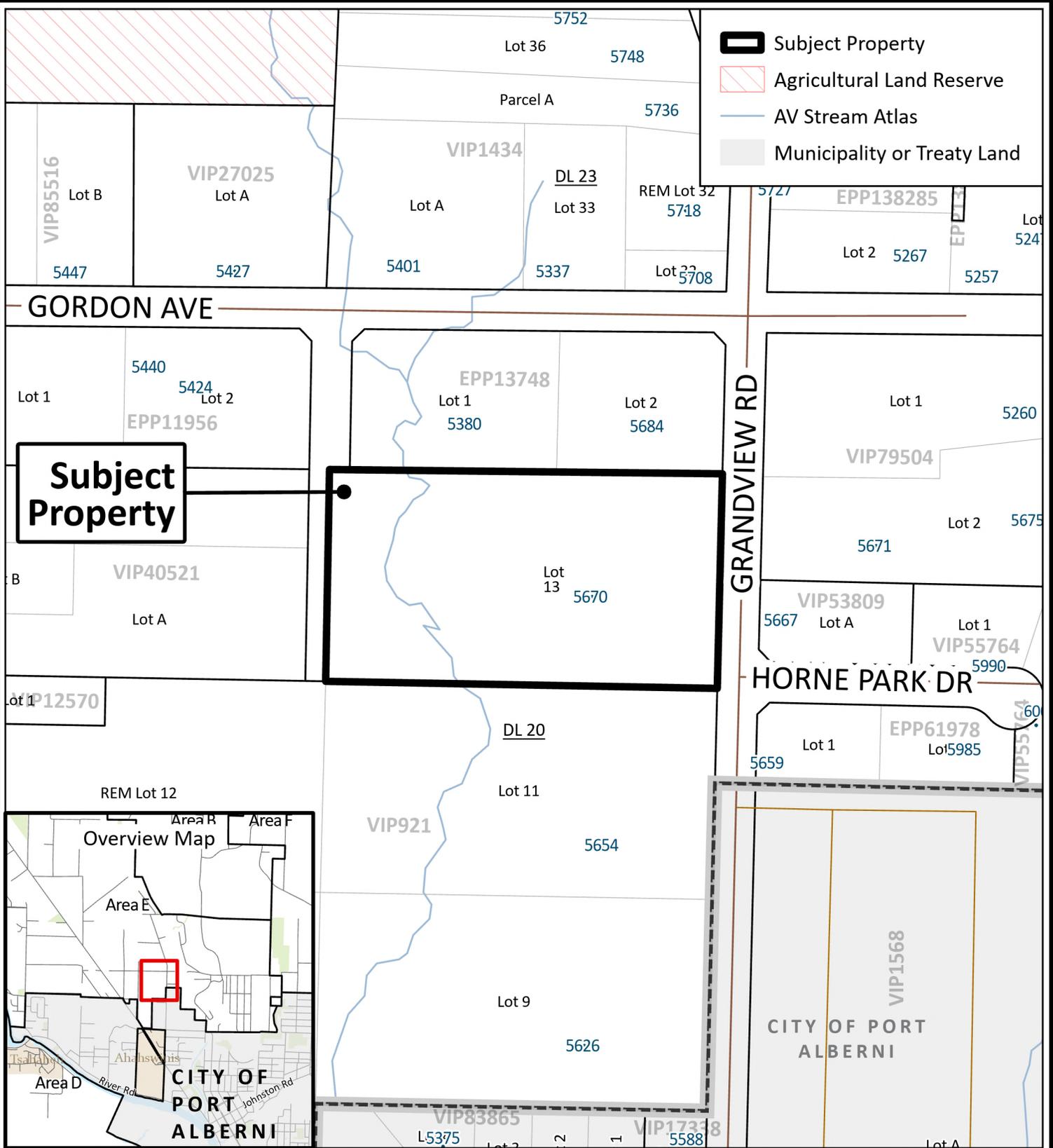


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 REGIONAL DISTRICT**

Prepared 2025-10-15
 Sources: Maxar, Microsoft Prov. BC,
 ParcelMapBC; ACRD

City of Port Alberni

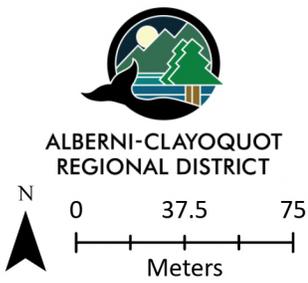
-  Subject Property
-  Agricultural Land Reserve
-  AV Stream Atlas
-  Municipality or Treaty Land



Subject Property

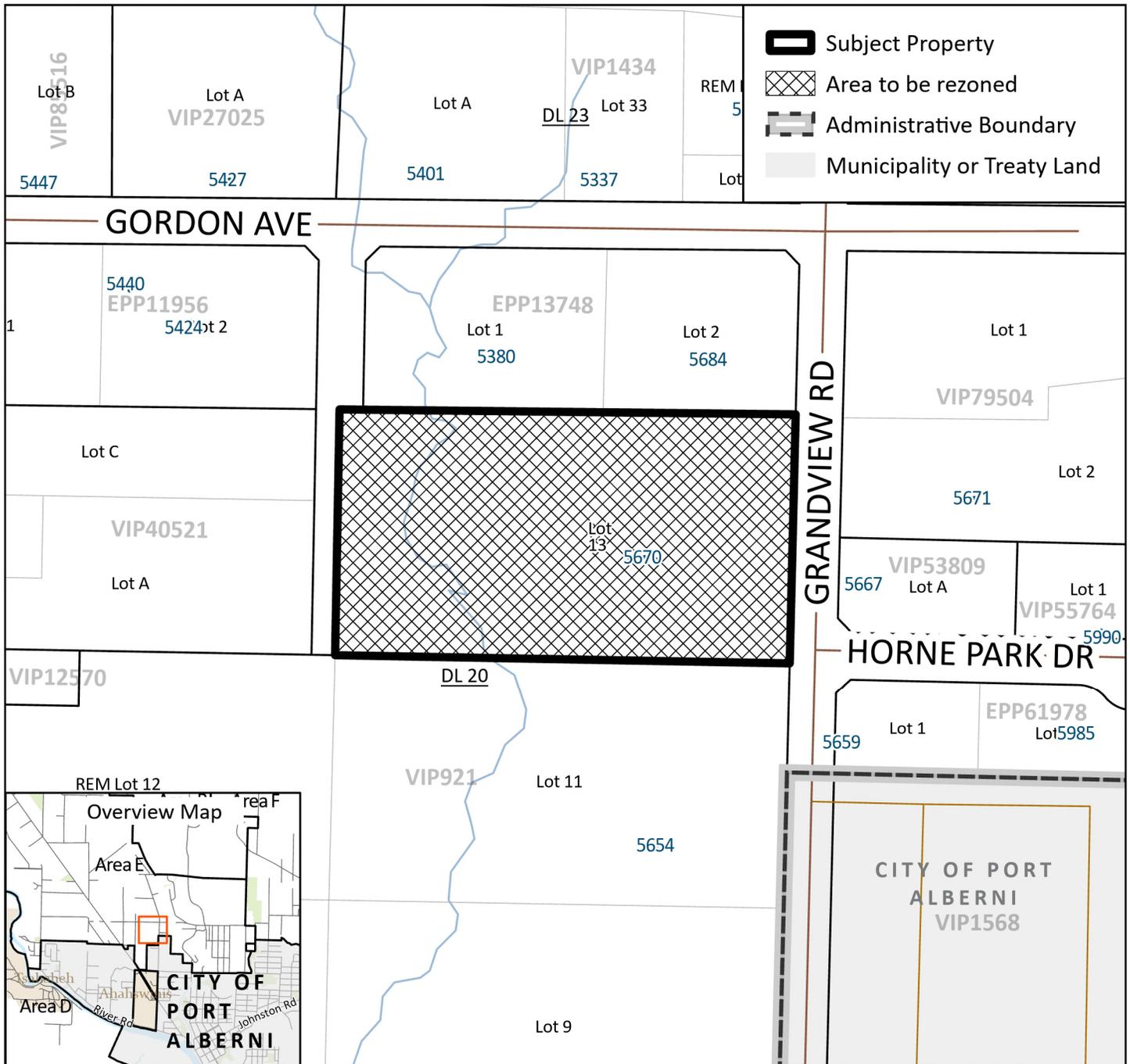


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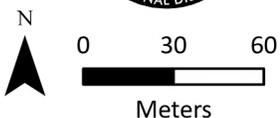
Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1532, 2025



Legal Description: LOT 13, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 921

Address: 5670 Grandview Rd



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