



June 18, 2025

LONG BEACH ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, June 23, 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 application for your review and consideration:

- **DVC25003 – 1186 Third Ave, Salmon Beach (Mallory)**

Your recommendations will be provided to the Board of Directors at the June 25, 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: June 25, 2025

From: Brooke Eschuk, Planner I

File #: PL20250013/DVC25003

Electoral Area: C – Long Beach

Voting Structure: Electoral Area Directors

Subject: Development Variance Permit DVC25003 – 1186 Third Ave, Salmon Beach (Mallory)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider Development Variance Permit DVC25003 subject to neighbouring properties being notified as per Local Government Act s. 499.

Development Variance DVC25003:

- i. Development variance of ACRD Zoning Bylaw, Section 143.3(9)(a)(i), to increase the permitted maximum height of a storage building from 3.66 m (12 ft) to 4.57 m (15 ft).
- ii. Development variance of ACRD Zoning Bylaw, Section 143.3(7)(i), to reduce the required front yard setback in the Salmon Beach (SB) District from 6.1 m (20 ft) to 3 m (10 ft)
- iii. Development variance of ACRD Zoning Bylaw, Section 143.3(7)(ii), to reduce the required side yard setback in the Salmon Beach (SB) District from 3 m (10 ft) to 1.2 m (4 ft) from the south lot line.

Development Proposal: The property owner intends to construct a 160 square foot accessory storage building which will require variances to the front and side yard setbacks. The proposed siting of the accessory building 10 ft from the front lot line and 4 ft from the south side lot line would allow for increased space between the proposed shed and the existing water and sewer holding tanks located on the property. The applicant also proposes to increase the height of the accessory storage building from 12 ft to 15 ft in height.

Advisory Planning Commission Recommendation: The Long Beach Advisory Planning Commission will review the application at their June 23, 2025 meeting and staff will provide a verbal update of the APC recommendations at the June 25, 2025 Board of Directors meeting.

Property Owner(s): JARED MALLORY, LARRY MALLORY

Applicant/Primary Contact: JARED MALLORY

Property Information:

Civic Address:	1186 Third Avenue, Salmon Beach				
Legal Description:	LOT 2, BLOCK 55, SECTION 49, CLAYQUOT DISTRICT, PLAN 510				
PID: 008-362-807	Folio: 770-03220.293	ALR? (Y/N)	N	Lot Size (ha): 0.07	(0.17 ac)
Current Zoning	SB - Salmon Beach District	Proposed Zoning	n/a		
Current OCP	South Long Beach, Salmon Beach Neighbourhood	Proposed OCP	n/a		
Development Permit Area(s)	n/a				

Current Use & Description	The parcel is a vacation / recreational property in the Salmon Beach neighbourhood. The parcel is level and contains a small cabin located in the northeast portion of the 60 ft by 120 ft lot. The proposed accessory storage building would be located in the southwest portion of the property.		
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Surrounding Zoning and Land Use			
North	Salmon Beach	South	Salmon Beach – Vacant
East	Salmon Beach	West	Salmon Beach

North	Salmon Beach	South	Salmon Beach – Vacant
East	Salmon Beach	West	Salmon Beach

Services:

- a) **Sewage Disposal:** The parcel is serviced by an on-site wastewater holding tank and a pump and haul system.
- b) **Water Supply:** On-site water system.
- c) **Fire Protection:** The parcel is not within a fire protection area.
- d) **Access:** Access to the parcel is from Third Avenue.

Planning Policy Discussion:

- a) **Official Community Plan:** The property is designated as Salmon Beach Neighbourhood in the South Long Beach OCP. This area designation is unique to Area 'C'. Salmon Beach is a recreational residential neighbourhood and is seasonal in nature. Lots are typically 60 ft wide by 120 ft deep for a total lot area of 7,200 square feet. There are no development permit areas that impact development on this property.

This proposal complies with the South Long Beach Official Community Plan.

- b) **Zoning:** The parcel is zoned Salmon Beach (SB) District. This District provides for seasonal recreational use with on-site pump and haul sewage disposal services and water tanks provided by the property owners.

	Current: SB	Proposed: SB
Minimum Lot Area	-	-
Minimum Lot Width	-	-
Principal & Accessory Front Yard Setback (m)	6.1	3
Principal Side Yard Setback (m)	3	1.2
Principal Rear Yard Setback (m)	6.1	28
Building Height – Accessory Storage Building (m)	3.66	4.57

The proposal to construct a 160 square foot storage building, as sited, does not comply with the ACRD Zoning Bylaw. Variances are required for the front yard, from 6.1 m (10 ft) to 3 m (10 ft), and for the side yard, from 3 m (10 ft) to 1.2 m (4 ft), to allow for optimal siting of the accessory building. A variance is also required for the increase to the proposed building height from 3.66 m (12 ft) to 4.57 m (15 ft).

Comments:

The parcel is located in the northeast area of the Salmon Beach community. The proposed 160 square foot accessory building would be sited at the southwest corner of the parcel. If the variance is approved, it appears the increased height of the accessory building will not greatly impact the view scape of neighbours.

The applicant is requesting the side and front yard variances to optimize the siting to avoid the on-site septic holding tank and water systems already existing on the property and to allow for easier maintenance of the infrastructure. The

applicant is also requesting the increase to the permitted building height to allow for more functional storage for the family's recreational equipment.

It is recommended that the Board proceed with the neighbour notification process to gather public input on the application prior to making a decision on the variance.

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

Application for variance

Overview

We would like to build an accessory building on our lot at Salmon Beach . We are allowed to construct a building to a maximum of 160 sq ft as allowed by the zoning by-laws. We would like to be able to build the accessory building inside the allowable setbacks as described in the current bylaws. Currently setbacks are 10' from the side and 20' from the front. There is also a height restriction of 12' .

Proposal

We would like to reduce the setbacks to 4' from the side of the property, and 10' from the front . We would also like to increase the height of the building to 15'.

Reasoning

The reason we would like to reduce the setbacks is to give more space between the accessory building and the existing sewer and water holding tanks. It will allow easier access to service the holding tanks , and also more usable space on the property for parking and storage. The reason we would like to increase the height is to allow the accessory building to be fully utilized for storage of recreational equipment that our family uses . Surfboards , paddle boards , fishing equipment, bikes etc will be easier to store with the added headroom.

Thank you for your time and consideration.

Jared Mallory

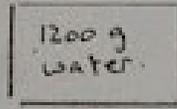
Lot 1 BK 55 Plan 510.

120'



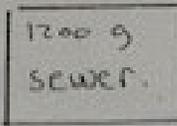
Hydro Meter.

Underground Hydro.



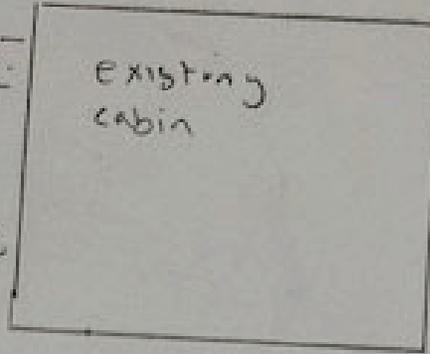
1200 g
water.

Water



1200 g
SEWER.

Sewer



Existing
Cabin

38'

10'

Third Ave.

60'

10'

4'

4'

Proposed
accessory
building

Lot 2.
Block 55
Plan 510
pid. 008-362-807

25'

Lot 3 BK 55. Plan 510.

Lot 19 BK 55 Plan 510.

BC LAND SURVEYOR'S CERTIFICATE OF LOCATION OF LOT 2, BLOCK 55, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510, SHOWING INSULATED CONCRETE FORMS (ICF's) UNDER CONSTRUCTION THEREON.



The intended plot size of this plan is 280mm in width by 216mm in height (11"x8.5") when plotted at a scale of 1:250
 Elevations shown are in metres and based on an assumed height system.

Dimensions shown are in metres and derived from plan 510

Jurisdiction: Alberni Clayoquot Regional District
 Address: 1186 3rd Ave, Salmon Beach

This subject property may be affected by the following changes on title: ED73217, EX89483, FB361230

Certified Correct According to Land Title & Survey Authority Records and Field Surveys. Unregistered interests have not been included or considered.

Oceanside Geomatics Land Surveying Ltd and Mark Flinta, BCLS, 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.

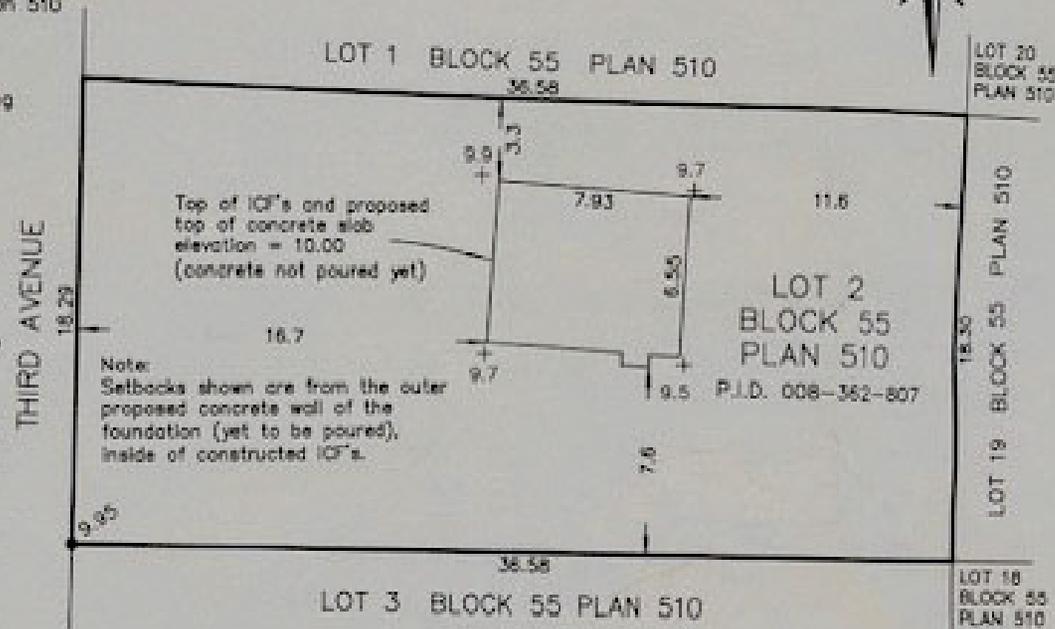
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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This plan was prepared for building permit purposes and is for the exclusive use of our client.

LEGEND

- Denotes Iron Post and elevation (top of post)
- + Denotes spot elevation original grades



Proposed Cabin height

Based on design plans dated: June 2, 2021 with amended height design April 26, 2022

Top of slab elevation = 10.00

Design height from top of slab to highest ridge = 5.14

Elevation of highest ridge = 15.14

SB Zoning Heights

Average grade = 9.70
 (derived from outer four corners)

Height allowed by bylaw 15 (18') = 5.49

Maximum elevation allowed by bylaw 15 = 15.19

This survey was completed on April 22, 2022

This plan has been prepared in accordance with the BCLS Professional Reference Manual and is certified correct on this 28th day of April, 2022.

Digitally signed by Mark

Flinta 8ZWW1U

Date: 2022.04.26

09:38:09 -07'00'

This document is not valid unless originally signed.

Oceanside Geomatics Land Surveying Ltd. ©
 886 Dickinson Way
 Parksville, BC
 V9P 1Z7
 250-616-2760
 File: 22-02581.C3
 Client: Malloy Contracting



Block C

UNNAMED LANE

THIRD AVE

Lot 20

.1190

Lot 1

Lot 20

.1189

Lot 19

.1186

Lot 2

Lot 19

.1185

Lot 18

.1182

Lot 3

Lot 18

.1181

Lot G

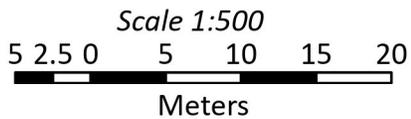
.1176

Lot C

.1177

Lot 17

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-  Subject Property
-  Jurisdictional Boundary
-  Parcels



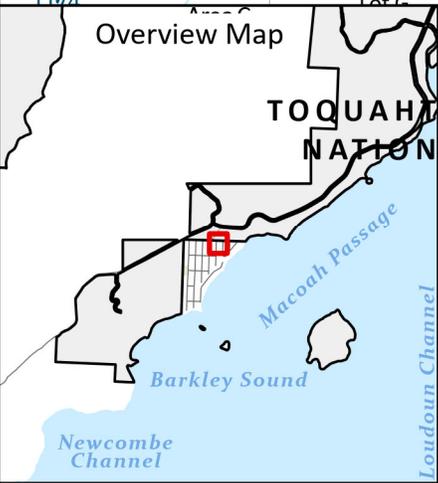
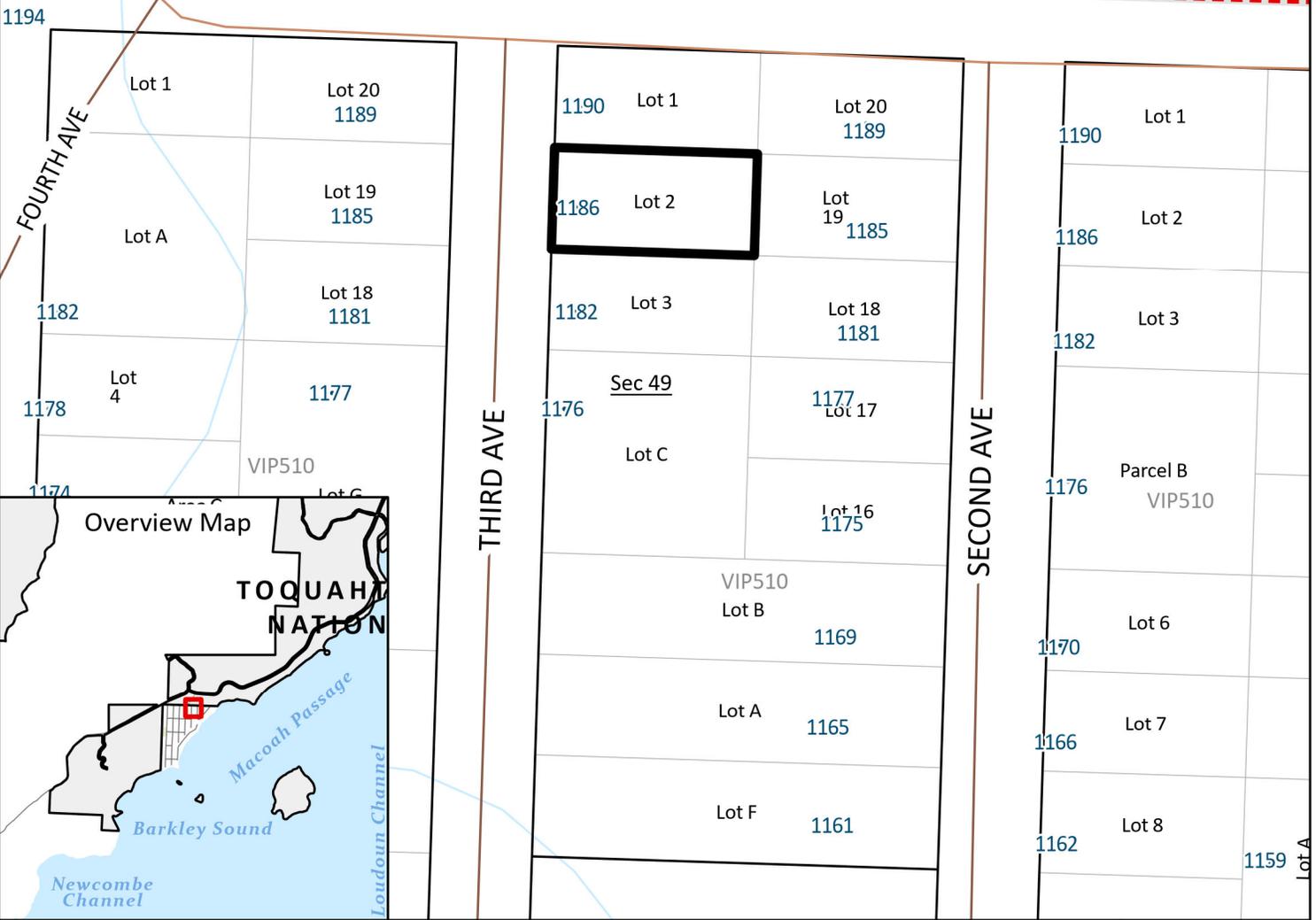
**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Prepared 2025-06-18
Sources: © OpenStreetMap (and contributors, CC-BY-SA, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni

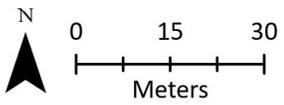
 Subject Property
 Municipality or Treaty Land

DL 2223 EPC880
**TOQUAHT
 NATION**

BARKLEY RD



ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT



 Civic Address: 1186 Third Ave
 Legal Description: LOT 2, BLOCK 55, SECTION 49. CLAYOQUOT
 DISTRICT, PLAN 510