



NOTICE OF DEVELOPMENT VARIANCE PERMIT

The Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Development Variance Permit at their next meeting.

MEETING DETAILS

When: Wednesday, August 28, 2024 at 1:30 pm

Where: Electronic or in-person attendance at the Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC

WHAT'S THIS ABOUT?

File #: DVD24005

Property Owner/Applicant: Don Saywell Developments Ltd.

The subject property is located at 10411 Marina Vista Drive and is legally described as STRATA LOT 3 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

The property owners have applied for a development variance permit to reduce the front yard setback from 7.62 m (25 ft) to 4.57 m (15 ft) to facilitate the construction of an attached second-storey deck including projections.

HOW CAN I LEARN MORE?

All related information, including background documents and report, is available at the ACRD office and on the ACRD website at <https://www.acrd.bc.ca/events/28-8-2024/>.

Planning staff can answer questions in person, through email, or by phone during regular office

hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD office, or electronically on our website at <https://www.acrd.bc.ca/events/28-8-2024/>.

PROVIDE INPUT!

Providing an opportunity for public input is a top priority for the ACRD. Written correspondence can be submitted by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to planning@acrd.bc.ca

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on Tuesday, August 27, 2024**

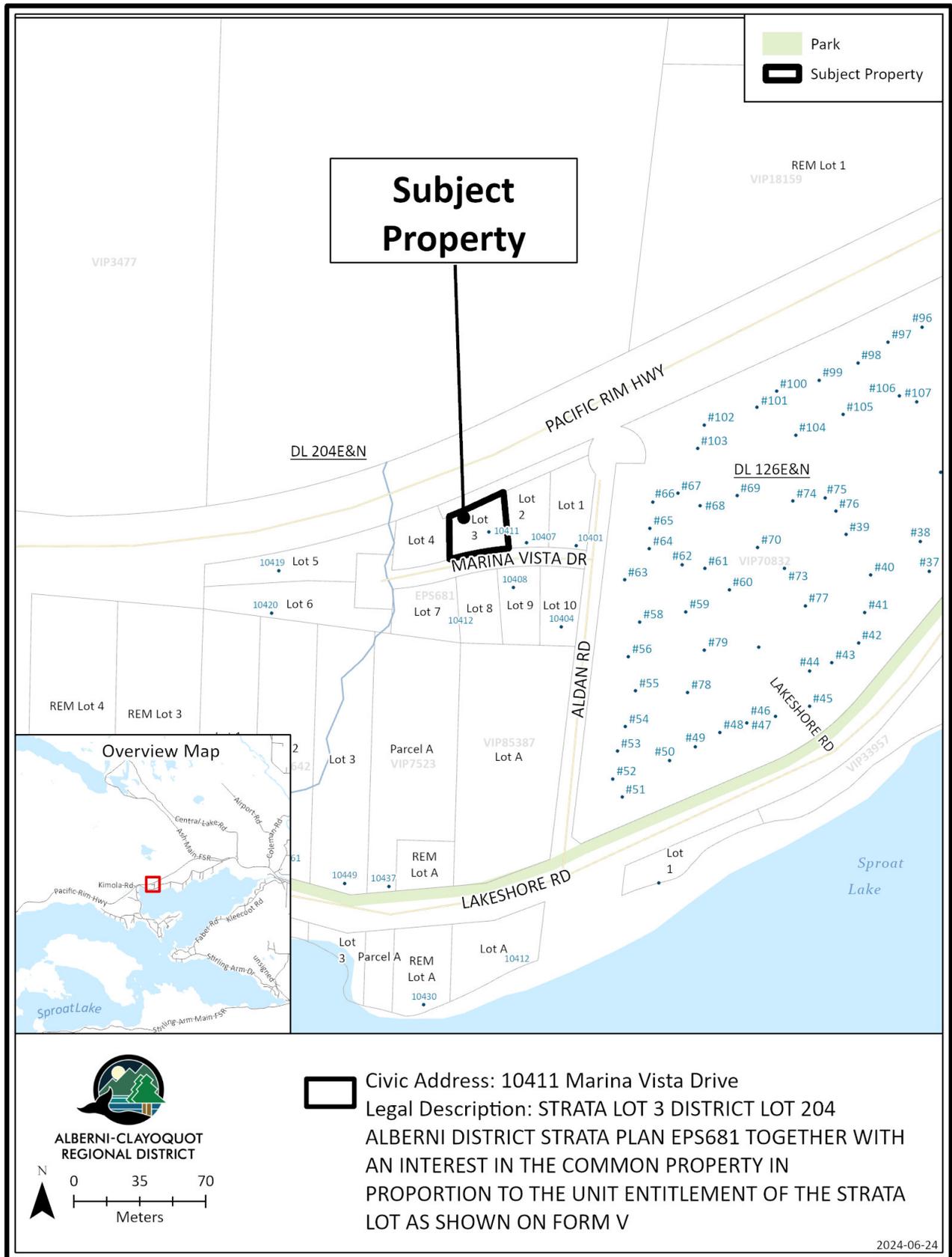
Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, August 22, 2024**. For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

Alberni-Clayoquot Regional District
Planning Department
3008 Fifth Ave, Port Alberni, BC V9Y 2E3
Phone: 250-720-2700
Email: planning@acrd.bc.ca

SUBJECT PROPERTY MAP



 Civic Address: 10411 Marina Vista Drive
 Legal Description: STRATA LOT 3 DISTRICT LOT 204
 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH
 AN INTEREST IN THE COMMON PROPERTY IN
 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
 LOT AS SHOWN ON FORM V

2024-06-24



To: ACRD Board of Directors

Meeting Date: July 24, 2024

From: Brooke Eschuk, Planner I

File #: PL20240036 / DVD24005

Application Type: Development Variance Permit

Voting Structure: Electoral Area Directors

Electoral Area: "D" Sproat Lake

Subject: Development Variance DVD24005 – 10411 Marina Vista Drive (Don Saywell Developments Ltd.)

Recommendation:

THAT the Board of Directors consider issuing Development Variance Permit DVD24005, subject to neighbouring properties being notified as per Local Government Act s. 499.

Development Variance DVD24005:

- i. Development variance of the ACRD Zoning Bylaw, Schedule No. II Bulk and Site Regulations to reduce the front yard setback in the Single Family Residential (R1) District from 7.62 m (25 ft) to 4.57 m (15 ft) for an attached deck including projections.

Development Proposal: The applicants propose to construct a single family dwelling with a two-car garage below. The proposed dwelling includes an attached deck that extends 3.05 m (10 ft) into the required front yard building setback.

Advisory Planning Commission (APC) Recommendation: The Sproat Lake APC reviewed this application at their July 15, 2024 meeting and the members present at the meeting passed a recommendation to support the variance application.

Property Owner/Applicant: Don Saywell Developments Ltd.

Property Information:

Civic Address	10411 Marina Vista Drive						
Legal Description	STRATA LOT 3 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V						
PID	028-853-512	Folio	01666.053	ALR? (Y/N)	N	Lot Size (ha)	0.08 (0.195 ac)
Current Zoning	Single Family Residential (R1) District	Proposed Zoning	n/a				
Current OCP	Residential Use	Proposed OCP	n/a				
Development Permit Area(s)	n/a						
Current Use & Description	The parcel is currently vacant and is situated between Marina Vista Drive and Pacific Rim Highway. The property is located within a 10-lot bare land strata development.						

PL20240036 / DVD24005

Surrounding Zoning and Land Use			
North	Pacific Rim Highway	South	Single Family Residential (R1) District
East	Single Family Residential (R1) District	West	Single Family Residential (R1) District

Services:

- a) **Sewage Disposal:** The parcel is connected to a communal strata sewage disposal system.
- b) **Water Supply:** The parcel is connected to a communal strata water system.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- d) **Access:** Marina Vista Drive.

Planning Policy Discussion:

- a) **Official Community Plan (OCP):** The property is designated as Residential Use in the Sproat Lake OCP. The Sproat Lake area contains many residential uses and lot sizes. This diversity provides for a mix of housing options. The proposed development is not affected by a development permit area.

This proposal complies with the objectives and policies of the Sproat Lake OCP. A development permit is not required.

- b) **Zoning:** The parcel is zoned Single Family Residential (R1) District.

	Current: R1	Proposed:
Minimum Lot Area (ha)	0.06	-
Minimum Lot Width (m)	18.2	-
Principal & Accessory Front Yard Setback (m)	7.62	4.57
Principal Side Yard Setback (m)	1.5	-
Principal Rear Yard Setback (m)	9.1	-
Accessory Side Yard Setback (m)	0.9	-
Accessory Rear Yard Setback (m)	0.9	-

The ACRD Zoning Bylaw requires a 7.62 m (25 ft) front yard setback for single family dwellings in the R1 District.

This proposal is not in compliance with the ACRD Zoning Bylaw. A development variance permit is required to reduce the front yard setback from 7.62 m (25 ft) to 4.57 m (15 ft) to facilitate the construction of an attached second-storey deck including projections.

Comments:

The proposed front yard setback reduction to 4.57 m (15 ft) would not be out of character with the newly constructed single family dwellings on Marina Vista Drive and would not appear to impact neighbouring views. The shape of the parcel is the shallowest of those within the development. The proposed building must be sited closer to the front yard setback to account for the width in the rear yard that is tapered and limited to accommodate the adjacent communal wastewater disposal system on the north side. Staff recommend that the Board consider issuing the development variance permit following neighbourhood notification.

Submitted by: Michael Irg
Mike Irg, MCIP, RPP, General Manager of Planning and Development

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

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

Site Photos
May 10, 2024



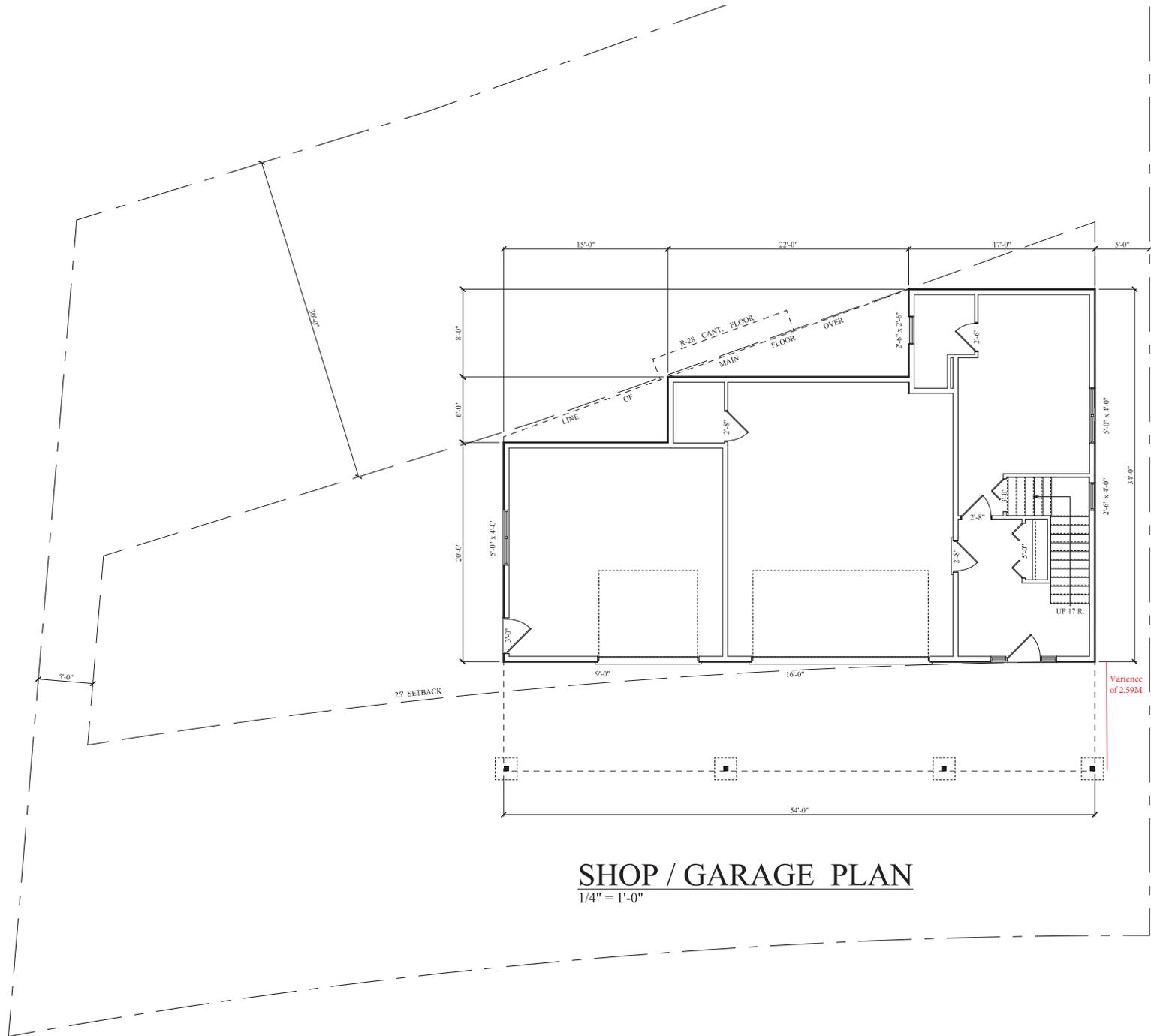
Looking Northwest from Marina Vista drive.



Looking West from Marina Vista drive along the front property line.



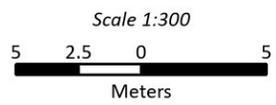
Looking East from Marina Vista drive along the front property line.



SHOP / GARAGE PLAN
 1/4" = 1'-0"



10411 Marina Vista Drive
STRATA LOT 3 DISTRICT LOT 204 ALBERNI
DISTRICT STRATA PLAN



- Subject Property
- Parcels

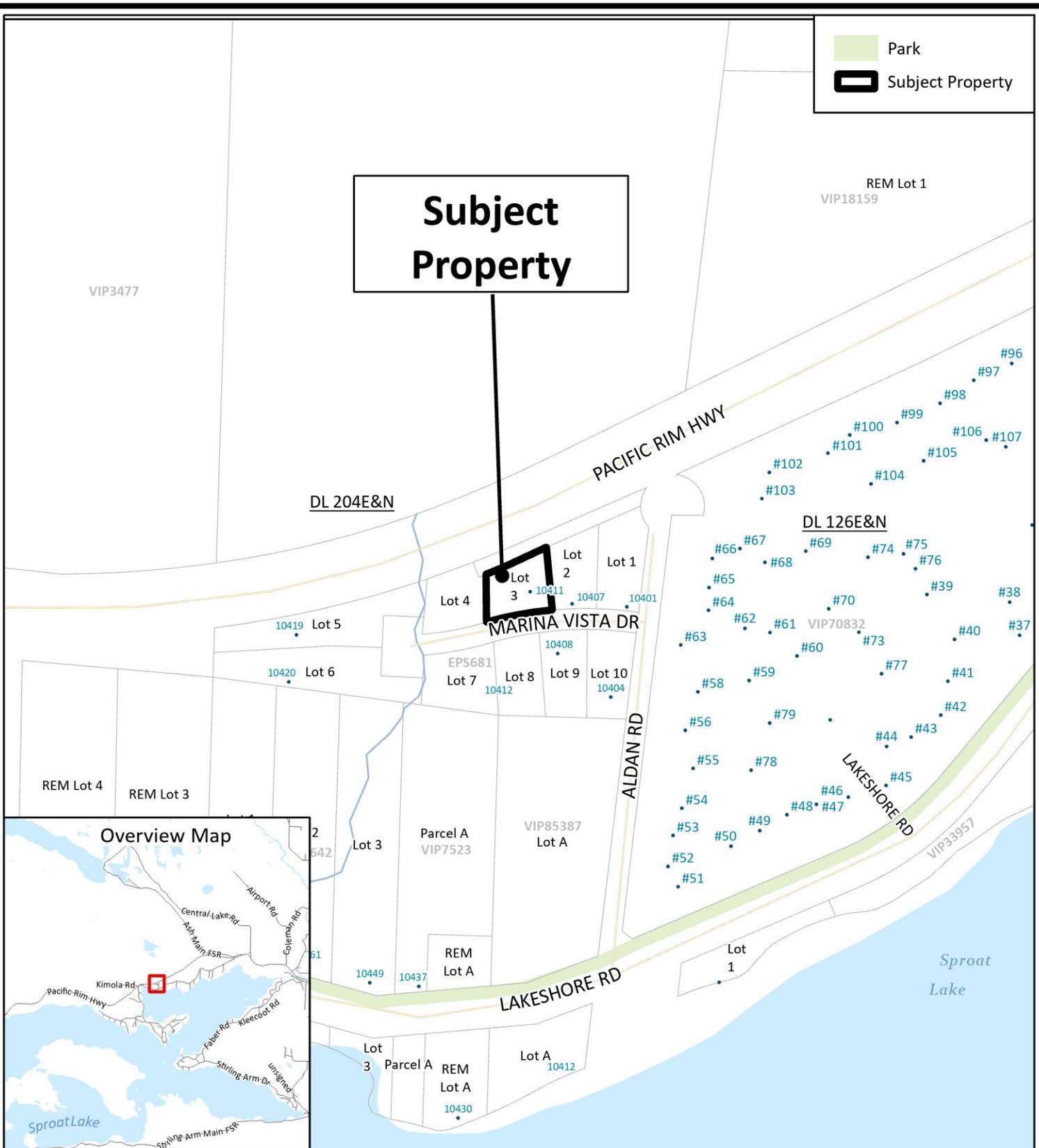


Prepared 2024-06-24
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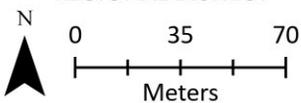
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 Park
 Subject Property

Subject Property



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



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