



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 #: DVE24006

Property Owners/Applicants: Tammy & David Elliott

The subject property is located at 5424 Gordon Avenue and is legally described as LOT 2 DISTRICT LOT 20 ALBERNI DISTRICT PLAN EPP11956

The property owners have applied for a development variance permit to increase the accessory dwelling unit height from 3.7 m (12 ft) to 5.7 m (19 ft) to match the height and roof design of the primary dwelling.

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**

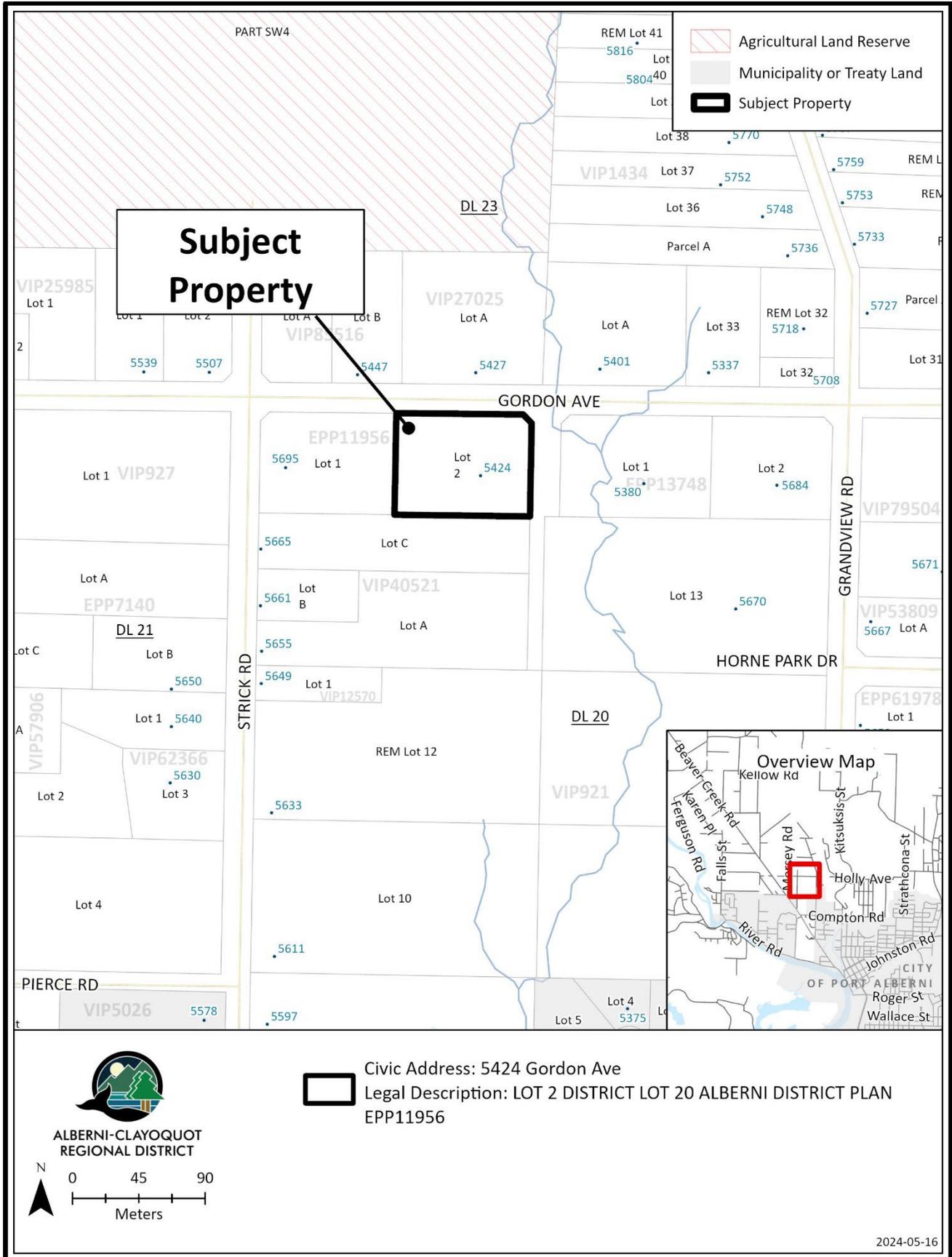
Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, August 22, 2024**. For further information or assistance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





To: ACRD Board of Directors

Meeting Date: July 24, 2024

From: Brooke Eschuk, Planner I

File #: PL20240049 / DVE24006

Application Type: Development Variance Permit

Voting Structure: Electoral Area Directors

Electoral Area: 'E' Beaver Creek

Subject: Development Variance DVE24006 – 5424 Gordon Avenue (Elliott)

Recommendation:

THAT the Board of Directors consider issuing Development Variance Permit DVE24006 subject to neighbouring properties being notified as per Local Government Act s. 499.

Development Variance DVE24006:

- i. Development variance of the ACRD Zoning Bylaw, Section 6.5(4)(h), to increase the maximum height of an Accessory Dwelling Unit from 3.7 m (12 ft) to 5.7 m (19 ft) on the subject property.

Development Proposal: The applicants intend to construct an Accessory Dwelling Unit (ADU) on the parcel adjacent to the existing single family dwelling. The ADU would be located on the west side of the parcel approximately 4.5 m (15 ft) from the side lot line. In order to match the height and roof design of the existing home, the property owners have applied to increase the permitted height for an ADU from 3.7 m to 5.7 m.

Advisory Planning Commission Recommendation: The Beaver Creek Advisory Planning Commission (APC) considered this application at their July 16, 2024 meeting and the APC passed a motion to support the application as presented.

Property Owner(s)/Applicant(s): Tammy and David Elliott

Property Information:

Civic Address	5424 Gordon Avenue						
Legal Description	LOT 2 DISTRICT LOT 20 ALBERNI DISTRICT PLAN EPP11956						
PID	028-605-918	Folio	00539.020	ALR? (Y/N)	N	Lot Size (ha)	0.6 (1.4 ac)
Current Zoning	Acreage Residential (RA3) District			Proposed Zoning	n/a		
Current OCP	Residential Use			Proposed OCP	n/a		
Development Permit Area(s)	n/a						
Current Use & Description	Located in Beaver Creek, the parcel is developed with a single family dwelling on a mostly level plot. The parcel is open with tree cover at the rear property line.						

PL20240049 / DVE24006

Surrounding Zoning and Land Use			
North	Acreage Residential (RA3) District	South	Acreage Residential (RA1) District
East	Acreage Residential (RA2) District	West	Acreage Residential (RA3) 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:** Gordon Avenue.

Planning Policy Discussion:

- a) **Official Community Plan:** The Beaver Creek Official Community Plan (OCP) designates this property as 'Residential Use'. The objective of this designation is to allow a range of housing options within the Plan area. The property is not impacted by any development permit areas.

This proposal complies with the Beaver Creek OCP.

- b) **Zoning:** The parcel is zoned Acreage Residential (RA3) District. The zoning allows for the development of lands at a relatively high density while encouraging the retention of rural qualities. The subject property is larger than the minimum lot size at 0.6 ha and has a rural character.

	Current:	Proposed:
Minimum Lot Area (ha)	0.24	-
Minimum Lot Width (m)	29.9	-
Principal & Accessory Front Yard Setback (m)	14.9	-
Principal Side Yard Setback (m)	4.9	-
Principal Rear Yard Setback (m)	9.9	-
Accessory Side Yard Setback (m)	3	-
Accessory Rear Yard Setback (m)	3	-
Watercourse Setback (m)	30	-
ADU Height (m)	3.7	5.7

This proposal is not in compliance with the ACRD Zoning Bylaw. A development variance permit to increase the ADU height from 3.7 m (12 ft) to 5.7 m (19 ft) is required.

Comments: The applicants are preparing a building permit application and wish to receive a variance for building height prior to submitting the application. The current maximum building height requirements are somewhat restrictive for modern building design and would cause the roof line of the new ADU to appear different from the existing home. The applicants intend to construct the ADU to match the aesthetics of the primary dwelling.

The ADU would be located to the west of the existing home approximately 15 feet from the west side lot line. The detached ADU with a 5.7 m (19 ft) height would be comparable to the building height already permitted for an accessory building (shop, garage, etc.) at a 15-foot side yard setback. The height variance would be minimal when compared with a permitted accessory building and 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



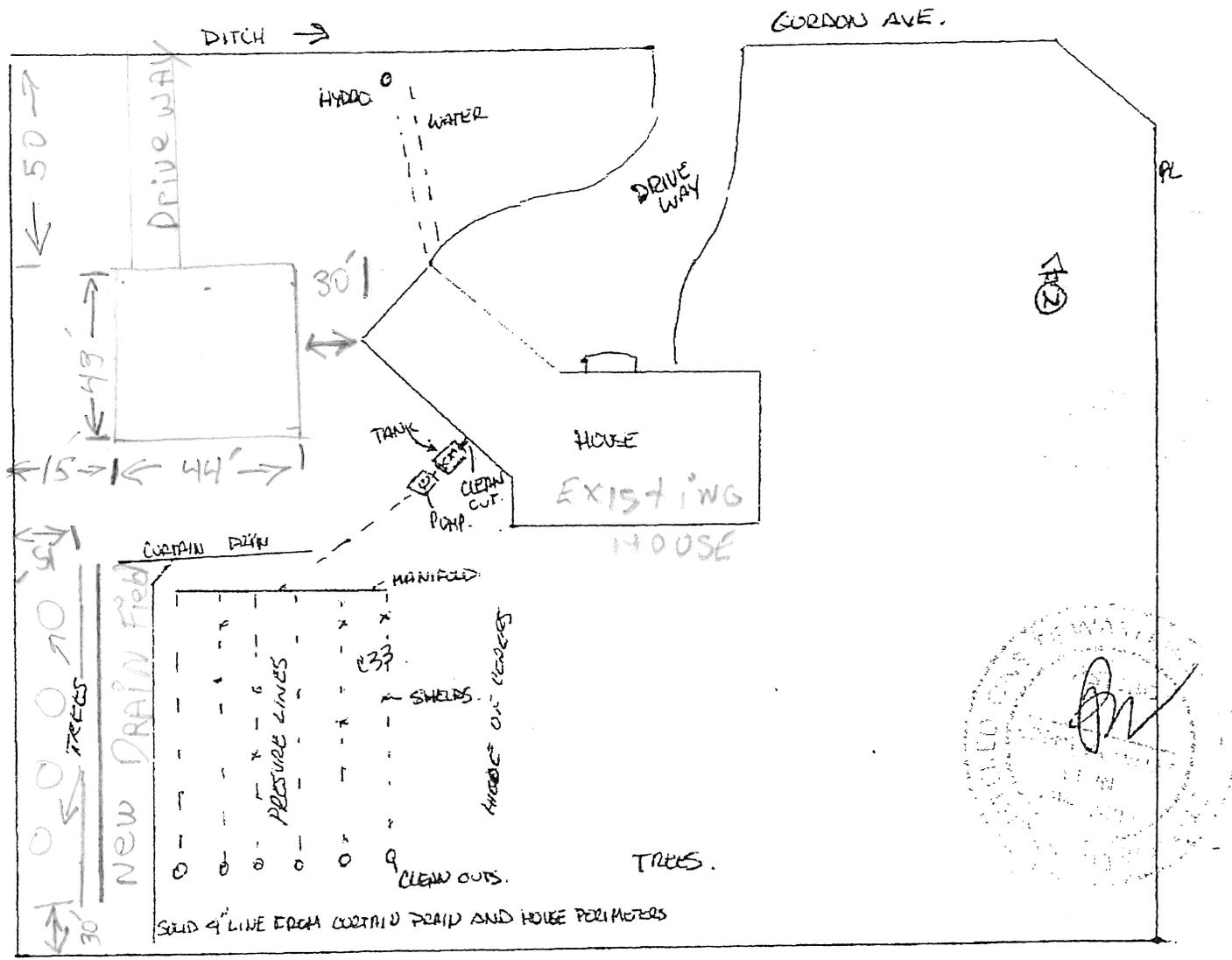
Looking South from Gordon Road.
Siting of the proposed ADU is directly
behind garden.



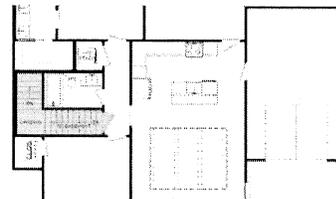
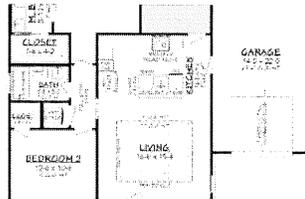
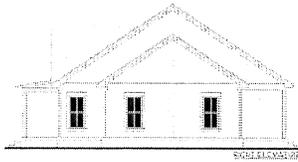
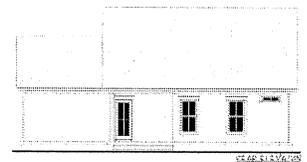
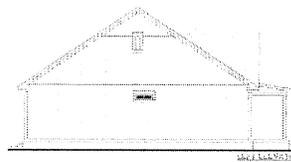
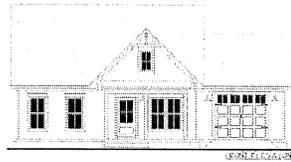
Looking Southeast. Stakes indicate proposed location of ADU.



Looking North from rear of property. Stakes indicate proposed location of ADU.



Dave & Tammy Elliott



2-Bed Country Craftsman Cottage House Plan Under 1000 Sq Ft

996
Heated S.F.

2
Beds

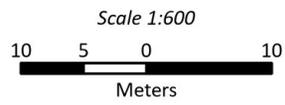
2
Baths

1
Floors

1
Car Garage



5424 Gordon Ave
 LOT 2 DISTRICT LOT 20 ALBERNI DISTRICT PLAN
 EPP11956

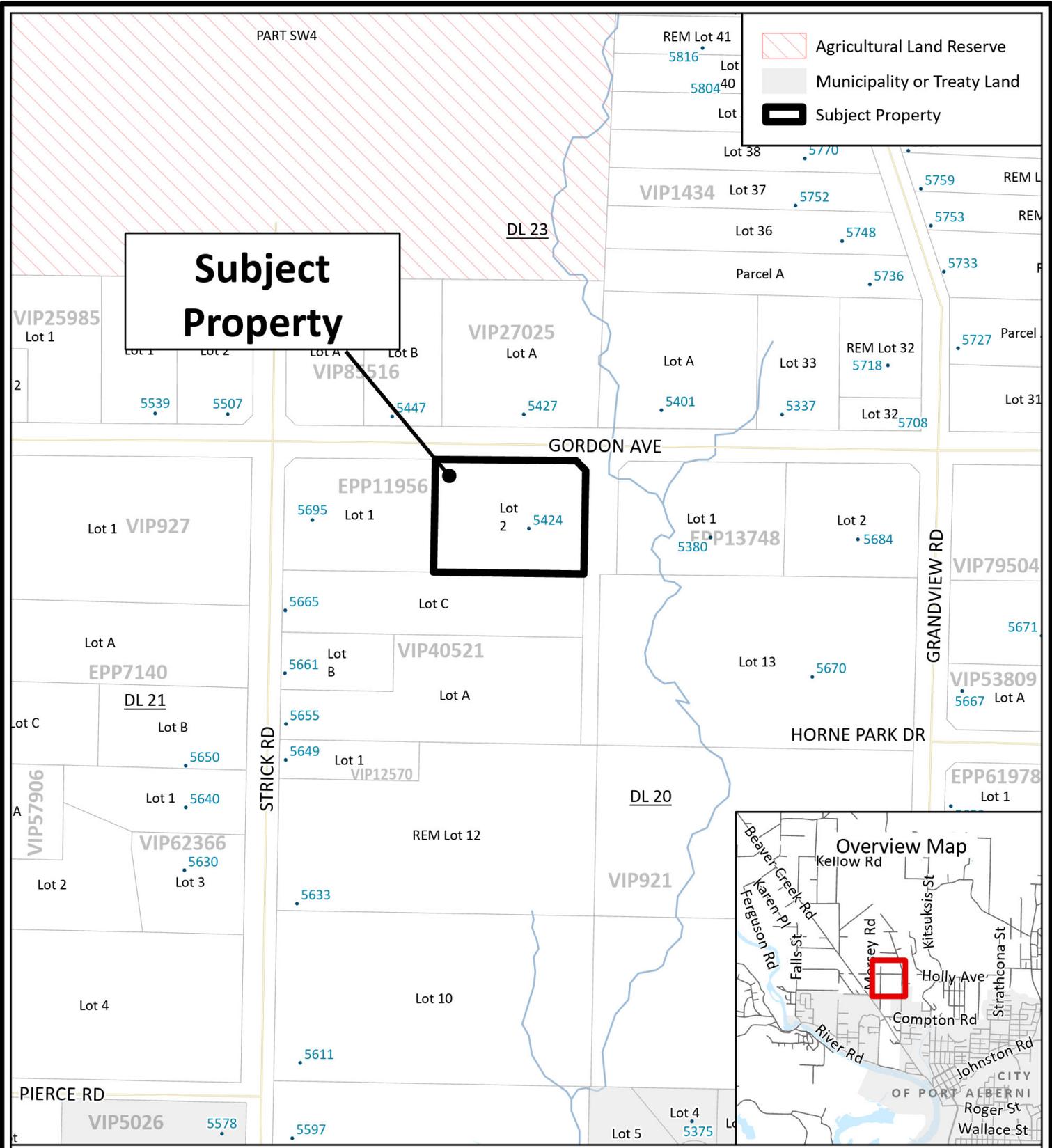


-  Subject Property
-  AV Stream Atlas
-  Parcels



Prepared 2024-05-16
 Sources: © OpenStreetMap (and) contributors, CC-BY-SA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, ParcelMapBC; GeoBC; ACRD

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Subject Property



Civic Address: 5424 Gordon Ave
 Legal Description: LOT 2 DISTRICT LOT 20 ALBERNI DISTRICT PLAN EPP11956



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

