



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, November 12, 2025 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 #: DVE25010

Property Owner/Applicant: Jadon Van Vliet, Leo Van Vliet, and Brenda Barr

The subject property is located at 5663 Mersey Road and is legally described as LOT A DISTRICT LOT 21 ALBERNI DISTRICT PLAN EPP7140.

The property owners have applied for a development variance permit to reduce the required rear yard setback on proposed Lot 1 from 9.1 m (30 ft) to 4.4 m (14.4 ft) to allow the siting of the existing dwelling, to reduce the required lot width of proposed Lot 2 from 30 m (98.4 ft) to 25.2 m (82.6 ft), and to reduce the required lot width of proposed Lot 3 from 30 m (98.4 ft) to 25.1 m (82.3 ft).

HOW CAN I LEARN MORE?

All related information, including background documents and report, is available at the ACRD office and available as supplementary information on the ACRD website at www.acrd.bc.ca/events/12-11-2025/.

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 www.acrd.bc.ca/events/12-11-2025/.

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, November 11, 2025.**

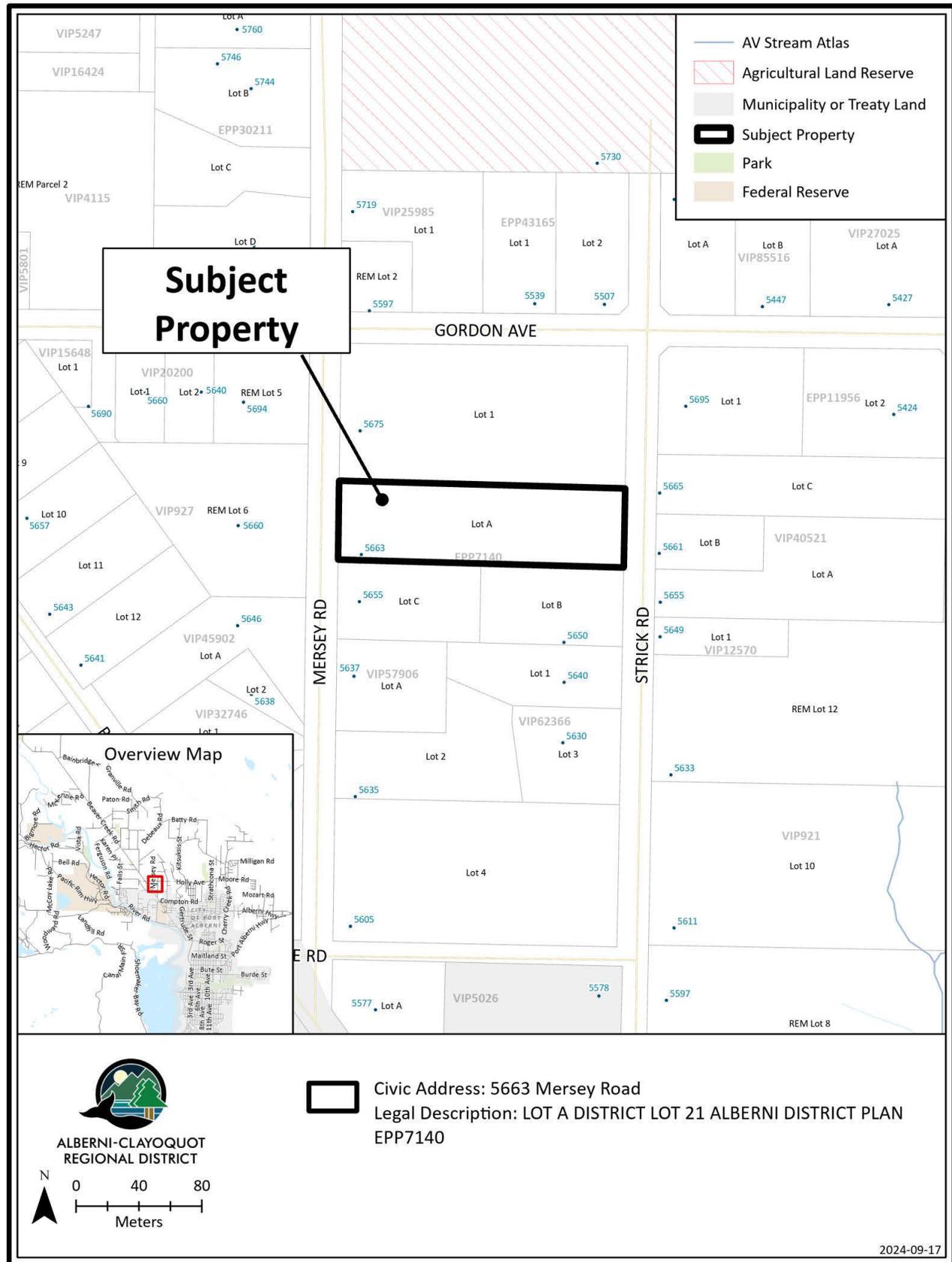
Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, November 6, 2025.** For further information or assistance 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: 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) reviewed this application at their meeting on September 29, 2025. The APC members present passed a recommendation to support the variance application as presented.

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, PLAN EPP7140, DISTRICT LOT 21, ALBERNI LAND DISTRICT | | | | | | |
| PID: | 028-439-937 | Folio: | 770-00587.010 | ALR? (Y/N) | N | Lot Size (ha): | 0.92 (2.26 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: 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 (OCP) 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.

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

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

Approved by: *Daniel Sailland*
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.

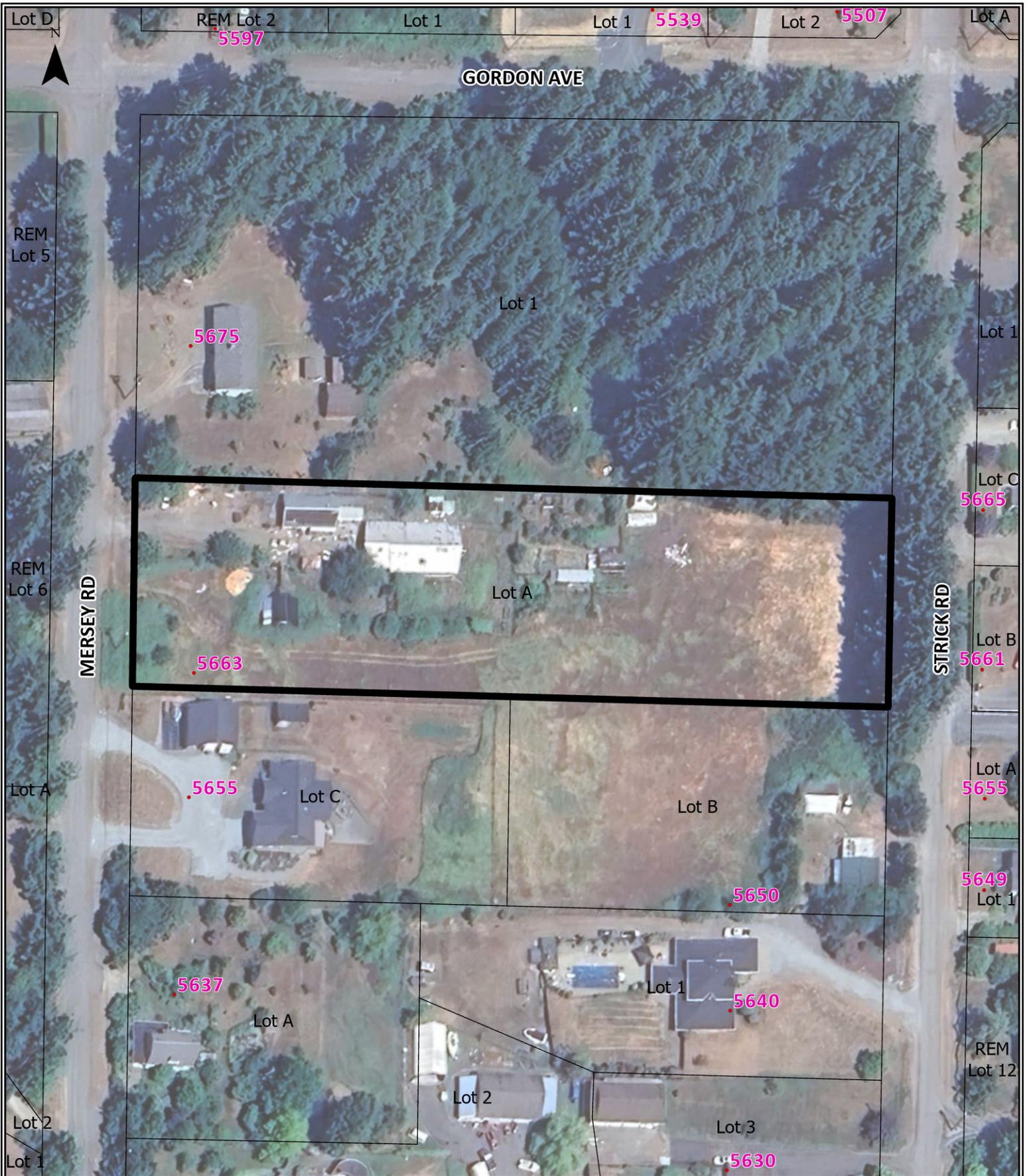
[Application fees will be paid directly to ACRD upon notification.](#)

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,

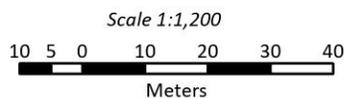


Rachel Hamling
RH/ttj
Enclosures



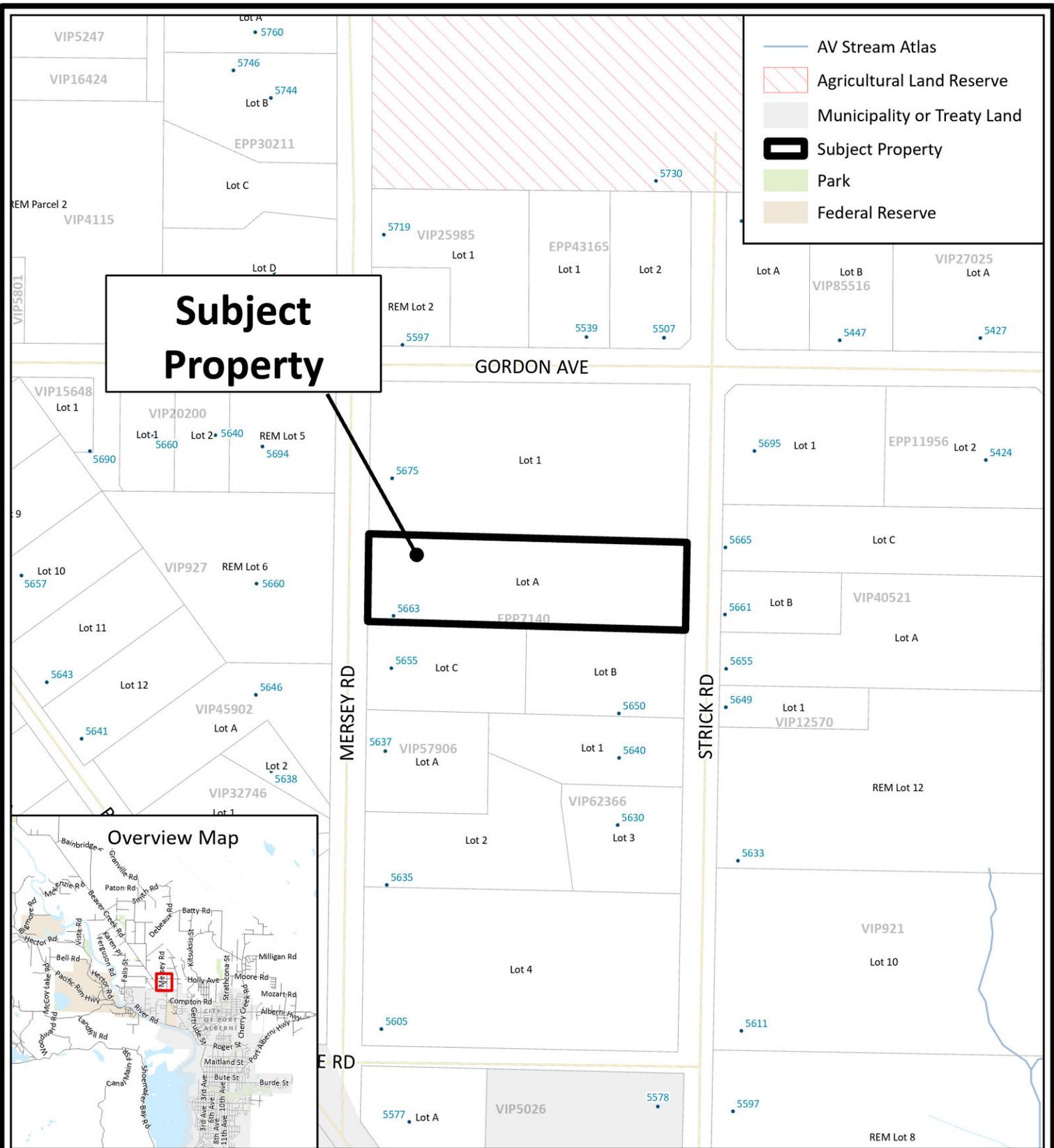
5663 Mersey Road
 LOT A DISTRICT LOT 21 ALBERNI DISTRICT PLAN EPP7140

-  Subject Property
-  Parcels

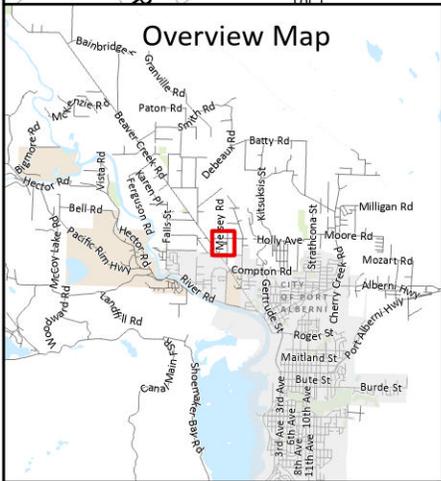
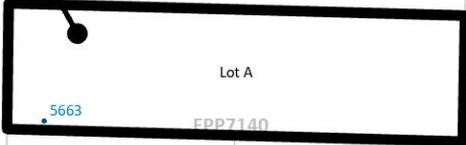


Prepared 2024-09-17
 Sources: © OpenStreetMap (and contributors, CC-BY-SA, Airbus DC 2023, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; GeoBC; ACRD

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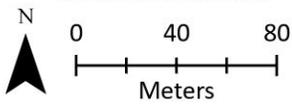
Subject Property



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

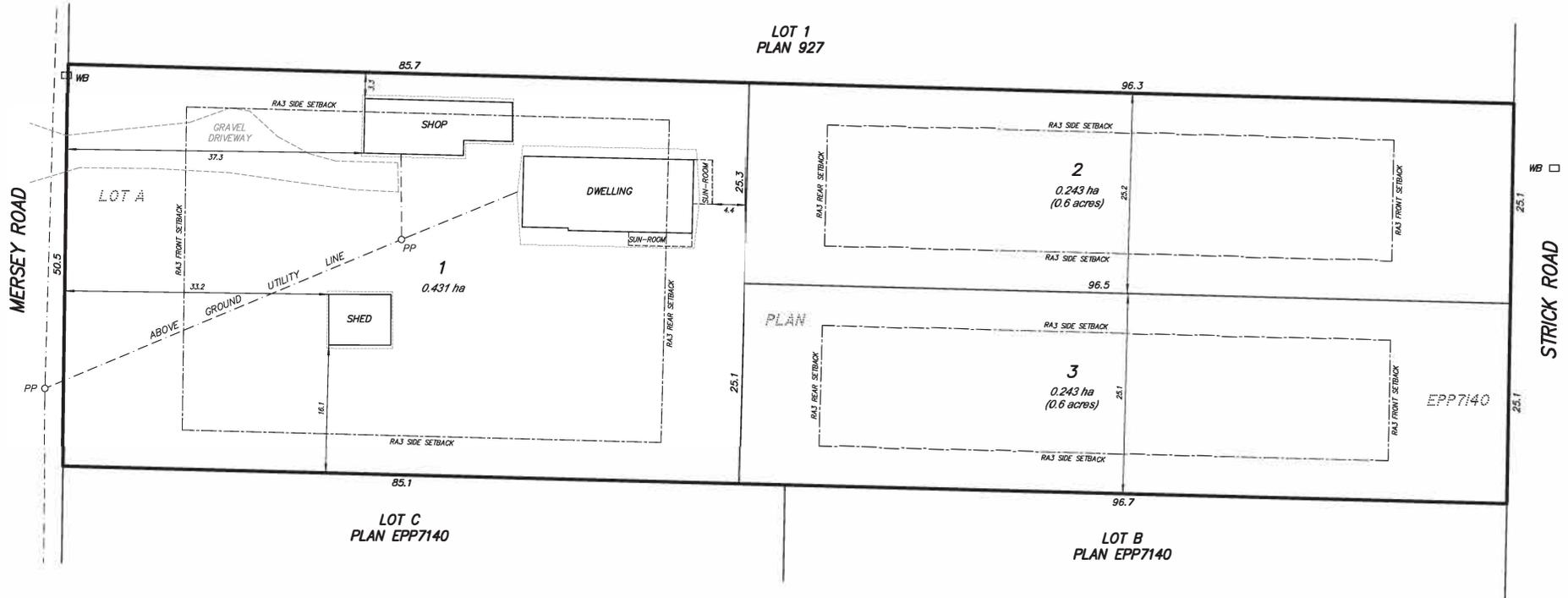
PROPOSED SUBDIVISION PLAN OF LOT A, DISTRICT LOT 21, ALBERNI DISTRICT, PLAN EPP7140.

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.

Appendix 'A'



SETBACKS:

ACREAGE RESIDENTIAL DISTRICT (RA 3)

- FRONT YARD: 49.21ft (15.0m)
- REAR YARD: 32.80ft (10.0m)
- SIDE YARD: 16.40ft (5.0m)

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
 CURRENT PARCEL ZONING: ACREAGE RESIDENTIAL DISTRICT (RA 2)
 PROPOSED PARCEL ZONING: ACREAGE RESIDENTIAL DISTRICT (RA 3)
 PID NO: 028-439-937
 THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M76300
 CIVIC ADDRESS: 5663 MERSEY ROAD, PORT ALBERNI, BC

LEGEND

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

| No. | DATE | REVISION |
|-----|------------|--|
| 1 | 2024/08/12 | INITIAL 3 LOT SUBDIVISION PROPOSAL |
| 2 | 2025/06/18 | ADD ZONING SETBACK LINES AND LOT WIDTHS FOR LOTS 2 & 3 |
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PRISM
 LAND SURVEYING LTD.
 223 FERN ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 EMAIL: info@prismlandsurveying.co
 FILE NUMBER: 24-137-5
 DRAWING NUMBER: 24-137 P2.DWG
 DATE: 2025/06/18