



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, May 13, 2026, 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 #: DVE25013

Property Owner/Applicant: Nathan Collins & Alana Chalmers

The subject property is located at Lot 2, Willow Road and is legally described as LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029.

The property owner has applied for a development variance permit to reduce the:

- **front yard setback in the A2 District from 15.2 m to 10.4 m;**
- **the side yard setback in the A2 District from 4.6 m to 2.5 m along the north lot line; and**
- **the watercourse setback from 30.5 m to 17.8 m;**

in order to allow for the proposed siting of a single family dwelling.

HOW CAN I LEARN MORE?

All related information, including background documents, report and permit, is available at the ACRD office and available as supplementary information on the ACRD website at www.acrd.bc.ca/events/13-5-2026/. 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/13-5-2026

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, May 12, 2026.**

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, May 7, 2026.** 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



To: ACRD Board of Directors

Meeting Date: April 22, 2026

From: Alex Dyer, GM of Planning & Development

Voting Structure: Electoral Area Directors

Electoral Area: E - Beaver Creek

Subject: Development Variance Permit DVE25013 - (COLLINS/CHALMERS)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVE25013 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVE25013 to allow for the siting of a single family dwelling:

- i. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required front yard setback in the Rural (A2) District from 15.2 m (50 ft) to 10.4 m (34.1 ft).
- ii. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback along the north lot line in the Rural (A2) District from 4.6 m (15 ft) to 2.5 m (8.2 ft)
- iii. Development variance of Section 6.2(4)(a) of the ACRD Zoning Bylaw to reduce the required watercourse setback from 30.5 m (100 ft) to 17.8 m (58.4 ft).

Development Proposal: The applicants intend to construct a single-storey single family dwelling with a 900 ft² footprint and a 360 ft² patio on the vacant property. They have applied for a reduction to the front and side yard setbacks in the A2 District zoning, and a reduction to the watercourse setback, to allow for the proposed siting within the most suitable area to develop on the 0.65 ha sloping property that is bisected by Kitsuksis Creek.

Advisory Planning Commission Recommendation: The Beaver Creek Advisory Planning Commission (APC) considered the application at their April 15, 2026 meeting and the APC passed a motion to support the application as presented.

Property Owner(s): NATHAN D COLLINS, ALANA H CHALMERS, DAVID G COLLINS, NANCY E COLLINS

Applicant/Primary Contact: NATHAN D COLLINS

Property Information:

Civic Address: Lot 2, Willow Road				
Legal Description: LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029				
PID: 005-487-552	Folio: 770-01315.000	ALR? (Y/N)	N	Lot Size (ha): 0.65 (1.6 ac)
Current Zoning: A2 - Rural District	Proposed Zoning:		n/a	
Current OCP: Beaver Creek, Residential Use	Proposed OCP:		n/a	
Development Permit Area(s): DPA I – Riparian Areas Protection				

Current Use & Description: The 0.65 ha vacant linear property has approximately 130 metres of frontage on Kitsuksis Creek to the east. The property slopes away from the road down to the creek with steeper slopes located in the south half of the property and along the creek. There is a relatively level bench of land in the north west portion of the property where the proposed house would be located. The property is accessed by an existing driveway on the north lot line and the neighbouring property owner has granted an easement to secure access to the shared driveway. The property is mostly treed with the building site recently cleared to allow for development.

Surrounding Zoning and Land Use

North	Rural property zoned A2	South	Rural property zoned A2
East	Kitsuksis Creek	West	Willow Road and rural properties zoned A2

Services:

- a) **Sewage Disposal:** On-site sewage disposal. A new septic system would be installed to service the proposed house.
- b) **Water Supply:** Beaver Creek Water System.
- c) **Fire Protection:** Beaver Creek Fire Department
- d) **Access:** The property is accessed from Willow Road. The primary access is from an existing driveway located on the north end of the property that is accessed via easement over a portion of the neighbouring property to the north.

Planning Policy Discussion:

- a) **Official Community Plan:** The property is designated as Residential Use in the Beaver Creek Official Community Plan (OCP). The Residential land use designation supports a range of residential housing options.

The property is impacted by Development Permit Area (DPA) I – Riparian Areas Protection which includes all lands within 15 metres of a minor stream, which includes Kitsuksis Creek. The DPA I guidelines include measures that intend to protect, enhance, and restore the ecological integrity of sensitive riparian areas where development is proposed. The proposed house location is sited outside of the 15 metre riparian area; it would be sited approximately 17.8 metres from the natural boundary of Kitsuksis Creek.

The Beaver Creek OCP includes guidelines within DPA II – Natural Hazard Areas Protection that intend to protect development from steep slopes with an incline of 30 percent or more. The proposed house site would be located 6.6 metres from the top of a 101 percent slope and although no development permit will be required as the development is not located on the steep slope area, the Building Inspector may require a Geotechnical Engineering assessment to ensure that the siting and bearing soils for the house are safe for the intended use.

This proposal complies with the policies and objectives of the Beaver Creek OCP and a development permit is not required to allow for the proposed siting of the house.

- b) **Zoning:** The property is zoned Rural (A2) District.

	Current: A2	Proposed:
Minimum Lot Area (ha)	2	-

Minimum Lot Width (m)	100.6	-
Principal & Accessory Front Yard Setback (m)	15.2	10.4
Principal Side Yard Setback (m)	4.6	2.5
Principal Rear Yard Setback (m)	9.1	-
Accessory Side Yard Setback (m)	4.6	-
Accessory Rear Yard Setback (m)	4.6	-
Watercourse Setback (m)	30	17.8

The applicants intend to construct a 900 square foot single-storey dwelling on the north side of the property. Given the topography of the property, the most suitable building envelope is found in the north west corner of the property. The proposed siting of the house would require three variances:

- i. A reduction in the watercourse setback from Kitsuksis Creek from 30 m to 17.8 m.
- ii. A reduction in the side yard setback from the north lot line from 4.6 m to 2.5 m.
- iii. A reduction in the front yard setback from Willow Road from 15.2 m to 10.4 m.

The variances would allow for the opportunity to construct the dwelling on the vacant property. The applicants intend to construct the house to comply with the Accessory Dwelling Unit (ADU) provisions in the Zoning Bylaw which would allow for the flexibility to construct an additional single family dwelling. The minimum side yard setback for an ADU is 3 metres (10 feet) and the variance would account for the siting of the dwelling if it is considered as an ADU in the future.

This proposal does not comply with the building setbacks in the A2 District. The variance application would facilitate the proposed siting of the dwelling.

Comments: The property owners intend to construct a single-storey dwelling with a 900 ft² footprint and an attached 360 ft² patio on the vacant 0.65 ha (1.6 ac) property. The property is bordered by Kitsuksis Creek to the east and there are significant topography variations throughout the property. The most suitable area to construct the proposed house is found in the north west corner of the property and the variances would facilitate the proposed siting.

The proposed house site is located 6.6 metres from the top of a slope that drops 12 metres down to the creek at a 101% slope. The location of the house site in the vicinity of the top of the ravine may require assessment by a Geotechnical Engineer at the building permit stage to ensure that the site is safe for the intended use. The applicants have engaged a Geotech as part of the building design.

There is no development or land alteration planned within the 15 metre riparian area from the creek or within the steep slopes adjacent to the creek. Any development within these areas would require a development permit and an assessment from a Qualified Professional to satisfy the Development Permit Area guidelines in the Beaver Creek OCP.

It is the opinion of Planning staff that the variance request is reasonable given the topography challenges on the property and the suitability of the proposed building envelope in the north west portion of the property. Planning staff recommend that the Board proceed with the neighbour notification process prior to making a final decision on the variance.

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

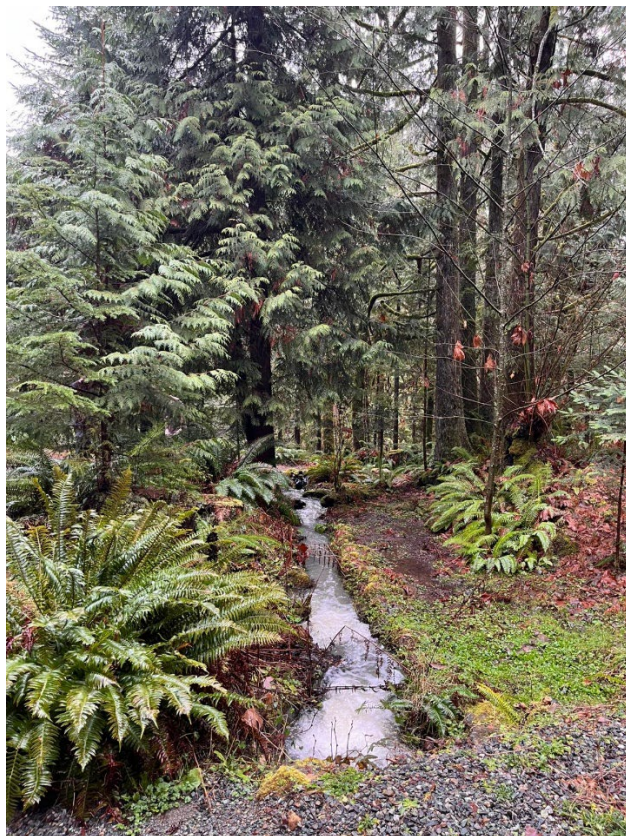
Site Photos – January 2026



Access driveway from Willow Road



Proposed house site



Drainage course at the centre of the property



Existing topography in the building site area



Existing rock retaining wall near the building site area

SITE PLAN OF LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029.
SHOWING SURVEY DETAIL AND PROPOSED DWELLING LOCATION THEREON.

SCALE 1:400



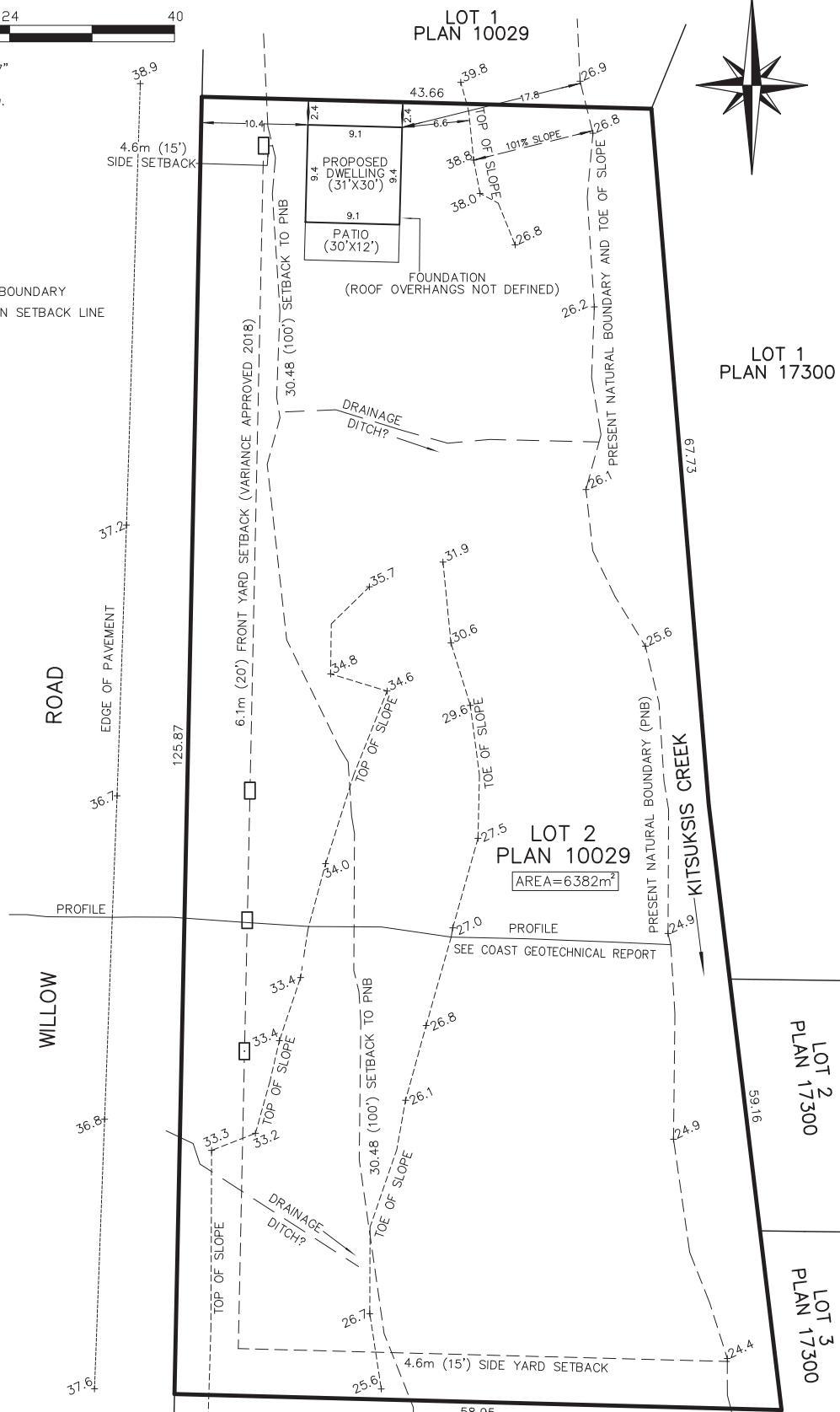
Metric
THE INTENDED PLOT SIZE IS 11" X 17"
DIMENSIONS ARE SHOWN IN METRES
AND ARE DERIVED FROM PLAN 10029.

CIVIC ADDRESS:

LOT 2 WILLOW ROAD
PORT ALBERNI, BC
PID: 005-487-552

LEGEND

- +0.0 DENOTES SPOT ELEVATION
- PNB DENOTES PRESENT NATURAL BOUNDARY
- DENOTES WOOD STAKE SET ON SETBACK LINE







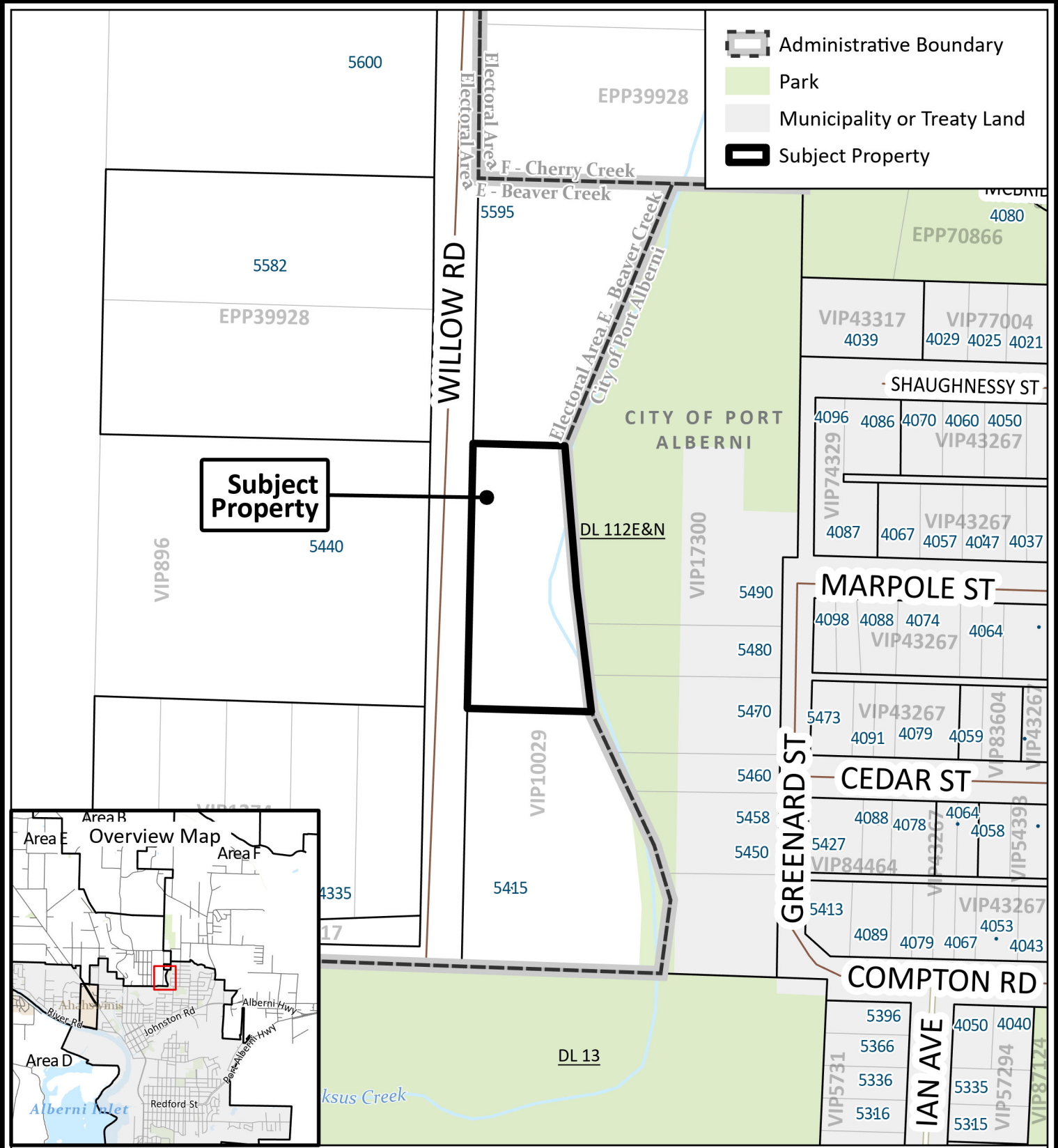
NOTES

- ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS
DATUM: CGVD2013
- JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT
ZONING (2026): BYLAW 1971, A2
- LOT 2 IS SUBJECT TO THE FOLLOWING NON FINANCIAL
CHARGES AND INTERESTS;
M76300.
- NO FORMAL BUILDING PLANS PROVIDED
BUILDING DIMENSIONS PROVIDED BY NATHAN COLLINS
- OFFSET DIMENSIONS ARE TO EXTERIOR OF
MAIN FOUNDATION WALL AND ARE
PERPENDICULAR TO PROPERTY LINES.

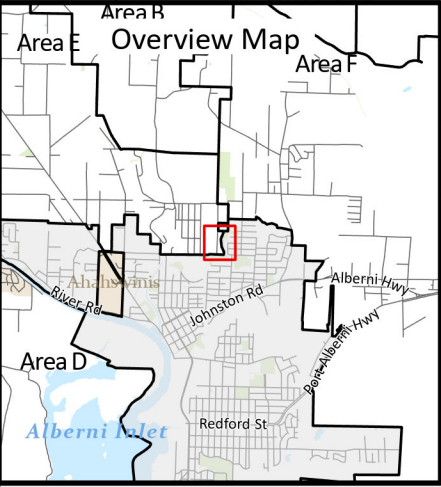
PACIFIC RIM LAND SURVEYING LTD. AND JAMES BRUCE
ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM
ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES
INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT,
SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING
OUT OF OR IN CONNECTION WITH ANY DIRECT OR
INDIRECT USE OR RELIANCE UPON THE PLAN
BEYOND ITS INTENDED USE.

PACIFIC RIM
LAND SURVEYING LTD.
PHONE: 250-248-7268
EMAIL: JAMES@PACIFICRIMSURVEYING.COM
FILE: 1464 SP8.DWG
DATE: 2026-01-13

-  Administrative Boundary
-  Park
-  Municipality or Treaty Land
-  Subject Property



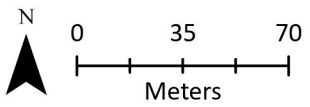
Subject Property



 Legal Description: LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





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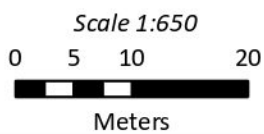
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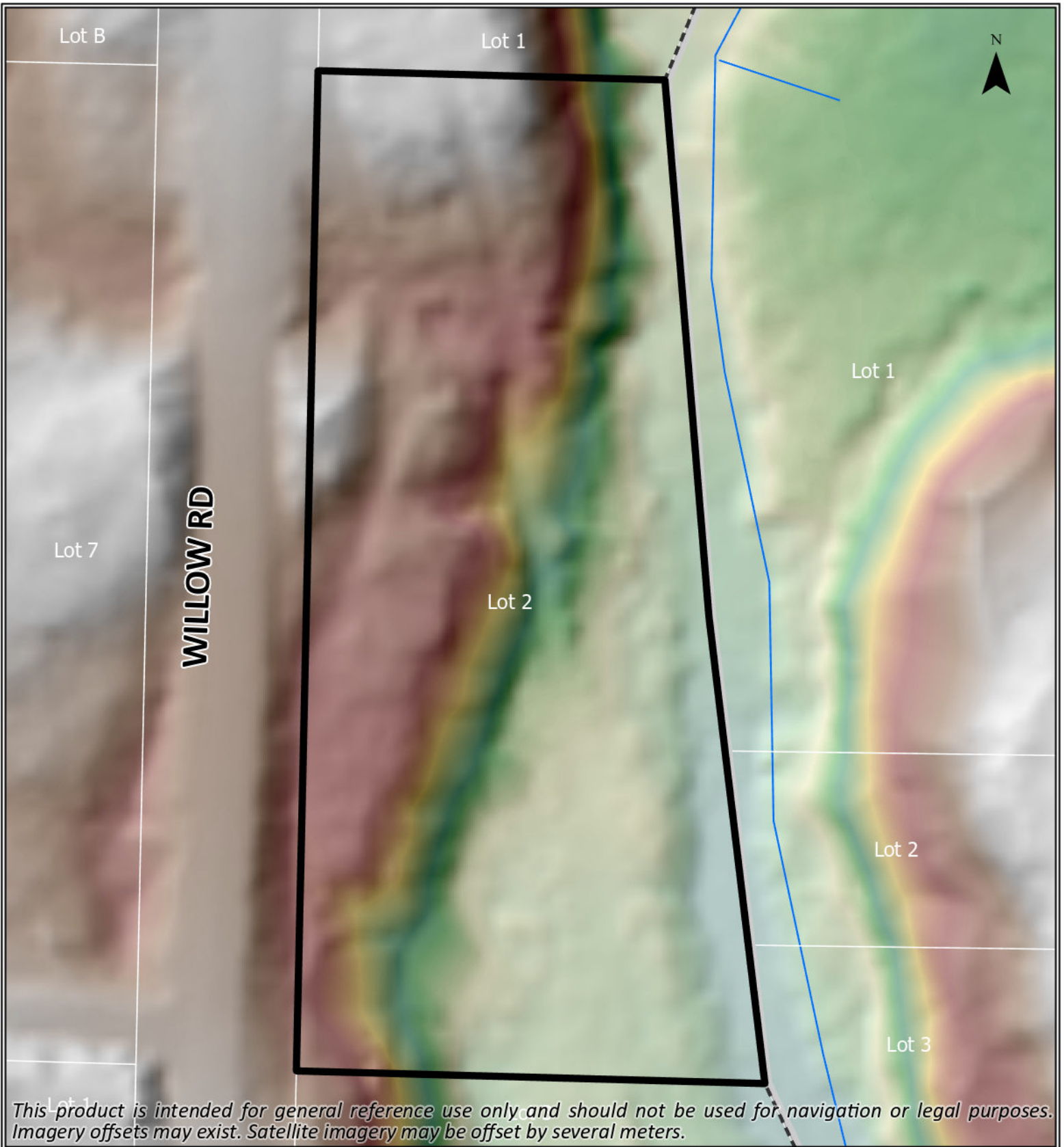
 Subject Property



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

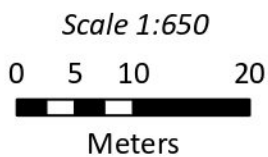
Prepared 2026-04-07
Sources: Prov. BC, ParcelMapBC; ACRD;
City of Port Alberni Imagery 2022





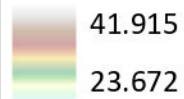
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LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029



Subject Property

Elevation (m)



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Prepared 2026-04-07
Sources: Prov. BC, ParcelMapBC; ACRD; City of Port Alberni Imagery 2022