



## ALBERNI-CLAYOQUOT REGIONAL DISTRICT

# NOTICE OF DEVELOPMENT

The Alberni-Clayoquot Regional District (ACRD) Board of Directors will consider first reading of **Bylaw P1481, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw** at their regular meeting as scheduled below:

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### MEETING DETAILS

**When:** Wednesday, July 24, 2024 at 1:30 PM  
**Where:** ACRD office at 3008 Fifth Avenue, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available.

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### WHAT'S THIS ABOUT?

**Property Owner/Applicant:** Lawrence Hodgson

**Subject Property:** 6525 Plested Road

**Legal Description:** LOT 4, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492

**Bylaw P1481** will rezone the 0.62 ha (1.53 ac) subject property from Small Holdings (A1) District to Acreage Residential (RA3) District to facilitate a two-lot subdivision.

### HOW CAN I LEARN MORE?

Copies of Bylaw P1481 and all related correspondence are available at the ACRD office and linked as supplementary information on the ACRD website at:

<https://www.acrd.bc.ca/events/24-7-2024/>.

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.

### PROVIDE YOUR INPUT!

Providing an opportunity for public input is a top priority for the ACRD.

A public hearing is not held for Bylaw P1481 as the rezoning is consistent with the Beaver Creek Official Community Plan.

If you would like to provide your input on this bylaw, please submit your comments to the ACRD by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to [planning@acrd.bc.ca](mailto: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 July 23, 2024**. Submissions provided after this time will not be considered by the Board before first reading of the bylaw.

### 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**

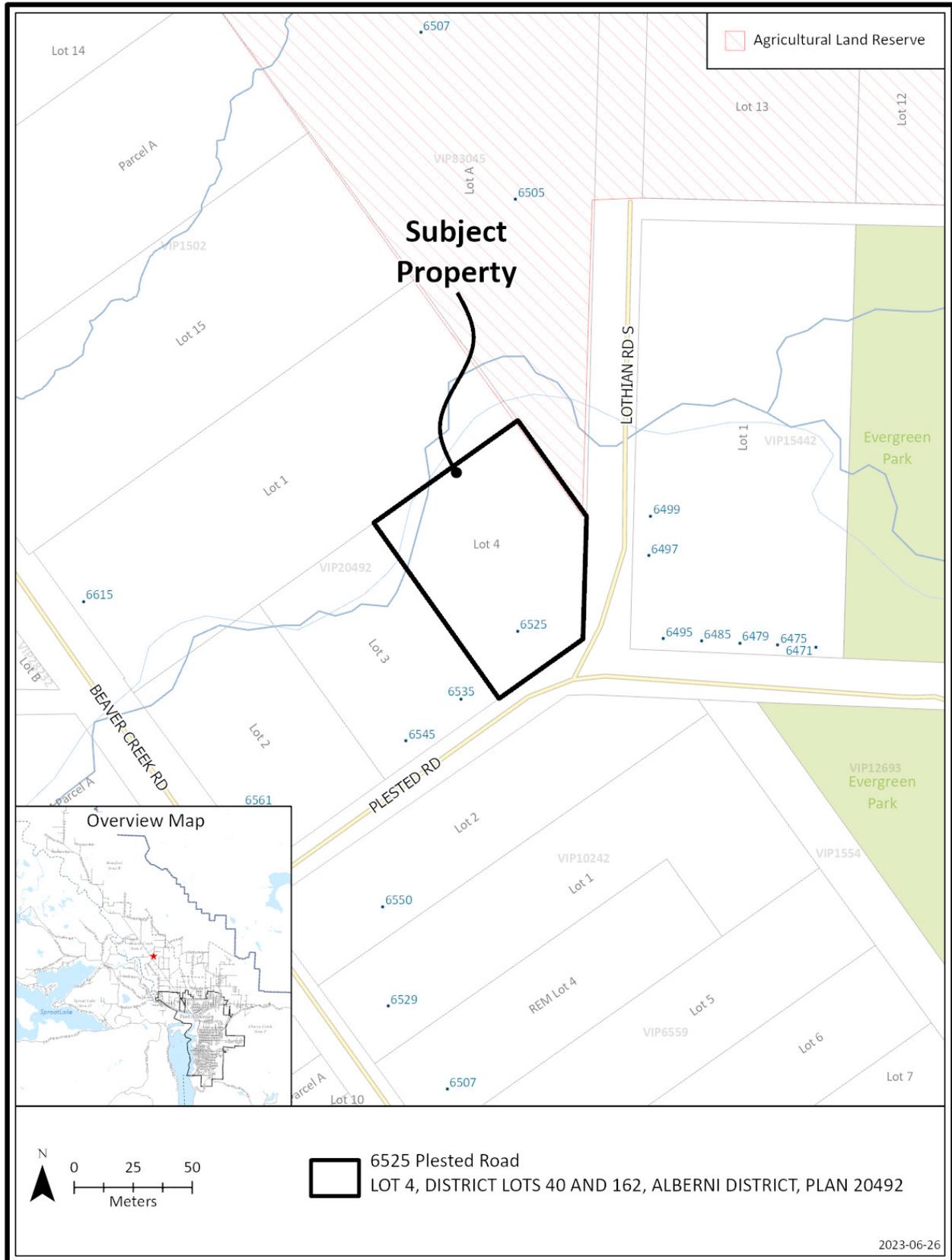
Planning Department

3008 Fifth Ave, Port Alberni, BC V9Y 2E3

Phone: 250-720-2700

Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)

# SUBJECT PROPERTY MAP





**To:** ACRD Board of Directors

**Meeting Date:** June 12, 2024

**From:** Charity Hallberg Dodds, Planning Technician

**File #:** PL20220051/RE23002

**Application Type:** Rezoning

**Voting Structure:** Electoral Area Directors

**Electoral Area:** E - Beaver Creek

**Subject:** Rezoning Application RE23002 – 6525 Plested Road (Hodgson)

**Recommendation:**

*THAT the Board of Directors consider first reading of Bylaw P1481, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw at a future date, and that notice be given in accordance with section 467 of the Local Government Act.*

*THAT the Board of Directors confirm that adoption of Bylaw P1481 is subject to:*

- a. Confirmation from a Registered On-Site Wastewater Practitioner that the property is capable of accommodating on-site sewage disposal to a 0.24 ha (0.6 ac) density; and*
- b. Meeting technical referral agency requirements.*

Note: The *Housing Statutes (Residential Development) Amendment Act* (Bill 44) was enacted in 2023 as part of a number of legislative changes relating to housing. The new legislation phased out one-off, site-by-site public hearings for housing projects that are consistent with area Official Community Plans (OCPs). As this rezoning is consistent with the Residential Use policies in the Beaver Creek Official Community Plan, a public hearing cannot be held. The neighbour notification and public notice advertising provides the opportunity for public input on the application process.

**Development Proposal:** The property owner has applied to rezone the 0.62 ha (1.53 ac) parcel located at 6525 Plested Road from Small Holdings (A1) District to Acreage Residential (RA3) District in order to facilitate a two-lot subdivision. If approved, the subdivision would create a vacant 0.36 ha (0.9 ac) lot on the north side of the property accessed from Lothian Road South and a 0.25 ha (0.63 ac) lot containing the existing single family dwelling accessed from Plested Road.

**Advisory Planning Commission (APC) Recommendation:** The Beaver Creek APC reviewed this application at their June 3, 2024, meeting where the APC passed a motion to support the rezoning application as presented.

**Property Owner/Applicant:** Lawrence Hodgson

**Property Information:**

Civic Address	6525 Plested Road						
Legal Description	LOT 4, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492						
PID	000-472-174	Folio	754.030	ALR? (Y/N)	No	Lot Size	0.62 ha (1.53 ac)

PL20220051 / RE23002

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuuluḡiḡath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Current Zoning	Small Holdings (A1) District	Proposed Zoning	Acreage Residential (RA3) District
Current OCP	Residential Use	Proposed OCP	N/A
Development Permit Area(s)	DPA I – Riparian Areas Protection		
Current Use & Description	The 0.62 ha (1.53 acre) property is mostly cleared and contains a single family dwelling in the southwest corner along Plested Road. The property drops significantly in elevation from south to north and a watercourse runs through the northwest corner of the property.		
<b>Surrounding Zoning and Land Use</b>			
North	Small Holdings (A1) District and land within the AR	South	Small Holdings (A1) District
East	Small Holdings (A1) District	West	Acreage Residential (RA3) District – rezoned in 2022

**Services:**

- a) **Sewage Disposal:** Onsite sewage disposal. As a condition of rezoning, the applicant must provide confirmation from a Registered On-site Wastewater Practitioner (ROWP) that the property is capable of supporting on-site sewage disposal to a 0.24 ha (0.6 ac) density.
- b) **Water Supply:** Beaver Creek Water System. Prior to subdivision approval, the applicant will have to satisfy the requirements for connection to the community water system including the requirements of Development Cost Charge Bylaw F1133 and amendments and payment of all applicable fees.
- c) **Fire Protection:** Beaver Creek Fire Protection Area.
- d) **Access:** Plested Road and Lothian Road South. There is an existing driveway to the house from Plested Road and the proposed vacant lot would be accessed off Lothian Road South
  - i. **Parcel Frontage Waiver:** Section 512 of the *Local Government Act* requires that a minimum of 10% of the parcel's perimeter be located along road frontage. As proposed, a parcel frontage waiver would likely be required for the northern 0.36 ha (0.9 ac) lot prior to subdivision approval.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as "Residential Use." The objective of the Residential Use designation is to provide a range of housing options within the plan area. The designation supports a 0.24 ha (0.6 ac) minimum lot size for lots serviced by community/communal water or sewer. The proposed lots would be connected to the Beaver Creek Community Water System.

The property is affected by Development Permit Area I (DPA I) – Riparian Areas Protection. DPA I designates a 15 metre riparian area along Plested Creek which dissects the north west corner of the property. Prior to subdivision approval, the applicant would be required to apply for a development permit and engage a Qualified Environmental Professional to prepare a report detailing site conditions and describing any measures that must be taken to protect the riparian area during subdivision and future development.

***This proposal complies with the policies and objectives of the Beaver Creek OCP. Issuance of a development permit would be required prior to subdivision approval.***

- b) **Zoning:** This parcel is currently zoned Small Holdings (A1) District which permits one single family dwelling, one Accessory Dwelling Unit, and accessory buildings and uses.

	Current (A1):	Proposed (RA3):
Minimum Lot Area (ha)	0.8	0.24
Minimum Lot Width (m)	50	30
Principal & Accessory Front Yard Setback (m)	7.6	15
Principal Side Yard Setback (m)	1.5	5
Principal Rear Yard Setback (m)	9	10
Accessory Side Yard Setback (m)	4.5	0.91
Accessory Rear Yard Setback (m)	4.5	0.91
Watercourse Setback (m)	30	30

***This proposal involves rezoning the subject property from Small Holdings (A1) District to Acreage Residential (RA3) District to facilitate a two-lot subdivision. As shown on the site plan provided by the applicant, the two proposed lots appear to meet the lot area and width requirements of RA3 District.***

**Comments:** The proposed development complies with the policies and objectives of the Residential Use designation in the Beaver Creek OCP. The rezoning and subsequent subdivision provides an opportunity for additional housing in the community and in-fill development in an area serviced by community water and fire protection.

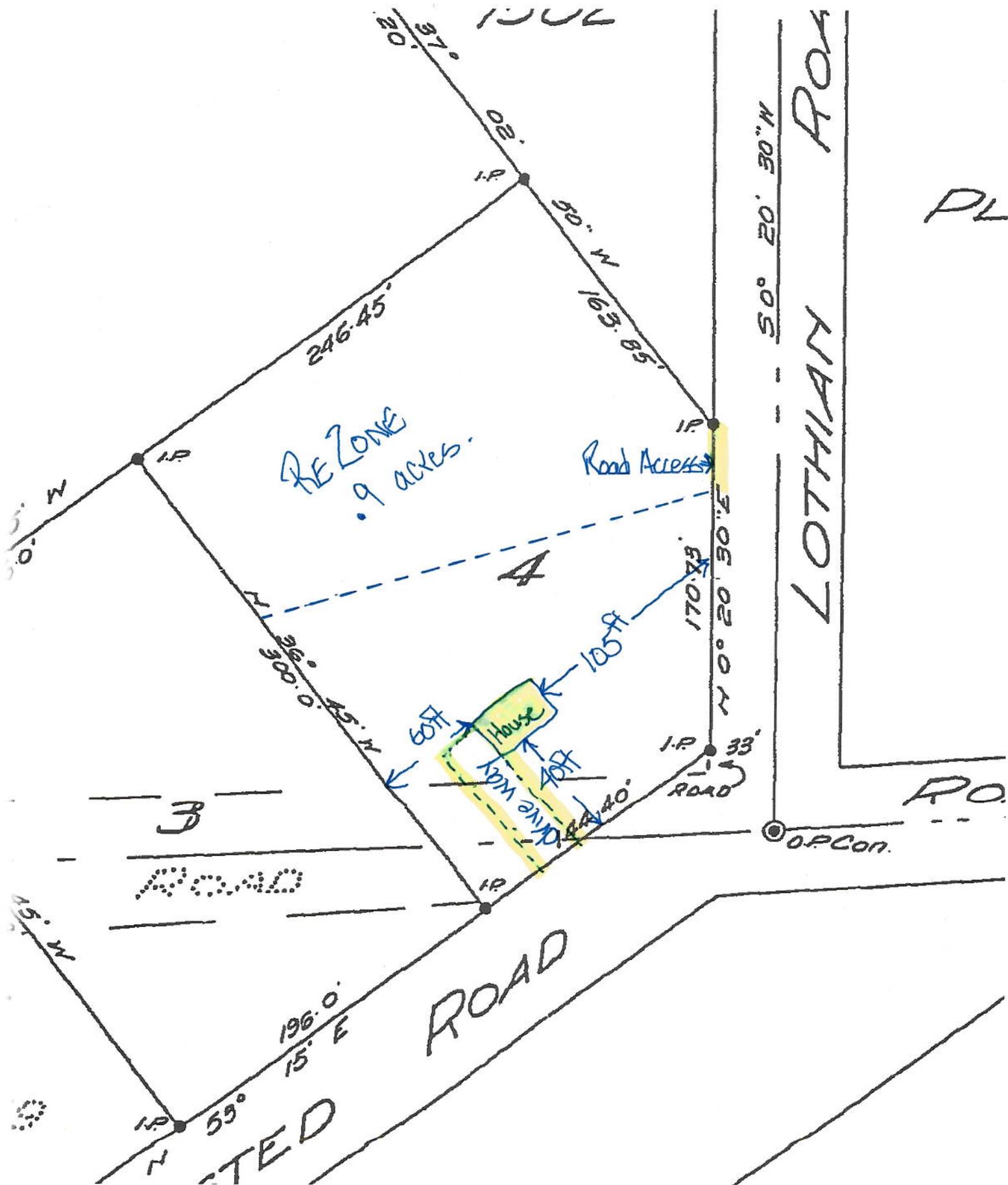
As a condition of rezoning, staff recommend that the applicants be required to engage a Registered On-site Wastewater Practitioner to assess the capability of the land in accommodating on-site sewage disposal to a 0.24 ha density.

Planning staff are initially supportive of the rezoning application and recommend that the Board consider first reading of Bylaw P1481 at a future date, and that neighbourhood notification be provided in accordance with Section 467 of the *Local Government Act*.

Submitted by: *Alex Dyer*  
Alex Dyer, MCIP, RPP, Planning Manager

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

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



**Site Pictures – 6525 Plested Road**



Single family dwelling on south side of lot



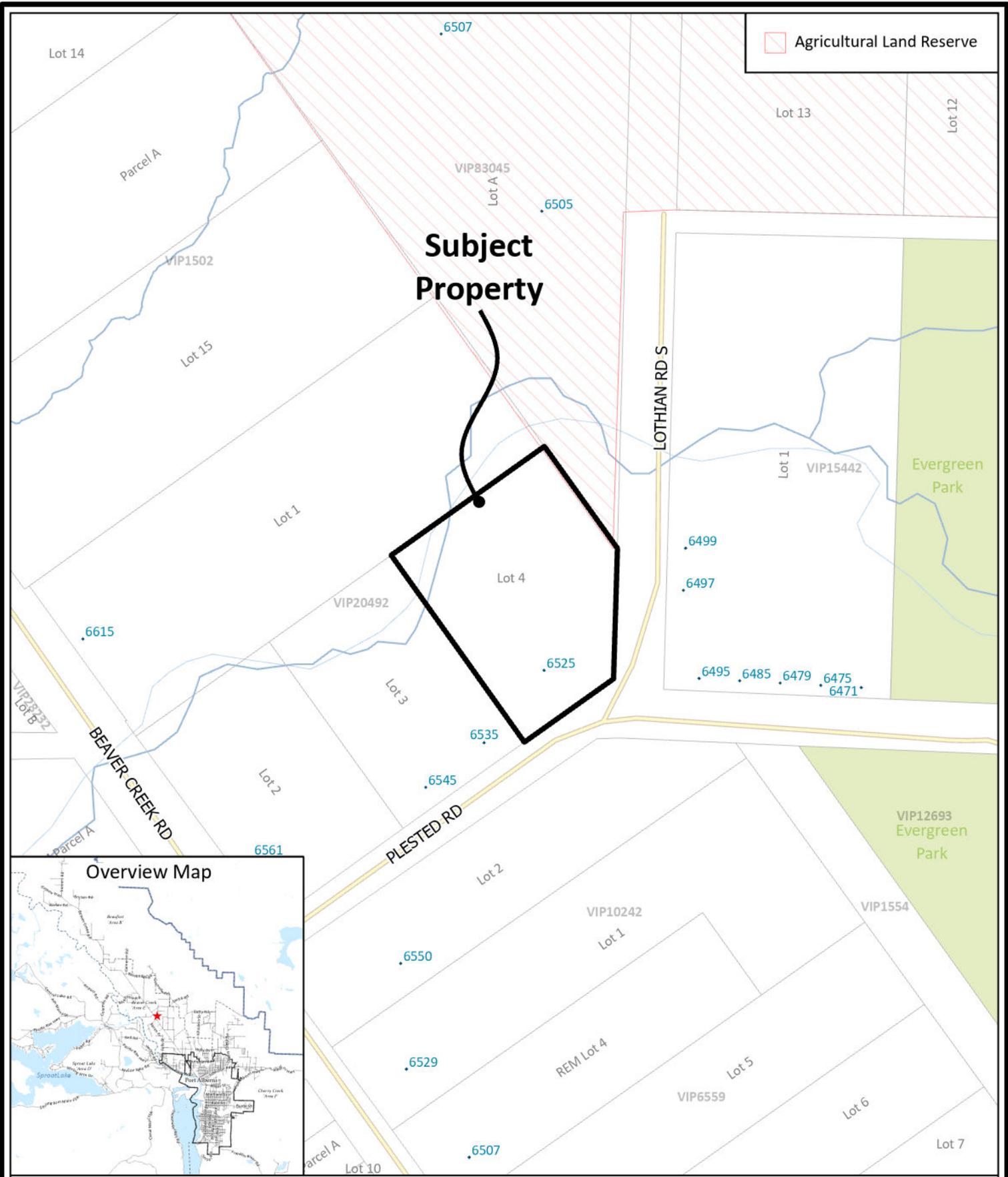
Side yard along Lothian Road



Vacant north half of property



Creek on north boundary of property

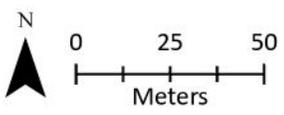


 Agricultural Land Reserve

**Subject Property**



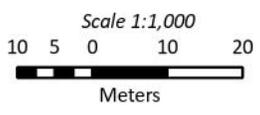
Overview Map



 6525 Pledsted Road  
 LOT 4, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492



6525 Plested Road  
 LOT 4, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN  
 20492



-  Subject Property
-  Agricultural Land Reserve



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