



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT  
**NOTICE OF APPLICATION FOR  
DEVELOPMENT VARIANCE PERMIT**  
ELECTORAL AREA 'D' – SPROAT LAKE

**DVD20005 - FOSTER & STEPHANIE COULSON, PROPERTY OWNERS**

On September 9, 2020, the Regional District of Alberni-Clayoquot (ACRD) will consider issuing the following development variance permit to vary the provisions of the ACRD Zoning Bylaw No. 15, pursuant to Section 498 of the *Local Government Act*:

Vary Schedule No. II – Bulk and Site Regulations of the ACRD Zoning Bylaw No. 15 as follows:  
**Reduce the required side yard setback in the Acreage Residential (RA1) District from 4.57 m (15 ft) to 1.52 m (5 ft) for the eastern side yard, for the construction of an addition to the single family dwelling and to maintain compliance of the existing garage.**

**Subject Property:** 10067 Coulson Place, Port Alberni

**Legal Description:** STRATA LOT 1 SECTION 88 CLAYOQUOT DISTRICT STRATA PLAN EPS534 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V **PID:** 028-743-784

A copy of the permit and supporting documents are available for public review on our website at [www.acrd.bc.ca/events/9-9-2020/](http://www.acrd.bc.ca/events/9-9-2020/).

The Regional Board made a preliminary review of this proposal on August 26, 2020 and agreed to consider it further. It is anticipated that the Regional Board will make a final decision on the permit at the Board Meeting on September 9, 2020 beginning at 1:30 pm.

Prior to issuing such a permit, the Board is required to notify owners and occupants of properties within 100 metres of the subject property. **Please accept this correspondence as fulfilling this obligation.**

Providing an opportunity for public input is a top priority for the ACRD. Consider written submissions as an effective means to do so.

Correspondence must be received by the ACRD by **10:00 am on Wednesday, September 9, 2020** and can be submitted by one of the following methods:

- Hard copy to the ACRD office drop slot or by mail to the Planning Department at the address below.
- Email sent to [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca). Email correspondence will only be considered received if receipt confirmation is provided by ACRD staff.
- Fax sent to 250-723-1327. Fax correspondence will only be considered received if receipt confirmation is provided by ACRD staff.





# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

## Development Variance Application

**MEETING DATE:** August 26, 2020

**ACRD FILE NO.:** DVD20005

**APPLICANT:** Foster Coulson

### LEGAL

**DESCRIPTION:** STRATA LOT 1 SECTION 88 CLAYOQUOT DISTRICT STRATA PLAN EPS534 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**LOCATION:** 10067 Coulson Place

**ELECTORAL AREA:** "D" Sproat Lake

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**APPLICANT'S INTENTION:** The applicant has applied for a development variance permit to reduce the required side yard setback in the RA1 zone from 4.57 m (15 ft.) to 1.52 m (5 ft.) for the eastern side yard setback to accommodate the construction of an addition and to maintain compliance of the existing garage.

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### Recommendation:

*THAT the Board of Directors consider issuing development variance permit DVD20005, subject to neighbouring properties being notified as per Local Government Act s.499.*

### Development Variance DVD20005:

Development variance of Schedule No. II of the ACRD Zoning Bylaw to reduce the required side yard setback from 4.57 m (15 ft.) to 1.52 m (5 ft.) of the eastern side yard, for the construction of an addition and to maintain compliance of the existing garage.

**Procedure:** Prior to the issuance of a development variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants to afford them the opportunity to make written or verbal submissions to the Board. At the subsequent meeting, the Board issues or denies the development variance permit.

### Observations:

- i. **Status of Property:** The +/- 0.389 ha (0.96 ac) property slopes gently from south to north, towards Stirling Arm Crescent. The southern half of the property has been cleared up to the house, while the northern portion is covered by second growth trees and a thick herb layer. The applicants have applied for a building permit for an addition to the single family dwelling

## DVD20005

and to expand the existing garage by constructing a carport. This development variance is for the construction of the addition along the eastern property line. The property directly to the east is owned by the applicant's family. The property is surrounded by undeveloped residential lots to the south and east, and residential uses to the west and across Stirling Arm Crescent to the north.

ii. **Services**

- a. **Sewage Disposal:** Shared septic system.
- b. **Water Supply:** On-site water system.
- c. **Fire Protection:** Sproat Lake Volunteer Fire Department.
- d. **Access:** Access to the property is from Stirling Arm Crescent.

iii. **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Sproat Lake Official Community Plan (OCP) designates the subject property as Residential Use.

This property is not affected by a Development Permit Area (DPA).

- c. **Zoning:** The property is zoned Acreage Residential (RA1) District.

	<b>Required</b>	<b>Proposed</b>
Front lot line setback:	40 ft.	-
Rear yard setback:	30 ft.	-
Side yard setback:	15 ft.	<b>5 ft.</b>

***The property owner is applying to reduce the required eastern side yard setback specified in the ACRD Zoning Bylaw Schedule No. II – Bulk and Site Regulations from 4.57 m (15 ft.) to 1.52 m (5 ft.).***

**Comments:**

The applicant has applied for a building permit for an addition to the single family dwelling including the addition of a carport to the existing garage. The proposed addition includes greater access between the house and the garage and effectively changes the use of the garage in the ACRD Zoning Bylaw from a stand alone “accessory building” to an attached “single family dwelling”. As such, the garage, which was constructed in 2012 with the associated side yard setback requirements of 0.914 m (3 ft.), is subject to the side yard setback requirements of a single family dwelling in an RA1 zone of 4.57 m (15 ft.). Additionally, the proposed addition of the garage includes a concrete column 1.7 m (5.57 ft.) from the eastern property line, requiring the reduction of the required side yard setback from 4.57 m (15 ft.) to 1.52 m (5 ft.).

The property is accessed from Stirling Arm Crescent via common property access use, Coulson

**DVD20005**

Place, which provides access to three strata lots. The neighbouring property to the east, the side yard the applicant has applied to vary, is owned by the applicant's family. Construction of "Phase 1" of the single family dwelling has been completed.

The applicant has applied for a development variance permit to reduce the side yard setback to allow for the siting of "Phase 2" of the single family dwelling.

Planning staff recommend that the Board of Directors consider issuing development variance permit DVD20005, subject to neighbouring properties being notified as per Local Government Act s.499.

Submitted by:



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Sarah Holden  
Junior Planner

Reviewed by:



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Mike Irg, MCIP, RPP  
General Manager of Planning and Development



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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

## DVD20005



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

## APPLICATION FOR DEVELOPMENT

- |  |  |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver  |
| <input type="checkbox"/> Zoning Map Amendment              | <input type="checkbox"/> Board of Variance Application   |
| <input type="checkbox"/> Zoning Text Amendment             | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input type="checkbox"/> Development Permit                | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input checked="" type="checkbox"/> Development Variance   | <input type="checkbox"/> Other: _____                    |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: Foster & Stephanie Coulson	Name: Trevor Hogeweide
Mailing Address:	Mailing Address:
10067 Stirling Arm Crescent	#1-1009 Herring Gull
Port Alberni, BC	Parksville, BC
Telephone: 778-421-2442	Telephone: 250-248-8116
Fax:	Fax:
Cell: 250-720-5784	Cell: 250-714-4744
Email: foster.coulson@coulsongroup.com	Email: trevor@borntobuild.ca

Strata Lot 1, Section 88, Clayoquot District, Strata Plan EPS534

- Legal Description: \_\_\_\_\_
- Particulars of Proposed Development:
  - Existing OCP Designation: Sproat Lake
  - Proposed OCP Designation: Sproat Lake
  - Text Amendment: \_\_\_\_\_
  - Existing Zone: RA-1
  - Proposed Zone: RA-1
  - Within the Agricultural Land Reserve (ALR)?:  No  Yes
  - Within a Development Permit Area?:  No  Yes
  - Method of Sewage Disposal:  Community System  Onsite Septic System  Other
  - Method of Water Supply:  Community System  Onsite Water System  Other
- Other (explain): \_\_\_\_\_
- Describe the existing land use of the subject property: Residential

\_\_\_\_\_

- Describe the existing land use of lands adjacent to the subject property:

Residential

North:

Residential

South:

Residential

East:

Residential

West:

- Describe the proposed development of the subject property (attach additional pages if necessary):  
Add carport to the existing residence. This addition falls outside of required setbacks.

- Reasons and comments in support of the application (attach additional pages if necessary):  
The carport addition is a continuation of the existing roofline, which resides outside of the required setback

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- the legal boundaries and dimensions of the subject property;
- boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- the location of permanent building and structures on the subject property with distances to property lines;
- the location of any proposed building, structures, or additions hereto, with distances to property lines;
- the location of any existing sewage disposal systems and/or property water source; and
- topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.

I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and

I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature: \_\_\_\_\_



Applicant/Owner Signature: \_\_\_\_\_

August 11, 2020

Date: \_\_\_\_\_

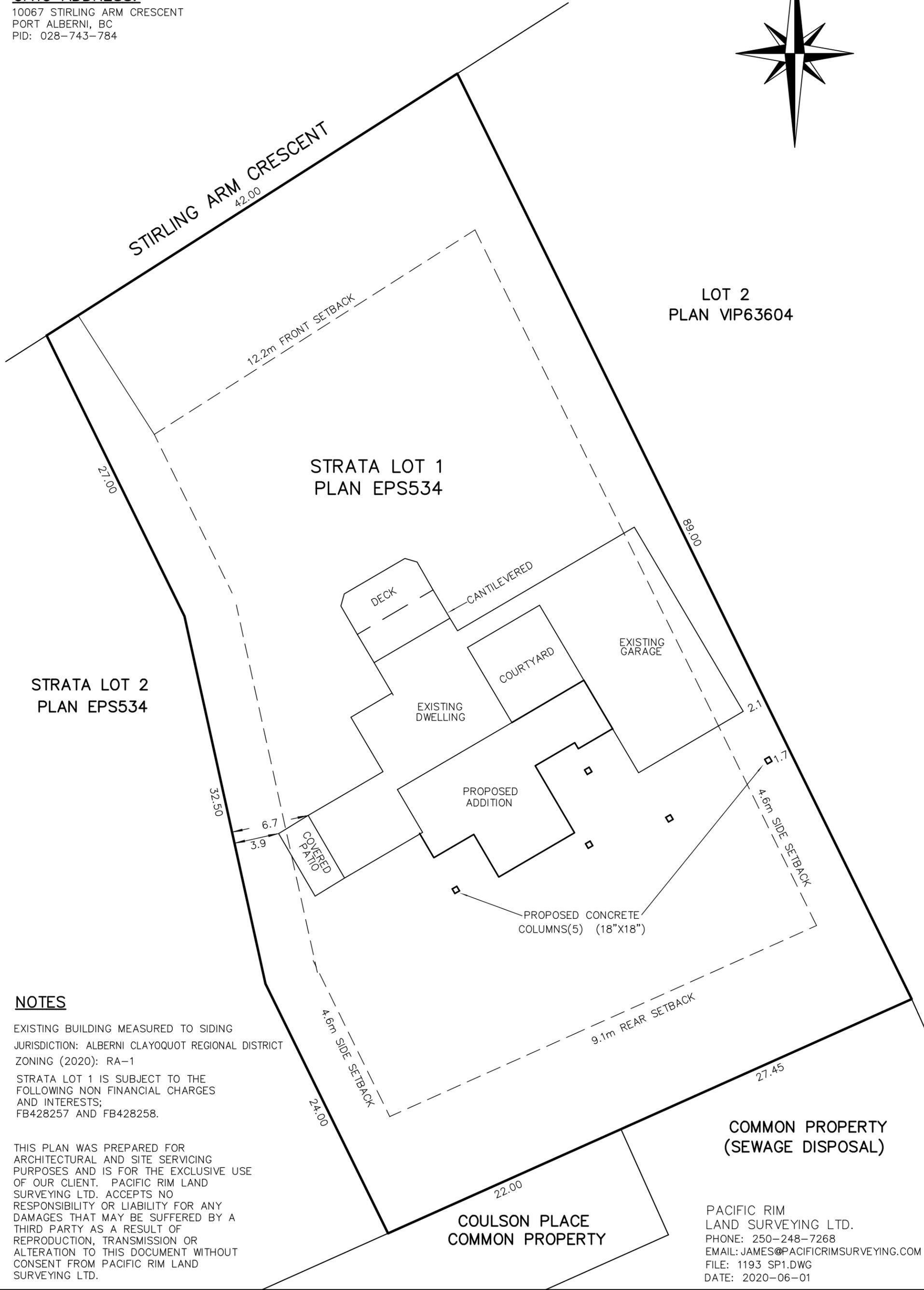
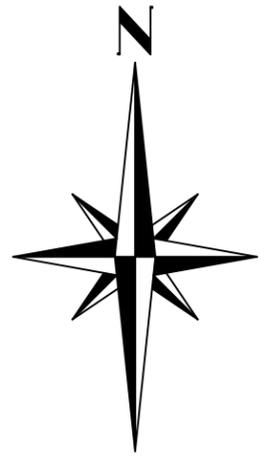
SITE PLAN OF STRATA LOT 1, SECTION 88, CLAYOQUOT DISTRICT, STRATA PLAN EPS534.  
SHOWING PROPOSED ADDITION (FOR BUILDING PERMIT APPLICATION).

**SCALE 1:300**

THE INTENDED PLOT SIZE IS 11" X 17" (B SIZE)  
DIMENSIONS ARE SHOWN IN METRES  
AND ARE DERIVED FROM STRATA PLAN EPS534.

**CIVIC ADDRESS:**

10067 STIRLING ARM CRESCENT  
PORT ALBERNI, BC  
PID: 028-743-784



**NOTES**

EXISTING BUILDING MEASURED TO SIDING  
JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT  
ZONING (2020): RA-1

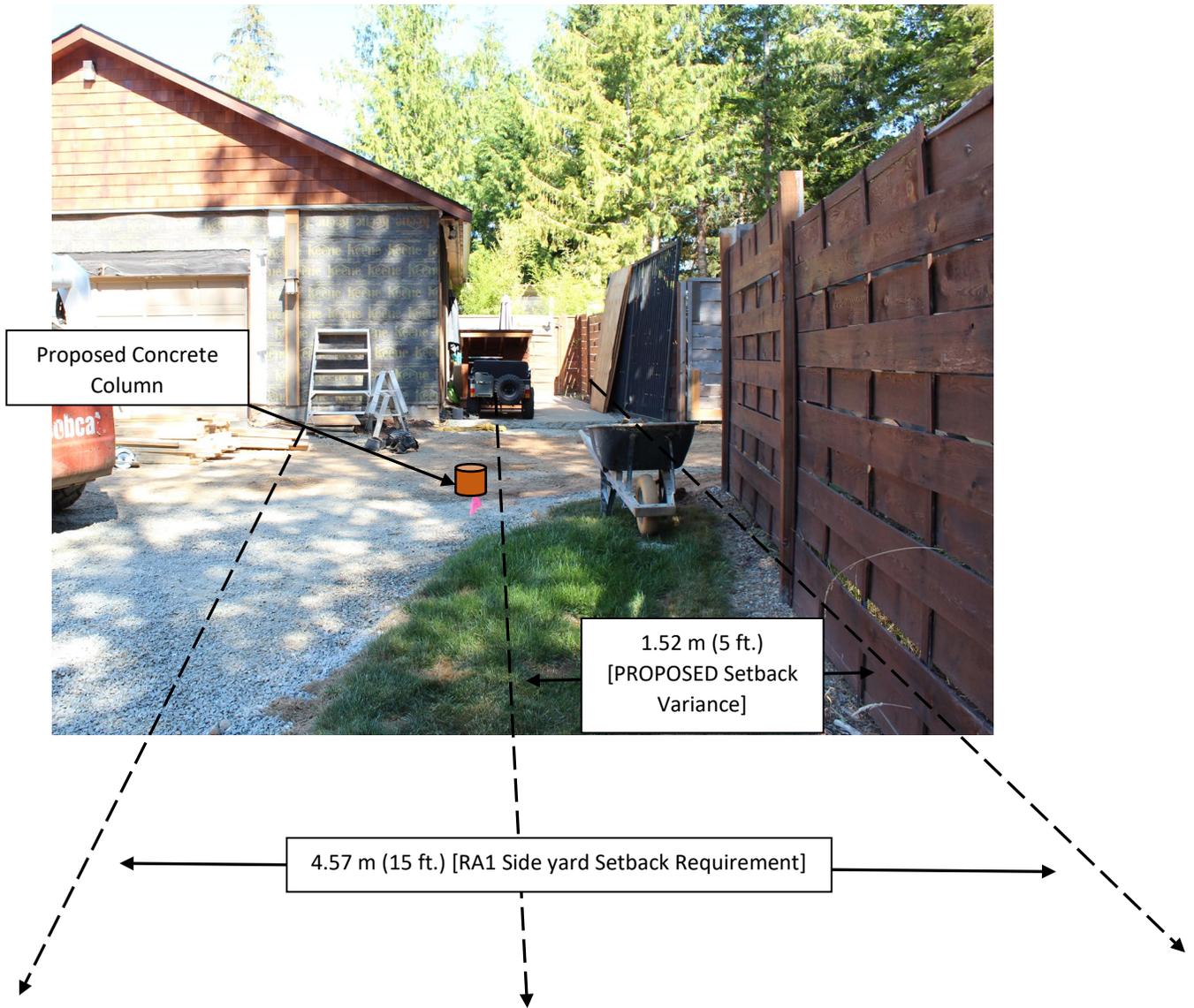
STRATA LOT 1 IS SUBJECT TO THE  
FOLLOWING NON FINANCIAL CHARGES  
AND INTERESTS;  
FB428257 AND FB428258.

THIS PLAN WAS PREPARED FOR  
ARCHITECTURAL AND SITE SERVICING  
PURPOSES AND IS FOR THE EXCLUSIVE USE  
OF OUR CLIENT. PACIFIC RIM LAND  
SURVEYING LTD. ACCEPTS NO  
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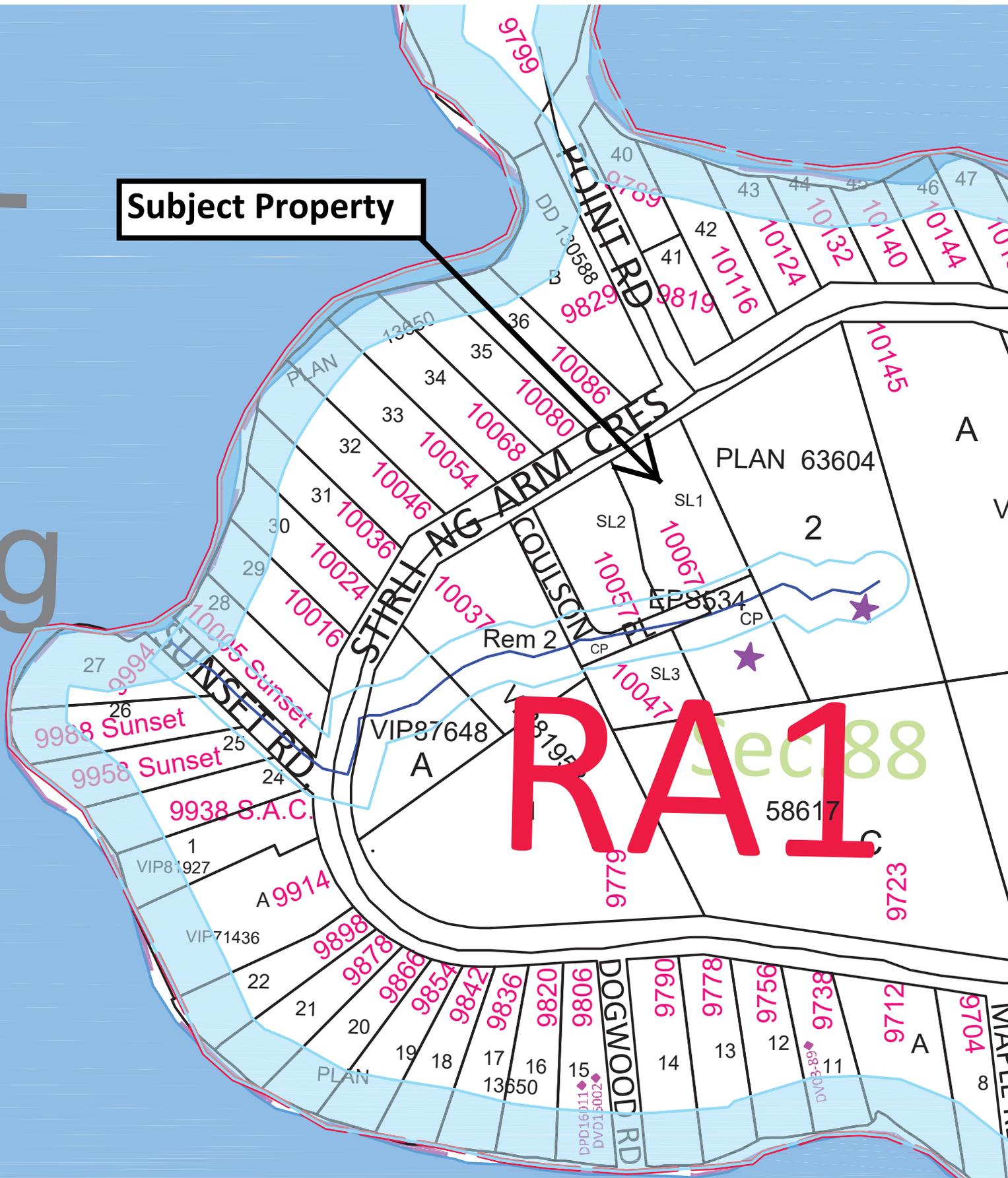
**COMMON PROPERTY  
(SEWAGE DISPOSAL)**

**COULSON PLACE  
COMMON PROPERTY**

PACIFIC RIM  
LAND SURVEYING LTD.  
PHONE: 250-248-7268  
EMAIL: JAMES@PACIFICRIMSURVEYING.COM  
FILE: 1193 SP1.DWG  
DATE: 2020-06-01



**Subject Property**



**RA1**

Sec 88

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# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

## DEVELOPMENT VARIANCE PERMIT NO. DVD20005

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:** Foster and Stephanie Coulson

**Address:** 10067 Coulson Place, Port Alberni

With respect to:

**Legal Description:** STRATA LOT 1 SECTION 88 CLAYOQUOT DISTRICT STRATA PLAN EPS534 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**PID:** 028-743-784

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- (i) Development variance of Schedule No. II of the ACRD Zoning Bylaw to reduce the required side yard setback from 4.57 m (15 ft) to 1.52 m (5 ft) of the eastern side yard, for the construction of an addition and to maintain compliance of the existing garage, 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 under the seal of the Regional District of Alberni-Clayoquot on , .

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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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Chair of the Board of Directors

## DVD20005

SITE PLAN OF STRATA LOT 1, SECTION 88, CLAYOQUOT DISTRICT, STRATA PLAN EPS534.  
 SHOWING PROPOSED ADDITION (FOR BUILDING PERMIT APPLI

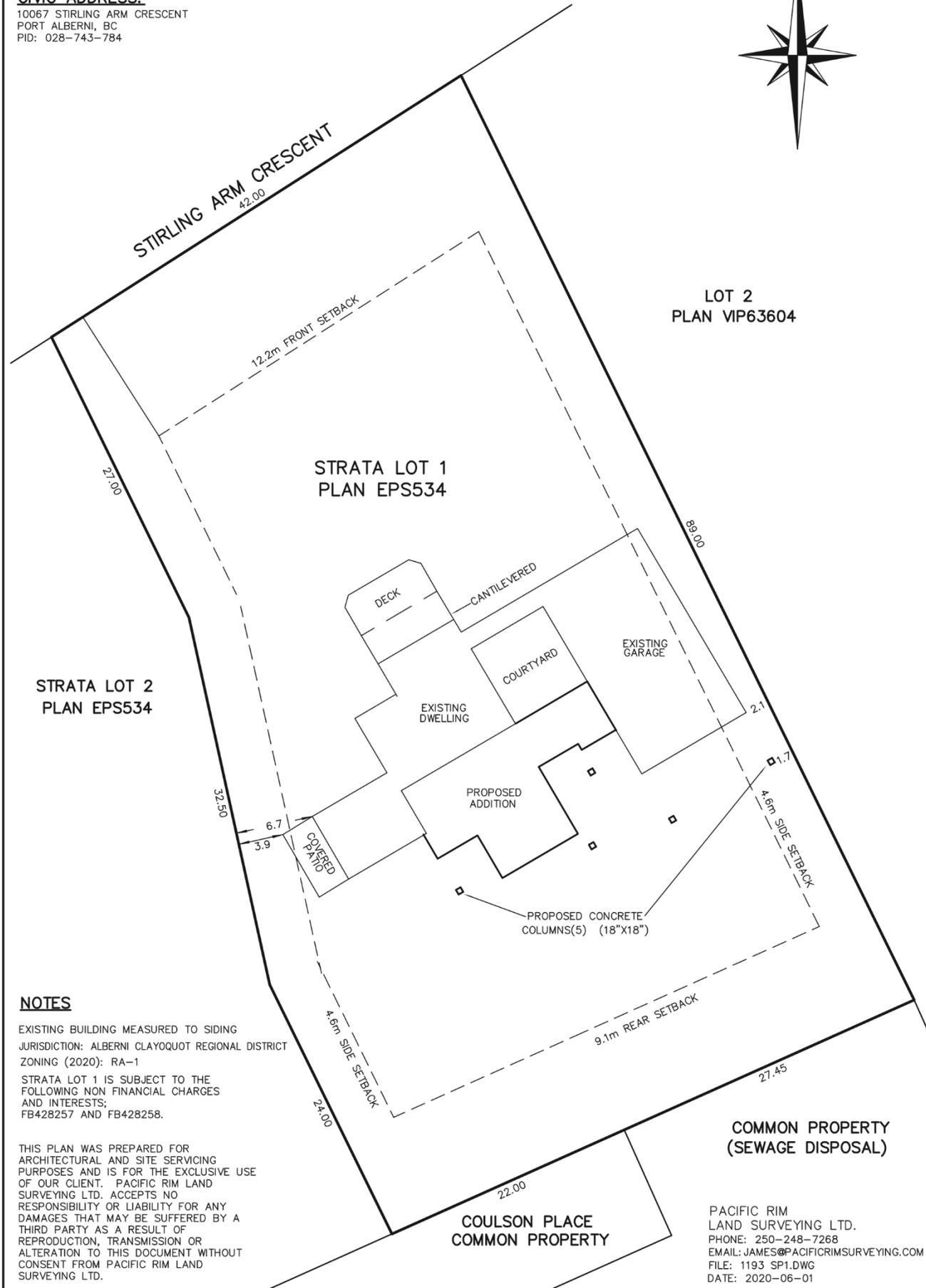
**Appendix 'A'**

**SCALE 1:300**

THE INTENDED PLOT SIZE IS 11" X 17" (B SIZE)  
 DIMENSIONS ARE SHOWN IN METRES  
 AND ARE DERIVED FROM STRATA PLAN EPS534.

**CIVIC ADDRESS:**

10067 STIRLING ARM CRESCENT  
 PORT ALBERNI, BC  
 PID: 028-743-784



STRATA LOT 2  
 PLAN EPS534

STRATA LOT 1  
 PLAN EPS534

LOT 2  
 PLAN VIP63604

**NOTES**

EXISTING BUILDING MEASURED TO SIDING  
 JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT  
 ZONING (2020): RA-1

STRATA LOT 1 IS SUBJECT TO THE  
 FOLLOWING NON FINANCIAL CHARGES  
 AND INTERESTS;  
 FB428257 AND FB428258.

THIS PLAN WAS PREPARED FOR  
 ARCHITECTURAL AND SITE SERVICING  
 PURPOSES AND IS FOR THE EXCLUSIVE USE  
 OF OUR CLIENT. PACIFIC RIM LAND  
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 (SEWAGE DISPOSAL)

COULSON PLACE  
 COMMON PROPERTY

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 PHONE: 250-248-7268  
 EMAIL: JAMES@PACIFICRIMSURVEYING.COM  
 FILE: 1193 SP1.DWG  
 DATE: 2020-06-01