



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

## Rezoning Application

**MEETING DATE:** March 11, 2020

**ACRD FILE NO.:** RE20002

**APPLICANTS:** Dana Paquette & Muriel McNamara

### LEGAL

**DESCRIPTION:** LOT A DISTRICT LOT 162 ALBERNI DISTRICT PLAN 25108

**LOCATION:** 6765 Beaver Creek Road

**ELECTORAL AREA:** "E" Beaver Creek

**Applicant's Intention:** The property owners have applied to rezone the 2 ha (4.94 ac) parcel from Small Holdings (A1) District to Acreage Residential (RA2) District to facilitate the subdivision of the subject property into two 0.5 ha (1.24 ac) parcels and a 1.1 ha (2.47 ac) remainder.

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### Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1407 be read a first time;
- THAT the public hearing for Bylaw P1407 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1407 is subject to:
  - a. Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lots are capable of accommodating on-site sewage disposal to a minimum 1 acre density;
  - b. Meeting technical referral agency requirements.

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### Observations:

- i) **Status of Property:** The 4.94 acre property is flat and mostly cleared except for a line of trees adjacent to Beaver Creek Road on the west side of the property and a stand of trees in the central part of the property. There is an existing single family dwelling on the property and numerous accessory buildings and structures. The

## RE20002

lot is surrounded by other residential properties.

## ii) Services

- a. **Sewage Disposal:** On-site sewage disposal. The applicants have engaged a Registered On-Site Wastewater Practitioner (ROWP) to assess if the proposed lots are capable of accommodating on-site sewage. Sewerage confirmation is required prior to the public hearing.
- b. **Water Supply:** Beaver Creek Community Water.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** The property is accessed from Beaver Creek Road. The proposed new lots will also be accessed from Beaver Creek Road, with a panhandle access to proposed Lot B.

## iii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as "Residential Use". The objective of this land use designation is to provide a range of housing options within the plan area.

Policy 8.2.7 requires that all new lots created by subdivision are serviced with water and sewerage. This policy will apply if the application for rezoning is approved and the applicants proceed with the subdivision.

The subject property is impacted by Development Permit Area I – Riparian Areas. The DPA I designation applies to lands within 15m of the high water mark of a designated stream and is intended to ensure that ecological values of sensitive riparian areas have been considered prior to development. The subject property has a marked watercourse bisecting the northeastern portion of the lot. The Toth and Associates Environmental report, dated February 4, 2020, noted that:

- The ACRD mapping notes a tributary of Plested Creek on the subject property; and
- Based on a field review the drainage ditch does not represent a natural watercourse.

The Toth report recommends:

- Drainage provides seasonal surface flow to Plested Creek and any ditch dredging/maintenance should be conducted in the summer months; and
- Upon completion of any works the ditch bottom and banks should be re-seeded so that they remain vegetated.

***The proposed development conforms to the policies and objectives of the Beaver Creek OCP.***

- c. **Zoning:** The property is zoned Small Holdings (A1) District and the property owner

## RE20002

is applying to rezone to Acreage Residential (RA2) District.

	<b>A1 District (existing)</b>	<b>RA2 District (proposed)</b>
Minimum Lot Area:	2 ac	1 ac
Minimum Lot Width:	165	120 ft.
Lot Coverage:	-	25%
Minimum Setbacks		
Front:	25 ft.	40 ft.
Rear:	30 ft.	30 ft.
Side:	5 ft.	15 ft.

The applicants intend to rezone the property to allow for a subdivision of the 2 ha (4.94 ac) parcel into two 0.5 ha (1.24 ac) parcels and a 1.1 ha (2.47 ac) remainder. Rezoning the property from Small Holdings (A1) District to Acreage Residential (RA2) District would allow this subdivision.

***The proposed development requires a rezoning of the subject property from Small Holdings (A1) District to Acreage Residential (RA2) District.***

**Comments:**

The rezoning is the first step in the applicant's plan to subdivide the property into three (3) lots. The proposed two 0.5 ha (1.24 ac) parcels and a 1.1 ha (2.47 ac) remainder would be accessed off Beaver Creek Road.

The applicants have engaged a Registered On-Site Wastewater Practitioner (ROWP) to assess if the proposed lots are capable of accommodating on-site sewage. Sewerage confirmation is required prior to the public hearing.

The proposed panhandle lot, Lot B, does not meet the required 10% of the perimeter of a lot fronting a public road. As part of future subdivision approval, the ACRD will require a parcel frontage waiver for the proposed panhandle. The proposed panhandle frontage on Beaver Creek Road does not meet the minimum lot width requirement in the RA2 zone of 120 ft. An application to vary the minimum lot width will be requirement of subdivision approval.

ACRD Staff are supportive of the application as it provides a good opportunity for infill development and is not out of character for the area.

Submitted by:



Sarah Holden, Junior Planner

**RE20002**



Reviewed by:

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Mike Irg, MCIP, RPP  
Manager of Planning & Development



Approved by:

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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

**RE20002**





**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**  
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3  
Phone: (250) 720-2700 Fax: (250) 723-1327

**APPLICATION FOR DEVELOPMENT** PL2020006

- Official Community Plan Amendment
- Zoning Map Amendment
- Zoning Text Amendment
- Development Permit
- Development Variance
- Minimum Parcel Frontage Waiver
- Board of Variance Application
- Temporary Commercial Use Permit
- Temporary Industrial Use Permit
- Other: \_\_\_\_\_

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <u>DANA PARQUETTE MURIEL MCNAMARA</u>	Name:
Mailing Address: <u>6765 BEAVER CREEK RD PORT ALBERNI BC V948M2</u>	Mailing Address:
Telephone: <u>250-735-2066 DANA</u>	Telephone:
Fax:	Fax:
Cell: <u>250-730-2799 MURIEL</u>	Cell:
Email: <u>MURIEL2233@yahoo.com</u>	Email:

**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**  
  
**JAN 14 2020**  
  
**RECEIVED**

• Legal Description: Price-Less@shaw.ca  
PID 002-872-889, LOTA, DL 162, ALBERNI, PLAN 25108

- Particulars of Proposed Development:
  - Existing OCP Designation: Residential Use
  - Proposed OCP Designation: "
  - Text Amendment: -
  - Existing Zone: A1
  - Proposed Zone: RA2
  - Within the Agricultural Land Reserve (ALR)?:  No  Yes
  - Within a Development Permit Area?:  No  Yes DPE18019
  - 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: \_\_\_\_\_

\_\_\_\_\_

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

North: Residential  
South: Agg Agriculture  
East: Agriculture  
West: Residential

- Describe the proposed development of the subject property (attach additional pages if necessary):

3 lot subdivision

- Reasons and comments in support of the application (attach additional pages if necessary):

\_\_\_\_\_

- 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 or 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**

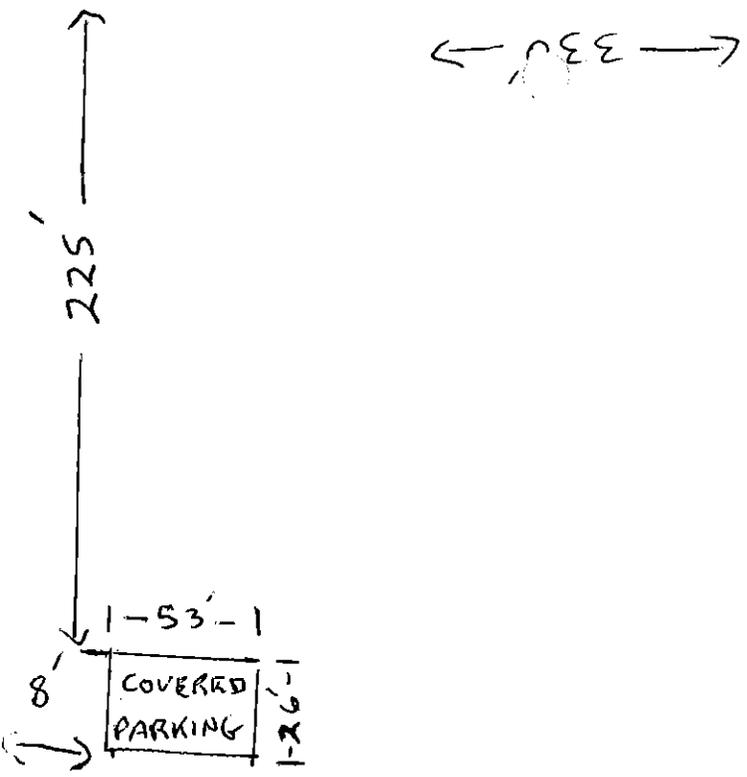
**I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.**

**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: D. Paquette

Applicant/Owner Signature: Marie McV...

Date: Jan 08, 2020



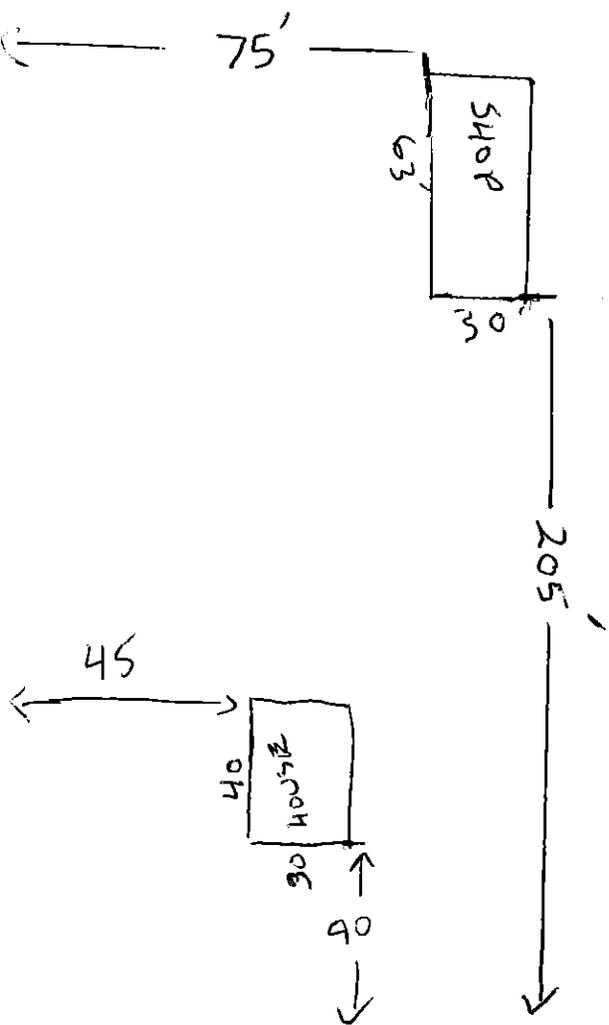
6765 BEAVER CREEK  
V9Y8M2

PID-002-872-889

LOT A, DL162

PLAN # 25108

LOT SIZE - 330' X 652.95'



← 652.95' →

← 165' →

DANA PAQUETTIE + MURIEL MCNAMARA

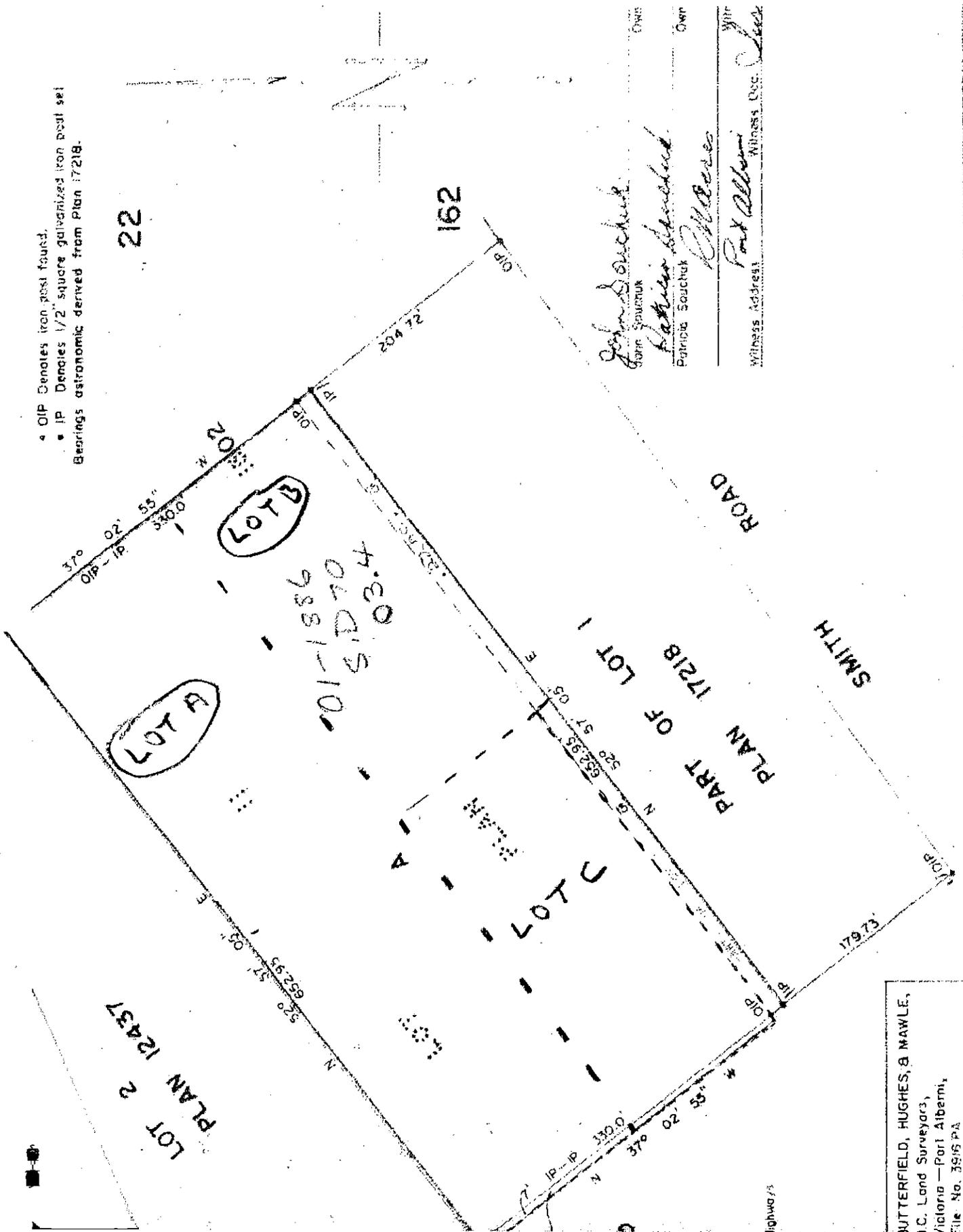
6765 BEAVER CREEK

CONTACT INFO - 250-735-2066

- OIP Denotes iron post found.
  - IP Denotes 1/2" square galvanized iron post set
- Bearings astronomic derived from Plan 17218.

22

162



*John Douchak*  
John Douchak  
OIP

*Patricia Douchak*  
Patricia Douchak  
OIP

*Patricia*  
Patricia  
OIP

*Pat Allom*  
Pat Allom  
Witness, Disc. Sec.

BUTTERFIELD, HUGHES, & MAWLE,  
I.C. Land Surveyors,  
Victoria - Port Alberni,  
File No. 3516 P/A



## **Toth and Associates Environmental Services**

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602

E-mail: [stoth@shaw.ca](mailto:stoth@shaw.ca)

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February 4, 2020

**Muriel McNamara**

6765 Beaver Creek Road

Port Alberni, BC

**Re: Status of a surface drainage feature on 6765 Beaver Creek Road (PID# 002-872-889),  
Port Alberni**

Toth and Associates Environmental Services conducted an assessment of a dry ditched drainage located at the northeast end of 6765 Beaver Creek Road on September 18, 2018. Based on the Alberni-Clayoquot Regional District's (ACRD) mapping, the drainage forms part of a tributary of Plested Creek (Watershed Code: 930-137400-88600), and is identified as a Riparian Development Permit Area (DPA). The provincial Habitat Wizard and Fisheries Inventory Data Queries (FIDQ) information indicate that Plested Creek supports populations of coho salmon and steelhead. The limit of fish distribution in the Plested Creek system is not indicated.

It is our understanding that the proposed development includes subdivision of the subject property into two lots.

It is our understanding that the ACRD has requested a professional opinion on whether or not the ditched drainage represents a natural watercourse. Based on our review, it is our opinion that the drainage ditch does not represent a natural watercourse on or upstream of 6765 Beaver Creek Road, and in all probability contains sections of both natural and man-made drainage downstream of the subject property. "Natural" in this case would be limited to within the period since European settlement. Due to the level of drainage alteration from land development, we cannot definitively state whether or not there was a natural watercourse downstream of the subject property prior to settlement.

Evidence in support of this conclusion is best provided by the March 9, 2018 aerial photography provided on Google Earth which shows that the drainage originates from ditch flows along the north side of Twisden Road, and from undefined run-off from farmlands north of Twisden Road. Downstream of the subject property, the drainage appears to have sections of ditched and non-ditched channel to the top of ravine bank associated with Plested Creek.

We frequently come across situations where the history of a drainage is debated by the "which came first" question; in other words, was the drainage historically modified from a natural watercourse, or was the drainage solely created as a result of stormwater management during prior land development?

Frequently where historically the land use was farming we find that drainage courses resulted from stormwater management (e.g. ditches) created to drain pasture or crop lands that may (especially in the case of crop lands) have once been low lying swamplands.

The main geologic evidence for supporting a pre-existing natural watercourse is whether there is any remaining topographic evidence of the historic presence of a watercourse in the vicinity. All natural watercourses through their alluvial processes (e.g. erosion and down-cutting) leave a defined mark on the landscape. In the case where a property has been graded or filled, there is generally topographic evidence upstream or downstream of the property.

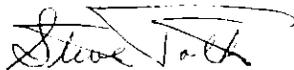
There is no topographic evidence of a pre-existing watercourse on or upstream of the subject property and minimal / discontinuous evidence downstream of the property.

The BC *Water Sustainability Act* (WSA) applies to a "natural" watercourse or natural source of water supply. Based on our review, the BC WSA would not apply to the ditched drainage on the subject property.

The subject property has been used for farming in the past, and the zoning bylaw indicates that farming related activities are the primary permitted uses for this zone. Therefore, maintenance of good site drainage is an important factor to permit continued farm use of the subject property. Given the lack of fisheries information concerning the Plested Creek watershed, and the high potential for barriers to fish passage at, or downstream of Beaver Creek Road, it is highly unlikely that the ditched drainage supports fish. However, as the drainage provides seasonal surface flows to Plested Creek, any ditch dredging / maintenance should be conducted during the summer when the ditch is dry and upon completion of such works the ditch bottom and banks through the property should be re-seeded so that they remain vegetated.

Please contact us if you require any additional information.

Sincerely,  
Steve Toth, AScT, R.P.Bio.



**Toth and Associates Environmental Services**

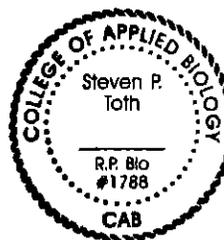


Figure 1. Subject property location and drainage ditch network.



Gibson and Sons Consulting Ltd.  
811 Wildgreen Way, Parksville  
Septic@gibsonwastewater.ca  
250-240-1724



Mr. Alex Dyer  
Senior Planner  
Alberni Clayoquot Reg. Dist.

February 13, 2020  
PA/20/005  
2018-03738

Dear Mr. Dyer,

Re: Proposed Carriage Home on the south portion of 6765 Beaver Creek Rd. Port Alberni

Further to our January 16, 2020 Filing/ROSS for this property we have also been involved as you may know in the subdivision of this land into two parcels. We have conducted observation and permeability test holes over the last winter to ensure the south half of this parcel is capable of supporting on-site treatment sites. These sites meet the requirements of the demand dosing sand mound guidelines set out in the Standard Practice Manual V3 for this Province. If you have any questions please contact me,

Yours Truly,

A handwritten signature in blue ink, appearing to read "Glenn J. Gibson".

Glenn J Gibson CPHI(c) ROWP

Muriel McNamara  
Dana Paquette



Gibson and Sons Consulting  
811 Wildgreen Way, Parksville  
250 240 1724 [gibsonandsons65@gmail.com](mailto:gibsonandsons65@gmail.com)

Ms. Jamie Hopkins  
Dev. Cgr. Technician  
Min of Transportation & Infrastructure

your file # 2018-0375

Sept 20/19

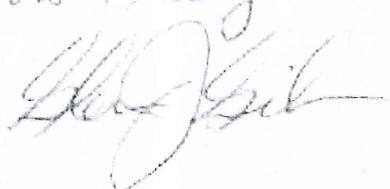
Ms Hopkins

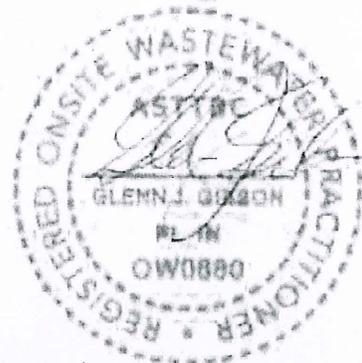
Re: 2 Lot Subdivision of 6765 Beaver Creek Port All.

On September 16, 2019 we inspected the on-site sewage system for this dwelling to witness no signs of any malfunction or potential Health Hazard as prescribed by the Sewerage System Regulations. This system does not cross the proposed lot boundary.

This system installation pre-dates the remaining files kept with Island Health

If you have any questions please contact me,  
250 240 1724

Yours Truly  






ISLAND HEALTH  
FILING ACCEPTED  
JAN 16 2020  
This filing Does Not Constitute  
Approval for Further Subdivision

RECORD OF SEWERAGE SYSTEM

Filing #

PA20/005

1. Property Information	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Amendment - Original Filing #		
	Tax Assessment Roll # 770 01886.000		
	Legal Description (Plan, Lot, District Lot, Block Numbers) Lot A Plan 25108 DL 162 Alberni LD		
	Street (Civic) Address or General Location 6765 Beaver Creek Road		
		PID # 002 872 889	
		City Port Alberni	
2. Owner Information	Name of Legal Owner Dana Paquette/ Muriel McNamara		
	Mailing Address same		
	Phone 250m735 2066	City Port Alberni	Prov BC
			Postal Code V9Y 8M2
3. Authorized Person Information	Name of Authorized Person Glenn J Gibson		
	Mailing Address 811 Wildgreen Way		
	Phone 250 240 1724	City Parksville	Prov BC
			Postal Code V9P 0A5
		Registration # OW 0880	
		Email gibsonandsons65@gmail.com	
4. Structure Information	Sewerage System Will Serve: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Structure (specify) <input checked="" type="checkbox"/> Other Dwelling (specify) carriage		
	The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one) <input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres		
5. Site Information	Depth of native soil to seasonal high water table or restrictive layer (cm)    75 +	Information respecting the type, depth and porosity of the soil is attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	GPS Location of System (decimal degrees)    Latitude    49.30124    Longitude    -124.86117		
	Horizontal Accuracy (m)    10	<input checked="" type="checkbox"/> Recreational GPS <input type="checkbox"/> Differential GPS	
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If yes, attach a professional's report and specify the intended distance (m)		
	Distance of proposed sewerage system to the closest body of surface water    300+ (m)		
7. System Information	Sewerage treatment method <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3		
8. Legal or Regulatory Considerations	<input checked="" type="checkbox"/> Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.		Is this filing submitted as the result of an order from the Health Authority? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	<input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice Source of Standard Practice: <input checked="" type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other		
10. Authorized Person's Signature	Signature 		OFFICE USE ONLY Filing Accepted Date    JAN 16 2020
	Date January 13, 2020		Receipt Number    244196

FILING ACCEPTED

JAN 16 2020

This filing Does Not Constitute  
Approval for Further Subdivision

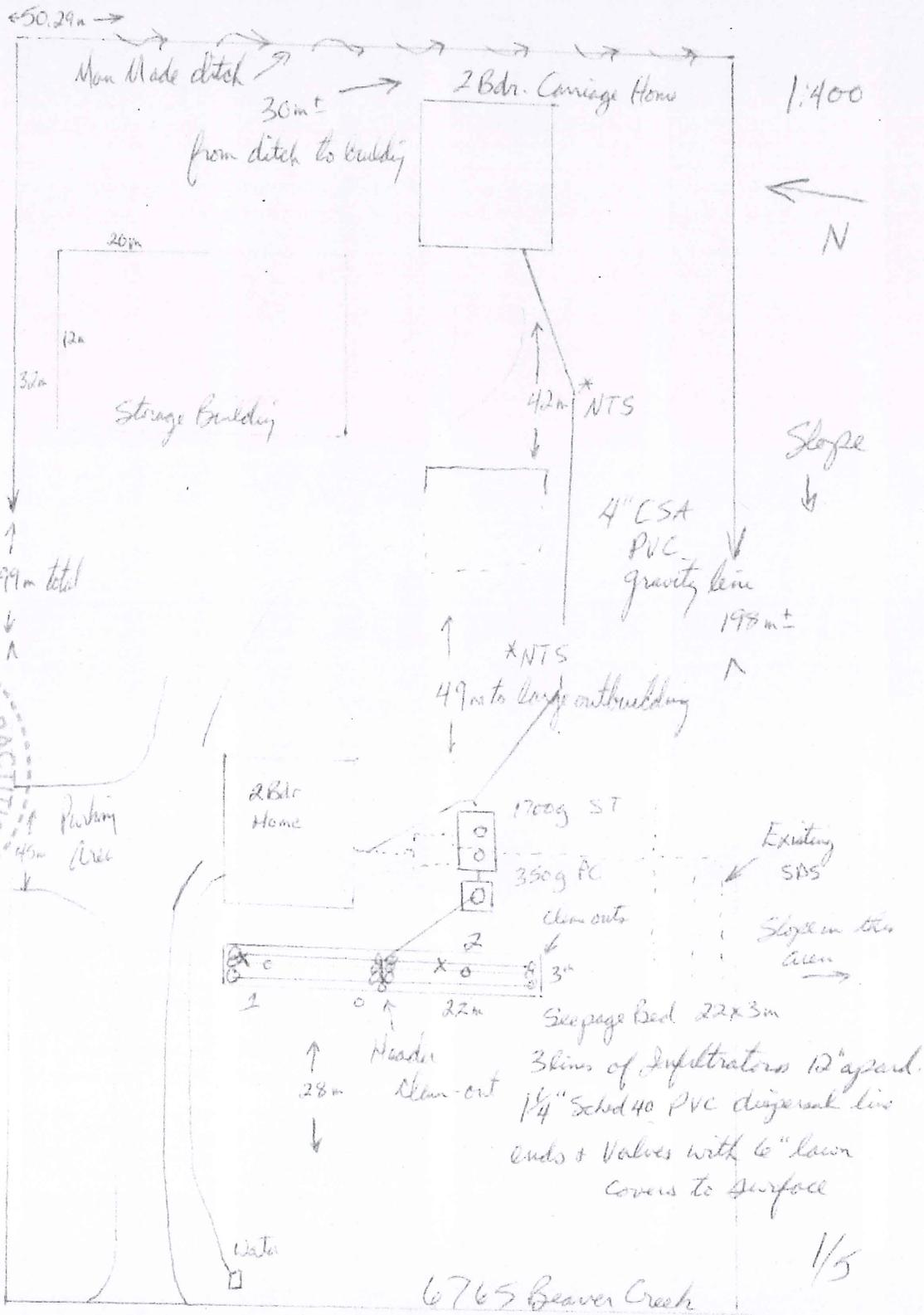
Gibson and Sons Consulting

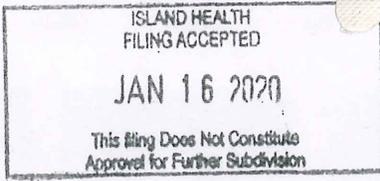
811 Wildgreen Way, Parksville

250 240 1724 gibsonandsons65@gmail.com

Jan 15, 2020

# Plan for 6765 Beaver Creek Port Alberni On-Site Treatment





Gibson and Sons Consulting  
811 Wildgreen Way, Parksville  
250 240 1724 [gibsonandsons65@gmail.com](mailto:gibsonandsons65@gmail.com)

### Record of Sewerage System for Construction Purposed

Date *January 13, 2020*

Legal description Lot *A* Plan *25108 DL 162 Alberni LD*

Address *6765 Beaver Creek Road*

GPS *49.30124*  
*-124.86117*

Owner Info

*Dana Paquette + Merrill Mc Namara*



Summary of Proposed System *A new on-site treatment system for a new*

*2Bdr. Carriage home near the rear of the property and the existing 1948 home on the*  
*currently near 5 acre parcel. A 3x22m seepage bed just below the 1st home where the best*  
*spots of 30-36" were found. To ensure 60'cm VS max. bed excavation of 15cm for*  
*the North half. New concrete tanks and effluent lines - see plan.*

Daily Design Flow *1000L + 1000L = 2000 L*

Septic tank(s) *1700 gallon 2 Chamber Concrete by Davis Pre-Cast*

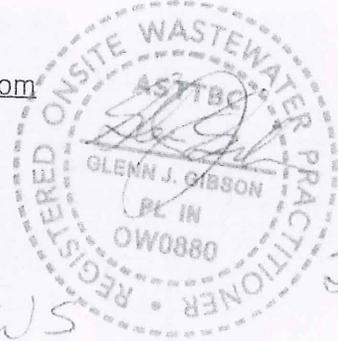
Pump chamber *350 gallon Concrete*

Distribution method *Pressure distribution on demand dosing using*

*a Mayers or Sleaf 40 115V effluent pump to insure min. 3' plume for 5/32*  
*disjunct holes. Using weighted floats and a high level alarm from SSE Rhombus.*  
*All PVC is CSA, the 2 and 1/4" is sched 40. EA 36 Standard Infiltrators placed*  
*across the slope with <.5% slope in the bed. 40" apart for 6 lines of*  
*30' each each with valves and distal cleanouts hand tightened*  
*Distribution lines are hung in chambers with heavy duty zig straps*

ISLAND HEALTH  
FILING ACCEPTED  
JAN 16 2020  
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Gibson and Sons Consulting  
811 Wildgreen Way, Parksville  
250 240 1724 [gibsonandsons65@gmail.com](mailto:gibsonandsons65@gmail.com)



Jan 15/20

Site information

Parcel size 4.96 acres

Water source Beaver Cr. / Port Alberni WWS

Topography Gentle slope west to east from the road towards the mountain, very little native foliage, many small outbuildings.

Soil information September 16, 2019 test hole results.

Test Pit #1 + 2 As they were very similar

Top 2-3" is LFH sand loam black single grain and dry. Then 6-9" of a med. coarse sand that has distinct oranges and loam material no compaction, single grain dry and no disturbed / fill soils. From 12" (to surface) to 20" + 23" there is some structure and decrease in grain size and a lighter brown to grey still dry, no sign of mottle with good med root structure.

Hole #1 only goes to 30' with roots to a dense compacted limiting layer at 32" we believe the SHWT is at 30", now grey and moist.

Hole #2 went to 36" with similar profile but deeper.

Const. Notes: - All electrical to be performed by a Qualified Electrician  
Two 15 amp 115V services needed.

Install in unsaturated conditions ensure tanks are level. If potential hydrostatic pressure is evident ensure relief rock + pipe to the down slope South. All access points must be to surface. Ensure pump assembly is within 6" of lid use rope on pump for lifting. Total Dynamic Head has not been fully calculated as per experience for rise + run with these 2 pipe sizes for friction loss is evident the 4 hp pump will meet the requirements page 3/5

6765 Beaver Creek

ISLAND HEALTH  
 FILING ACCEPTED  
 JAN 16 2020  
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 Approval for Further Subdivision

Gibson and Sons Consulting  
 811 Wildgreen Way, Parksville  
 250 240 1724 [gibsonandsons65@gmail.com](mailto:gibsonandsons65@gmail.com)

Jan 15, 2020  
 page 4 of 5

**Design calculations and System Configuration**

Source of waste, typical residential strength and volume is expected, No garburator, water softeners or unusual usages

*As per owners declaration of Dec 27, 2019*

Daily Design Flow table II-9 of the SPM,

= 2000 L/day for 2 x 2 Bed homes.

Hydraulic loading rate from SPM tables II-22 and 23 of 30 L/day/sq m for this type of soil,

*Loamy Sand with perc rates ranging from 2:30 min 2:57 4:57 and 6:31 min*

Minimum Area of Infiltration surface is in sq meters =

$2000 \text{ DDF L/day} \div 30 \text{ HLR L/day/sq m} = 66.6 \text{ m}^2$

$66.6 \div 3 \text{ m wide Seepage Bed} = 22.2 \text{ m long} = 72.8' \text{ long.}$

Linear Loading Rates tables II-27 and 28 in the SPM

slope = 1-2  
 soil depth = 30" or 75cm  
 soil texture group = LS

$70 \text{ L/day/sq m}$

*So  $2000 \div 70 = 28.6 \text{ m}$  however a SHWT prevents this LLR*

**Configuration and dispersal system**

22 m x 3 m seepage bed with pea gravel / chambers

6 laterals are 40" apart

total length of laterals is 180' or 55 meters

6765 Beaver Cr.



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Jan 15, 2020

$66.6 \text{ sq m AIS} \div .56 \text{ sq m/orifice} = 119 \text{ orifices} \div 6 \text{ laterals} = 20 \text{ orifices/lateral}$



**Orifice spacing**

total length of laterals . total number of orifices

$55 \text{ m} \div 119 \text{ orifices} = .46 \text{ m or } 46 \text{ cm or } 18 \text{ inches}$

**Dosing volume**

The dose volume is selected to balance two goals,

- 1) to minimize soil saturation with regard to soil dose frequency standards in the SPM table II - 10 Normal for type 1 is 8 doses/ day

$2000 \text{ L/day DDF} \div 8 \text{ doses} = 250 \text{ L/dose}$

- 2) to achieve at least 67% of the pump cycle at full pressurization for even distribution as per SPM III 6.10.2.2, a guide of 5 x the volume of the laterals is used, non draining/ level.

$55 \text{ m of laterals} \times .98 \text{ L/m for } 32 \text{ mm PVC sched } 40 = 53.9 \text{ vol.}$

5 times the draining vol. is  $L \times 5 = 269 \text{ Liters}$

Therefore the selected dose volume is 250 L/dose providing 8 doses per day

Which also achieves the minimum 250 L/dose to ensure full squirt over 67% cycle.

**Reserve volume** is 15% of the DDF from pump on to alarm on

$15\% \times 2000 \text{ Liters DDF} = 300 \text{ Liters} = 5.5''$

*We have chosen for the Alarm to begin 7" above the pump off.*

**Alarm reserve volume** is 50% of the DDF from alarm on to inlet effluent pipe

$50\% \times 2000 \text{ Liters DDF} = 1000 \text{ Liters} = 28'$

*7.78 gal/inch in Davis 350 gal Pump Chamber, 11" to pump height  
 $36 \div 35.32 = 7'$  47" inlet height.*

6765 Beaver Cr.

Gibson and Sons Consulting  
 Planning and Installation of Onsite Sewage  
 Systems  
 811 Wildgreen Way Parksville V9P 0A5  
 250 240 1724 gibsonandsons65@gmail.com  
 ROWP OW 0880

INVOICE/Quote

invoice # 0252  
 Date: Jan 9/20

To: Ms Maril McNamee  
 Mr. Dana Paquette  
 6765 Beaver Cr.  
 Port Alberni

Comments

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Completed ROSS/Filing		1000
1	Letter of Certification for occupancy		
1	VHA fee		2000
75240 9888 GST		SUBTOTAL	
		SALES TAX	50
		SHIPPING & HANDLING	
		TOTAL due	1250

Make all checks payable to Gibson and Sons Consulting  
 If you have any questions concerning this invoice, please contact us.  
 Thank you for your business!

paid

Quote for system completed but  
 does not include electrical is \$13,600  
 We need 2x15 amp services, 1 for pump and  
 1 for alarm

Thank You  


**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1407**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 724**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1407.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT A DISTRICT LOT 162 ALBERNI DISTRICT PLAN 25108 from Small Holdings (A1) District to Acreage Residential (RA2) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this        day of        ,  
Read a second time this        day of        ,  
Read a third time this        day of        ,

Adopted this        day of        ,

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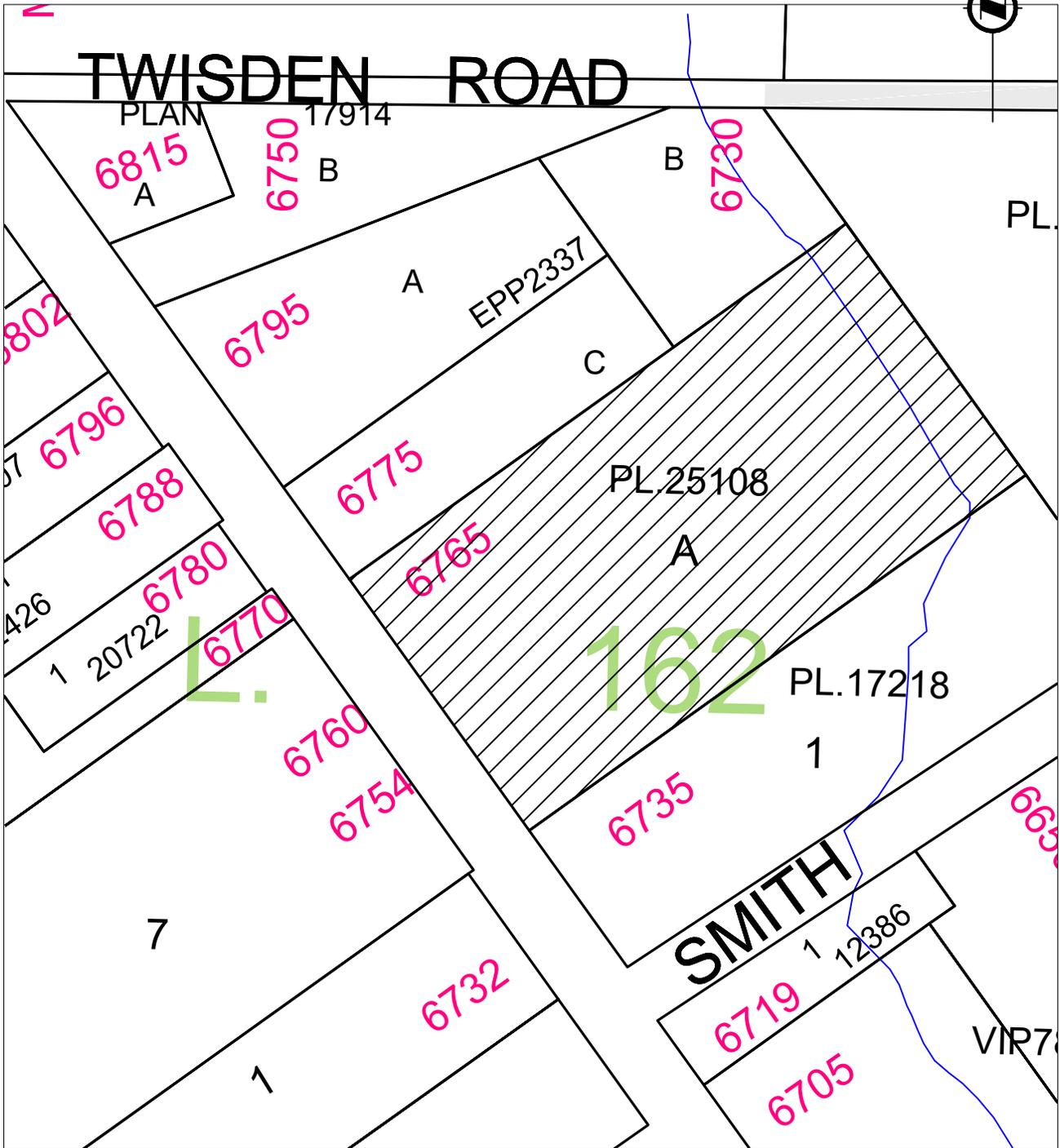
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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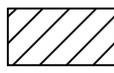
Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1407



Legal Description: LOT A DISTRICT LOT 162 ALBERNI DISTRICT PLAN 25108



To be rezoned from Small Holdings (A1) District to Acreage Residential (RA2) District.



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

