



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

August 18, 2020

SPROAT LAKE ADVISORY PLANNING COMMISSION

Please find enclosed the following applications for your review and consideration:

- DVD20005 – 10067 Coulson Place (Coulson)
- RD20004 – Lot 3, Central Lake Road (Rhodes, Carniato, Coss)

Please review these applications so that your Director can submit your recommendations to the Regional Board on Wednesday, August 26, 2020.

Your next meeting is scheduled for **Monday, August 24th at 7:00 pm** through Zoom Video Conferencing. Refer to the email for details and Zoom invitation.

Sincerely,

Charity Hallberg Dodds
Planning Assistant

Enclosures

Cc Applicants



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

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.

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.

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

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:



Sarah Holden
Junior Planner

Reviewed by:



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



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:

Sproat Lake

➤ Existing OCP Designation: _____

Sproat Lake

➤ Proposed OCP Designation: _____

➤ Text Amendment: _____

RA-1

➤ Existing Zone: _____

RA-1

➤ Proposed Zone: _____

➤ 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): _____

Residential

• Describe the existing land use of the subject property: _____

- 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 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: _____



Applicant/Owner Signature: _____

August 11, 2020

Date: _____

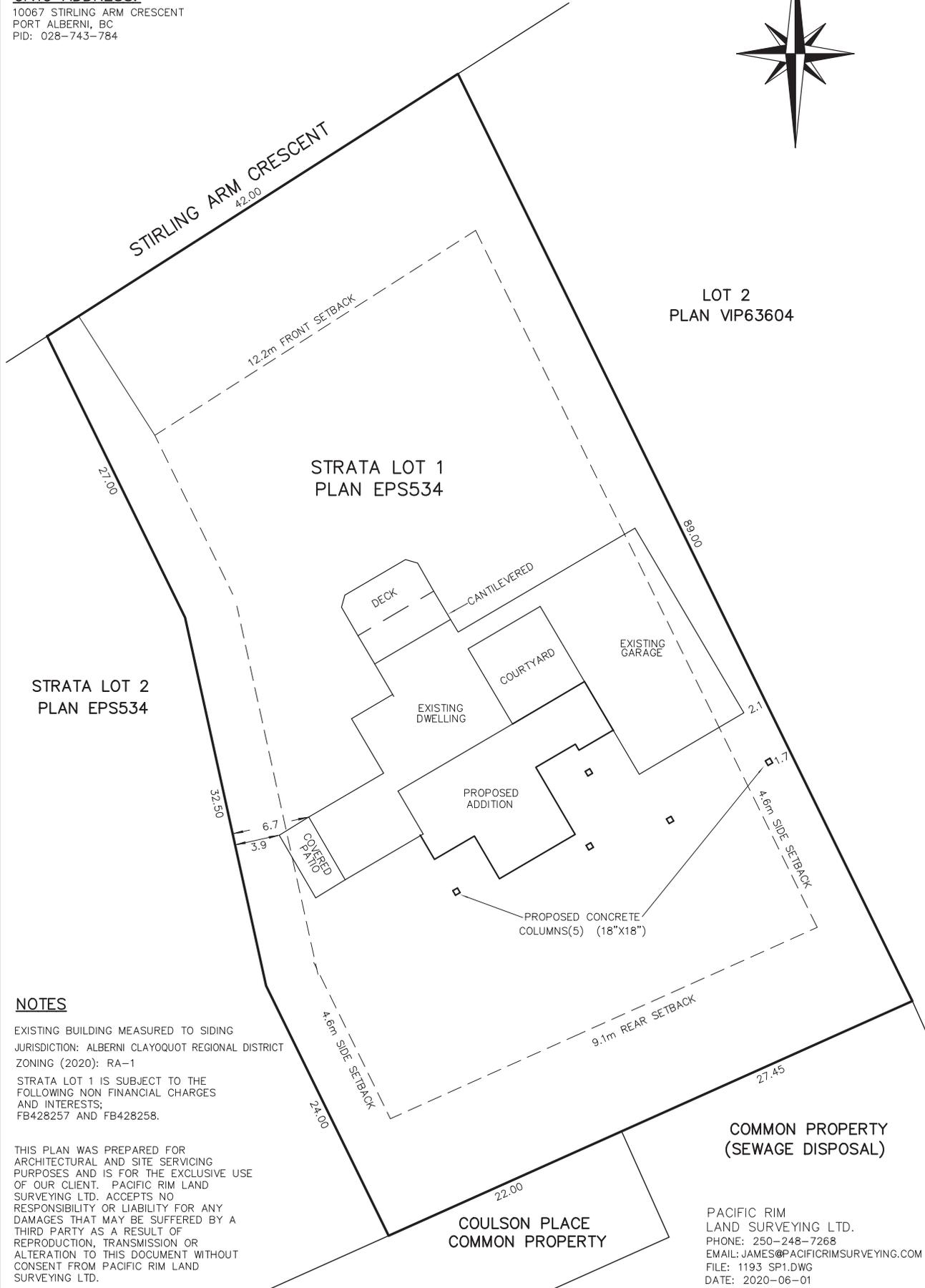
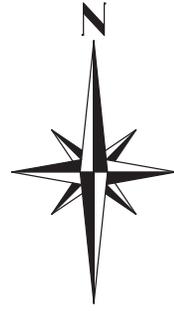
SITE PLAN OF STRATA LOT 1, SECTION 88, CLAYOQUOT DISTRICT, STRATA PLAN EPS534.
SHOWING PROPOSED ADDITION (FOR BUILDING PERMIT APPLICATION).

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



STRATA LOT 2
PLAN EPS534

LOT 2
PLAN VIP63604

STRATA LOT 1
PLAN EPS534

NOTES

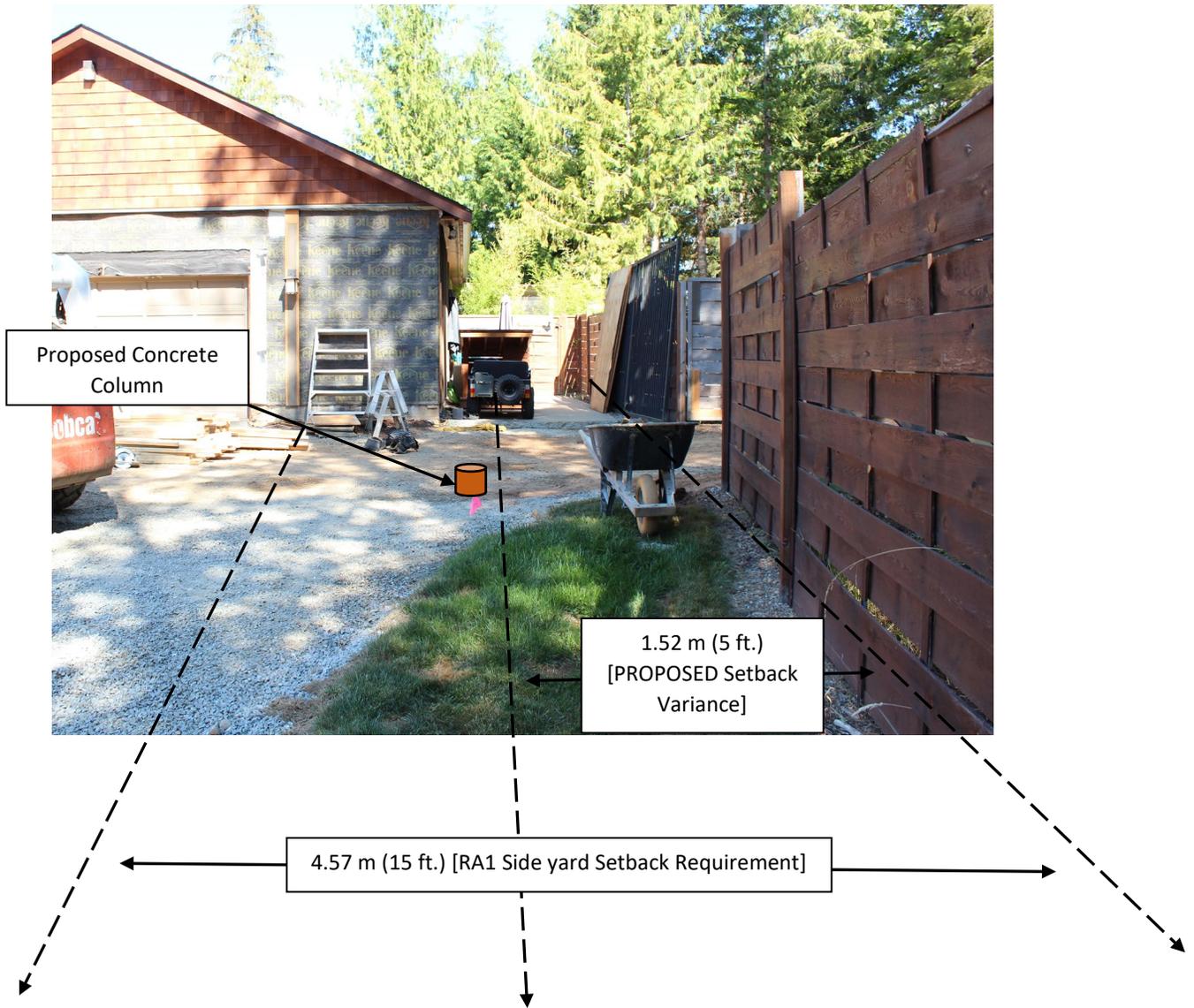
EXISTING BUILDING MEASURED TO SIDING
JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT
ZONING (2020): RA-1
STRATA LOT 1 IS SUBJECT TO THE
FOLLOWING NON FINANCIAL CHARGES
AND INTERESTS;
FB428257 AND FB428258.

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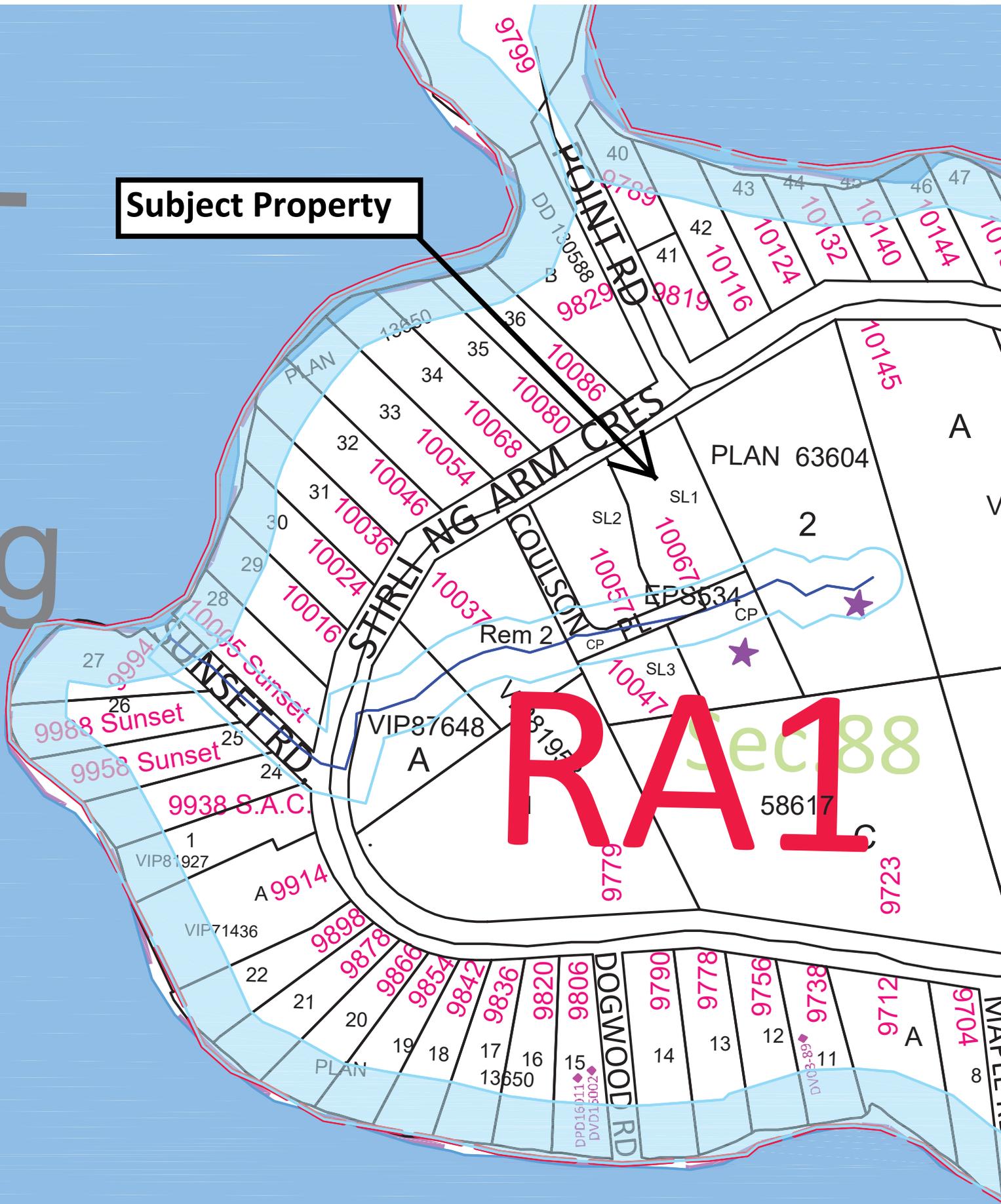
PACIFIC RIM
LAND SURVEYING LTD.
PHONE: 250-248-7268
EMAIL: JAMES@PACIFICRIMSURVEYING.COM
FILE: 1193 SP1.DWG
DATE: 2020-06-01



Subject Property

RA1

Sec 88





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: August 26, 2020

ACRD FILE NO.: RD20004

APPLICANTS: RYAN WAYNE RHODES, SAMANTHA RAE CARNIATO, EDWARD JOSEPH COSS, & DEBRA RUTH COSS,

LEGAL DESCRIPTION: LOT 3 DISTRICT LOT 60 ALBERNI DISTRICT PLAN EPP84111

LOCATION: Lot 3, EPP84111 Central Lake Road

ELECTORAL AREA: "D" Sproat Lake

Applicant's Intention: This application involves a zoning text amendment and map amendment. The property owners have applied to rezone the +/- 5.8 ha (14.33 ac) parcel from Rural (A2) District to Acreage Cottage Residential (ARC) facilitate the development of a single family dwelling and four (4) two (2) bedroom low impact cottages. A text amendment includes amending Schedule II – Bulk and Site Regulations ARC Bulk and Site Regulations from a Minimum Lot Area Requirement of 1.21 ha (3 ac) to 2.02 ha (5 ac).

Recommendations:

- THAT Bylaw P1408 Regional District of Alberni-Clayoquot Zoning text Amendment Bylaw be read a first time.
- THAT Bylaw P1409 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.
- THAT the public hearing for Bylaws P1408 and P1409 be delegated to the Director for Electoral Area 'D', the Alternate Director or the Chairperson of the Regional District.
- THAT the Board of Directors confirm that adoption of Bylaws P1408 and P1409 is subject to:
 - a. The applicant agreeing to a covenant preventing future subdivision;
 - b. Confirmation of adequate water for four (4) cottages;
 - c. Confirmation of suitable sites for sewage disposal; and
 - d. Meeting technical referral agency requirements.

RD20004

Observations:

i) **Status of Property:** The +/- 5.8 ha (14.33 ac) subject property is a rural lot, created by subdivision in 2018. It is accessed by a panhandle driveway off Central Lake Road and is mostly covered by second growth trees and shrubs, apart from the driveway access and a cleared space along the north east property line. The parcel is undulating, but generally slopes down from a high point in the center of the property to the northern property line and south to Central Lake Road. It includes two unserviced cabins that are unfit for habitation. The property is surrounded by Rural (A2) District zoned lots to the north, south, east, and west, and a Mixed Accommodation Commercial (MAC) District parcel along the southeast portion of the driveway.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal.
- b. **Water Supply:** On-site water.
- c. **Fire Protection:** Sproat Lake Volunteer Fire Department.
- d. **Access:** Panhandle access off Central Lake Road.

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 designates the property as "Rural Use". The objective of this land use designation is to maintain the predominantly rural character of the area. The applicants intend to develop a primarily residential lot with low impact cottages. The rural setting will be maintained by exceeding minimum setbacks.

The subject property is not within a Development Permit Area.

- c. **Zoning:** The property is zoned Rural (A2) District and the property owner is applying to rezone to Acreage Cottage Residential (ARC) District.

	A2 District (existing)	ARC District (proposed)
Minimum Lot Area:	5 ac	3 ac
Minimum Lot Width:	330 feet	200 feet
Lot Coverage:	-	10%
Minimum Setbacks		
Front:	50 feet	40 feet
Rear:	30 feet	30 feet
Side:	15 feet	15 feet

The applicant intends to rezone the property to build a single family dwelling,

RD20004

followed by a low impact cottage development, with four (4) two (2) bedroom cottages. Rezoning the property from Rural (A2) District to Acreage Cottage Residential (ARC) District would support this proposed use.

This application also includes a text amendment to Schedule No. II – Bulk and Site Regulations from a minimum lot area in the Acreage Cottage Residential (ARC) District of 1.21 ha (3 ac) to 2.02 ha (5 ac).

	ARC (existing)	ARC District (proposed)
Minimum Lot Area:	3 ac	5 ac

This proposed text amendment is necessary to maintain consistency with the Rural Use Policy 9.2.1 in the Sproat Lake OCP.

The proposed development requires a rezoning of the subject property from Rural (A2) District to Acreage Cottage Residential (ARC) District and amending Schedule No. II – Bulk and Site Regulations from a 3 ac to 5ac in the ARC District.

Comments:

The +/- 200 m (656 ft.) long panhandle driveway provides a buffer and privacy from Central Lake Road. The surrounding properties are zoned Rural (A2) District and include larger lots. The eastern property line is bordered by a +/- 71.7 ha (177 ac) mostly ALR property.

The lot includes two aged unserviced cabins, both built on concrete blocks, laden with mildew, and are unfit for habitation. There are no building permits on file for these cabins, however it is unknown if they predate the ACRD Zoning Bylaw No. 15. As such, the applicant intends to deconstruct the cabin on the eastern property line and to convert the cabin located near the center of the property to a storage shed. Demolition of either building will require a Demolition Permit. In addition to the cabins, there is a small services shed, which the previous owners used to house a generator and water filtration system, neither of which are in operation.

The first phase of this proposal involves the construction of an approximate 1,200 sq. ft., two to three (2-3) bedroom single family dwelling. Following the single family dwelling, the applicant's intend to build four (4) cottages, with two (2) bedrooms per cottage, and floor areas between 350-750 sq. ft., as per the ACRD Zoning Bylaw. These proposed buildings will be sited back from the property lines to increase privacy and to take advantage of views of the Beaufort Range and Mount Arrowsmith.

Proposed Cottage Development:

- The applicants intend for the cottages to be a destination in themselves, but also as good jumping off points to surrounding attractions.
- The intent of the cottages is to be as low impact as possible, with considerations to minimize building footprints and for reduced water usage.
- The proposed buildings will be setback far from the property lines to decrease visibility from the neighboring properties, and to retain the surrounding vegetation.

RD20004

Driveway Considerations:

- The driveway access will be designed for appropriate emergency access.
- The applicant intends to straighten the driveway to increase visibility and sightlines.
- The lot is currently unserviced. The applicant intends to install underground power lines along the existing driveway to enhance views.

Water Considerations:

- The proposed site, including landscaping and the cottages, has been designed to have a low impact on the water supply. Including the landscaping with native plant species, storm catchment systems, encouraging guests to bring drinking water, low flow toilets, and small hot water tanks.

Septic Considerations:

- The applicant has proposed a centrally located septic field to service all of the proposed units on the same area that a positive percolation test was conducted.

Rezoning this property from Rural (A2) District to Acreage Cottage Residential (ARC) District will allow for the proposed development, but will restrict development to a four (4) cabin maximum and one single family dwelling. Camping and commercial storage of recreational vehicles is prohibited in this zone.

The Sproat Lake area has seen an influx of Temporary Use Permits (TUP) for Short Term Vacation Rentals (STR). The TUP policy states “when considering a temporary use permit for a STR, the ACRD recognizes that the primary use of the property is residential. A STR TUP is a way to allow residents and residential property owners to participate in the tourism economy.” This proposed development aligns with that policy by maintaining a primary residential use and allowing the owners to participate in the tourism economy. However, unlike a TUP, the ARC District is zoning and does not require renewal.

Area A (Bamfield) and Area C (Long Beach) zoning includes provisions for cottage residential development. These zones have been successful in providing tourism accommodation while maintaining the rural character of the area. There are few areas within the Alberni Valley that accommodate this use. Planning staff see cottage development as a use that will support tourism in rural areas.

The Ministry of Agriculture’s *Guide to Edge Planning* provides guidance to ensure compatibility between agricultural and urban land uses. Section 3.3.d recommends clustering houses away from the agriculture-urban edge, leaving wider open space along the boundary. The applicants have proposed to do so to further ensure compatibility between the land uses.

ACRD Staff are supportive of the application as it provides additional accommodation while retaining the rural character of the Sproat Lake area.

RD20004



Submitted by:

Sarah Holden, Junior Planner



Reviewed by:

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



Approved by:

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

RD20004



Services shed with non-operational water filtration system.



Existing well.



Garden, central property south of cabin.



Unserviced Cabin 1.



Unserviced Cabin 1.



Mildew throughout. Unserviced Cabin 1.



Unserviced Cabin 2.



Block foundation. Unserviced Cabin 2.



Mildew throughout. Unserviced Cabin 2.



Proposed fence on eastern property line to buffer neighbours house from driveway traffic.



Proposed single family dwelling building (SFD) site.



Proposed building site for two cabins below SFD.



Proposed building site for two third cabin. View of Mount Arrowsmith.



Existing driveway. Applicant intends to straighten for safety.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

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

APPLICATION FOR DEVELOPMENT

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

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <u>Ryan Rhodes</u>	Name:
Mailing Address: <u>PO Box 185</u> <u>Errington BC, Canada</u>	Mailing Address:
Telephone: <u>250-248-7745</u>	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: <u>rhodeswork7@gmail.com</u>	Email:

- Legal Description: Lot 3 District Lot 60 Alberni District PLAN EPP84111

- Particulars of Proposed Development:

- Existing OCP Designation: Rural Use
- Proposed OCP Designation: Commercial Use
- Text Amendment: yes
- Existing Zone: A2

- Proposed Zone: 110 c Acreage Cottage Residential District (ARC)

- 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: Recently subdivided rural lot with outbuildings (no services, existing well)

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

North: Agricultural Use (undeveloped)
South: Rural Use
East: Agricultural Use (undeveloped)
West: Rural Use

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

See attachment

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

see attachment

- 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.

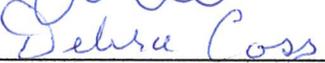
I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.

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: Ryan Rhodes, 

Applicant/Owner Signature: Ed Cos  Debra Coss 

Date: June 15th 2020

Description of the Development

1. Firstly we hope to build a single family dwelling which will be occupied by the owners (Ryan and Sam) or initially the parents of the owners (Louise and Ronald). The single family dwelling will be a 2-3 bedroom design (approximately 1200 sqft) appropriate for a couple with hobbies or a family of four.
2. Secondly we dream of a low impact cottage development; to build, operate, and manage four 2 bedroom cottages, each being between 350 - 750 sqft on the main floor, with an occupant capacity of 2-4 adults per cottage. We would like there to be no seasonal or duration limitations on the rental of the cottages. We feel the cottages should be facing the undeveloped agricultural land to the Northeast and situated along a linear layout which compliments the view as well as the shape of lot 3. By situating the cottage development in the middle of the 14.33 acre lot, a natural boundary of vegetation will be better maintained. Once the business side of the operation is stable we plan on running it as a means of primary employment for Ryan. That is a dedicated full time owner/manager/caretaker.

Thoughtful Layout

- The front and side property lines to the west and south would far exceed the minimum setbacks.
- The house to the south will not be visible from any of the units proposed.
- The driveway will be built with Firetruck accessibility in mind.
- The septic field would be centrally located and service all of the units proposed. The proposed septic site is right where percolation tests were already performed upon subdivision of the lot with positive results.
- The single family dwelling would overlook the entrance to the cabins and be best situated for effective management of the cabins.

Water conservation

- It would be a requirement for guests to bring their own drinking water.
- We would install small hot water tanks and 54 inch bathtubs (50 gallon or less) which would suit floor plans for cottages, guests would be limited to enough hot water for 10 minute showers or 1 bath with a 60 minute hot water tank recovery in between.
- The entire landscape would be native species with nothing requiring irrigation (ferns, shallal, maples, pines).
- Storm water catchment systems could supply any outdoor water usage needs.
- There would be no grass (except where required for the sewage system).
- Low flush toilets and flow restricting shower heads and faucets
- Part of the overall experience of the cottages would have a central premise of low footprint living in minimalist spaces.

Participation in Tourism/Hospitality

- The overall goal is to provide a peaceful and memorable place to foster great travel experiences for guests.
- The location is excellent for proximity to Sproat Lake Provincial Park, the campgrounds, and serves as a great homebase to day trip explore from Parksville/Qualicum to Tofino.
- Ryan and Sam also operate 2 short term vacation rental listings with excellent feedback from guests. I've copied and pasted our favorite review we have ever had which validated all the hard work which was put into our MacMillan Drive listing.

We had high hopes for Ryan and Sam's place. Our stay marked a milestone in our lives and gave us a rare moment to leave the world behind and be alone in peace. Ryan and Sam have thought of everything. Not once did we find ourselves wishing we had something we didn't. Everything we needed to cook,

enjoy fresh coffee and clean up after ourselves was clearly organized and accessible. The house is very modern, clean, open, and easy to settle into. Check-in was literally effortless. The king sized bed was super comfy, as were the blankets. We found plenty of towels, toiletries, condiments, soap, bedding and even a handy little booklet explaining how things work around the place and what was expected of us. Ryan and Sam were unbelievably quick with responding any time we needed them. My wife and I honestly sat down and tried to think of what could possibly have made our stay any better.....anything.....and all we came up with was.....we wish we could have stayed longer. You simply cannot go wrong here. You will not regret staying at Ryan and Sam's amazing place.

The *Camano*

POST & BEAM



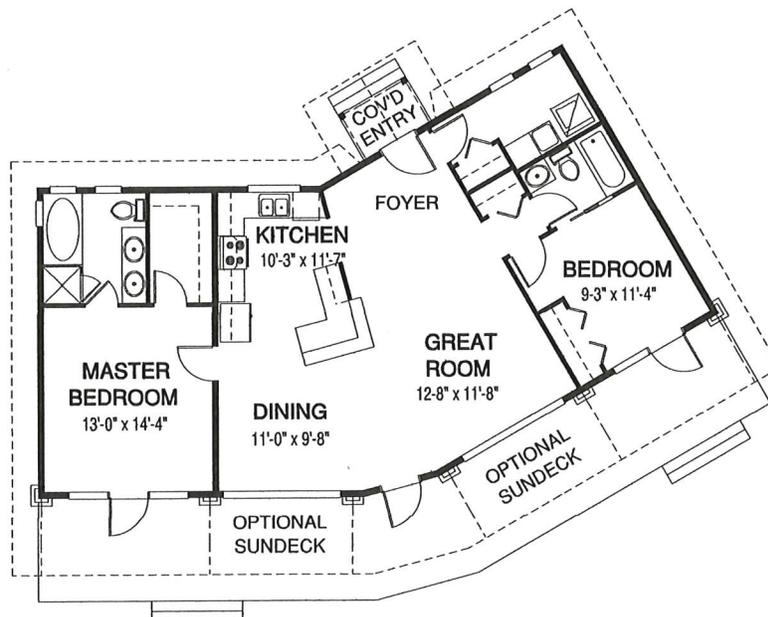
This modern home package offers a refreshing take on traditional architecture. Its inviting design offers subtle angles and clean lines. The gathering area features high ceilings due to the Camano's rooflines.

Square Footage	
MAIN FLOOR	1194
UPPER FLOOR	0
UNFINISHED/BONUS AREA	0
TOTAL LIVING AREA	1194
GARAGE	0
COVERED ENTRY/PORCH	24
BALCONY/DECK	0
TOTAL AREA	1218

Dimensions

WIDTH	DEPTH
53	35

Designs, Images & Plans © Linwood Homes Ltd.



MAIN FLOOR

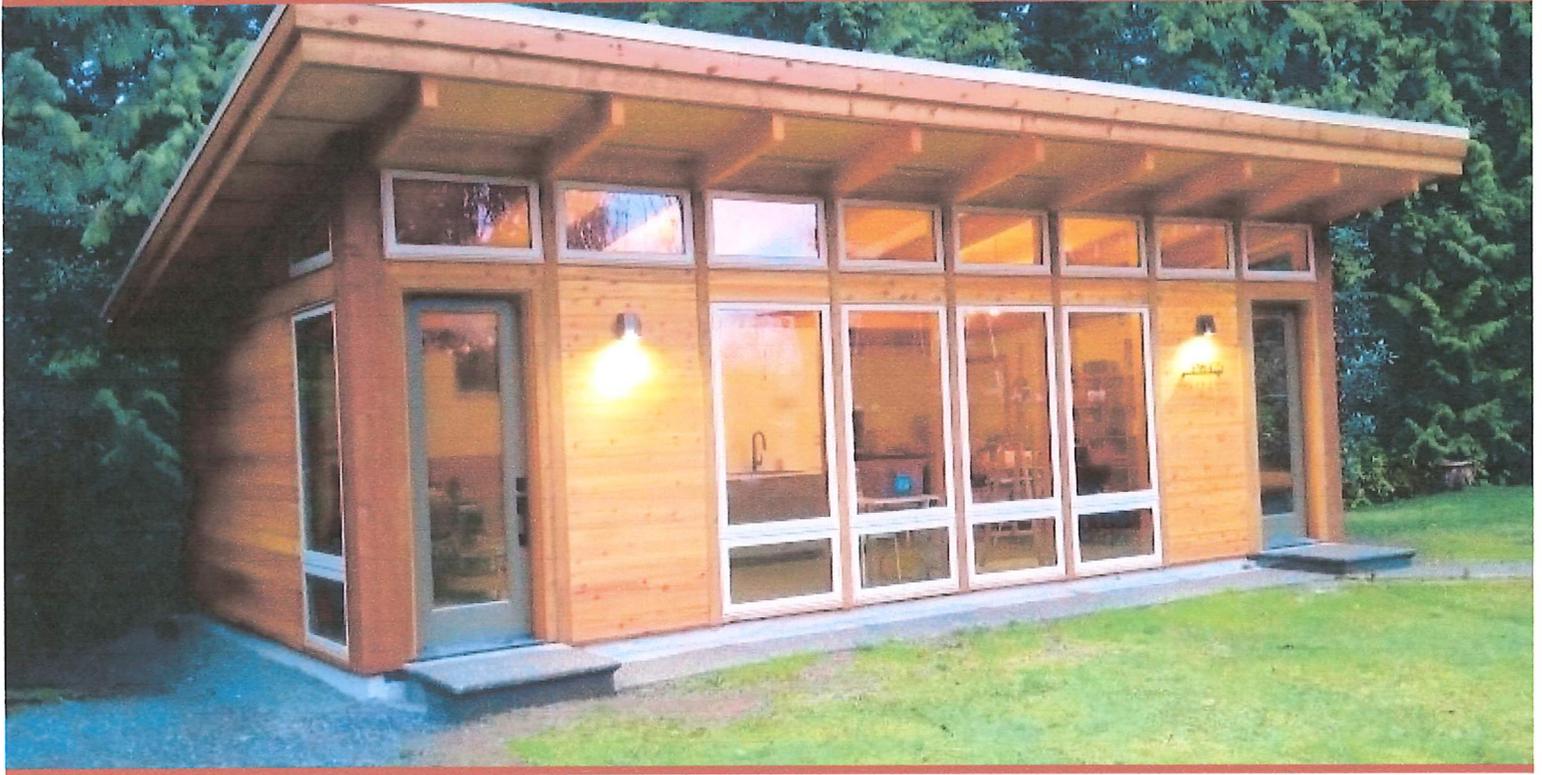


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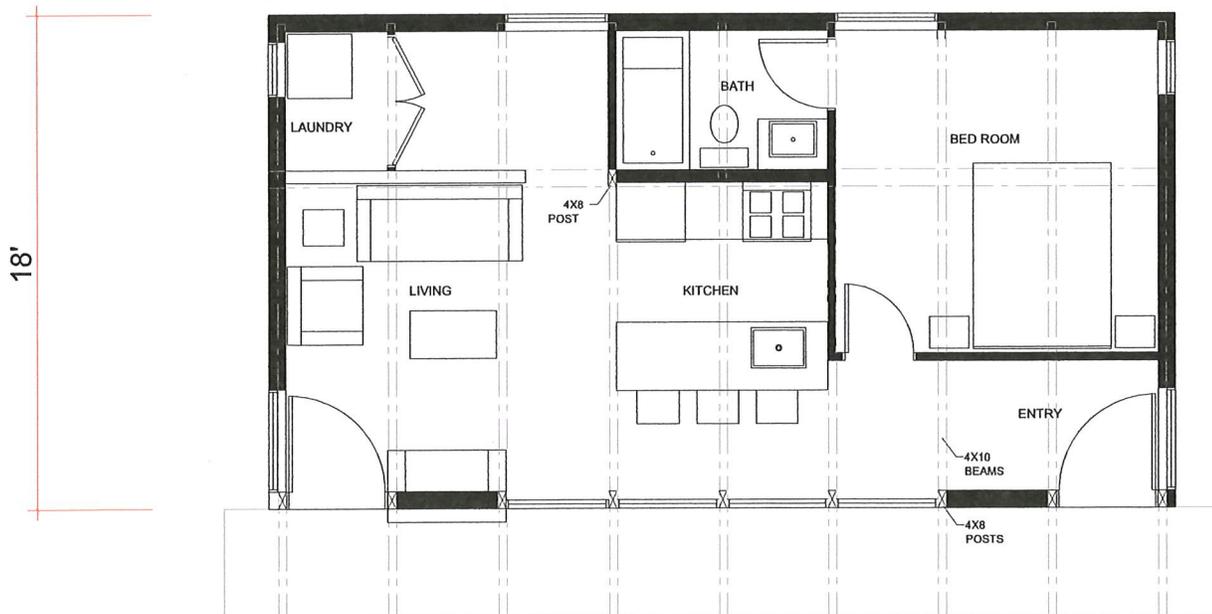
POST & BEAM: The Post & Beam Home Package includes full custom concept design, construction plans, technical support, and all the materials required to build the structure of your home to the lock-up stage.

CONTEMPORARY RANCHER 593

WESTCOAST CONTEMPORARY



32'-11 1/2"

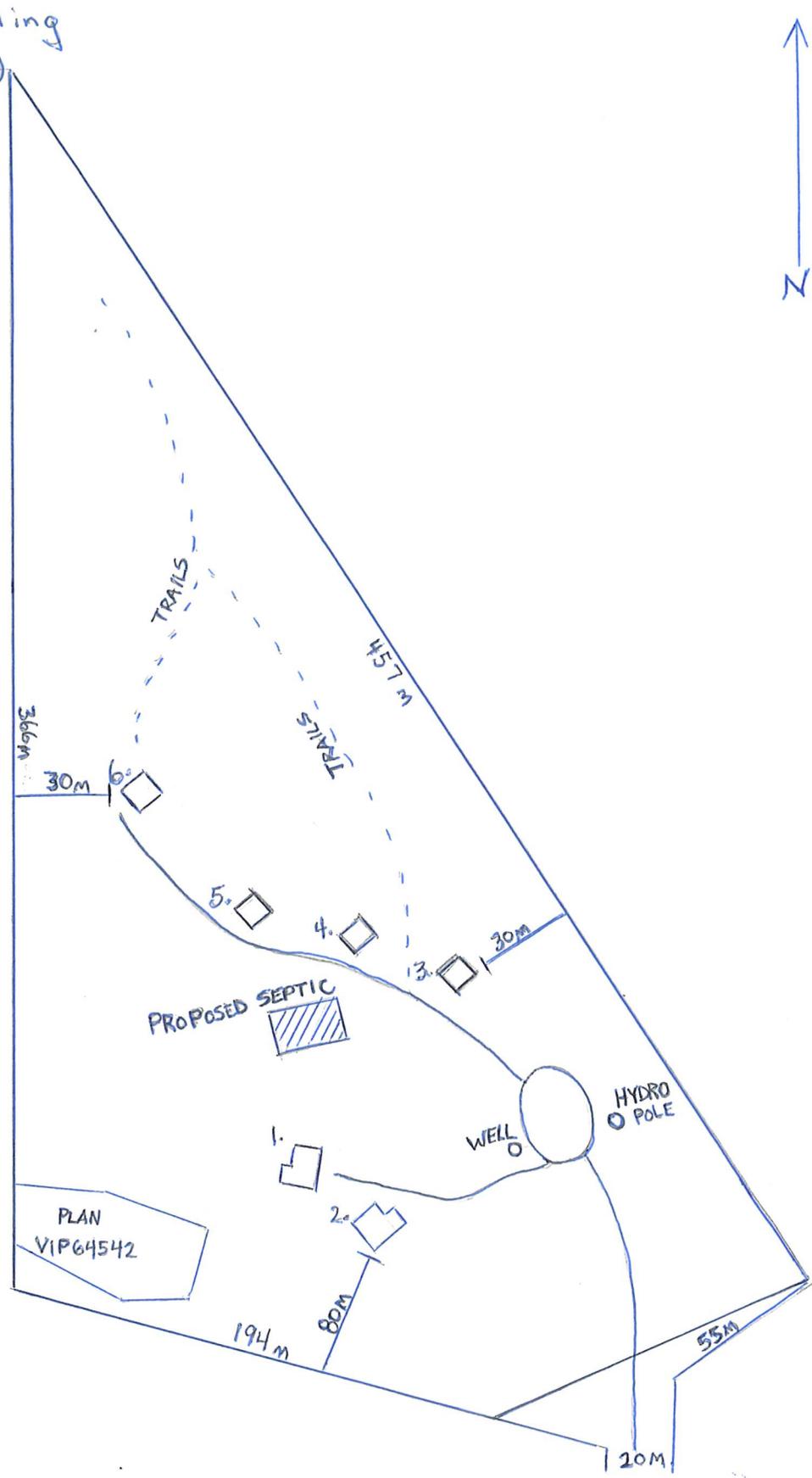


Main Floor 593 s.f.

MAIN FLOOR

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1. Existing Cabin
(to become a shed, or be demolished)
2. Single family Dwelling
(2-3 bedroom 1200sqft)
3. Cottage 1
4. Cottage 2
5. Cottage 3
6. Cottage 4 / Single family dwelling 2



SCALE
1cm = 20m



Ministry of Environment

Well Construction Report, Well Closure Report, Well Alteration Report

Newly Assigned ID Plate # 43999, Main Well Tag Number 100629

Read instructions on reverse side of this report. See separate form for notes & department of collection fees.

Owner name: STEVE AND LOUISE ANDREOFF
Mailing address: 3561 TORONTO AVENUE, Toronto, Ontario M1S 1T4

Well Location: Address: Street no. 7909, Street name CENTRAL LAKE ROAD, Town/District ALTON

Legal description: Lot, Plan, DL, Block, Sec, Twp, Rg, Land District
PID: Description of well location (attach sketch, if nec): WELLS PROPERTY BOUNDARIES

NAD 83 Zone: 10 UTM Easting: m Latitude (see note 3): m Longitude: m

Method of drilling: air rotary, cable tool, mud rotary, auger, driving, jacking, excavating, other (specify)
Orientation of well: vertical, horizontal, Ground elevation: ft (asl) Method (see note 4):

Class of well (see note 5): WATER SUPPLY Sub-class of well: DOMESTIC
Water supply wells: indicate intended water use: private domestic, water supply system, irrigation, commercial or industrial, other (specify)

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)
Table with columns: From ft (bgl), To ft (bgl), Relative Hardness, Colour, Material Description, Water-bearing Estimated Flow (USgpm), Observations

Casing details
Table with columns: From ft (bgl), To ft (bgl), Dia in, Casing Material / Open Hole, Well Thickness in, Drive Shoe

Screen details
Table with columns: From ft (bgl), To ft (bgl), Dia in, Type (see note 18), Slot Size

Surface seal: Type, Depth, ft
Method of installation: Poured, Pumped, Thickness, in
Backfill: Type, Depth, ft
Liner: PVC, Other (specify)
Diameter, in, Thickness, in
From ft (bgl) To ft (bgl) Perforated From ft (bgl) To ft (bgl)

Intake: Screen, Open bottom, Unscreened intake
Screen type: Fiberglass, Pipe size
Screen material: Stainless steel, Plastic, Other (specify)
Screen opening: Continuous slot, Slotted, Perforated pipe
Screen bottom: Ball, Plug, Plate, Other (specify)
Filter pack: From ft To ft Thickness, in
Type and size of material

Developed by: Air lifting, Surging, Jetting, Pumping, Bailing, Other (specify)
Total duration, hrs
Notes:

Final well completion data:
Total depth drilled: 560 ft Finished well depth: 560 ft (bgl)
Final stick up: 24 in Depth to bedrock: 97 ft (bgl)
SWL: 16 ft (bgl) Estimated well yield: 1.0 USgpm
Adhesion flow: USgpm, or Adhesion pressure: ft
Type of well cap: Well disinfected: Yes No
Where well ID plate is attached: ATTACHED TO CASING

Well yield estimated by: Pumping, Air lifting, Bailing, Other (specify)
Rate: 1.0 USgpm Duration: 4.0 hrs
SWL before test: ft (bgl) Pumping water level: 225 ft (bgl)

Well closure information:
Reason for closure:
Method of closure: Poured, Pumped
Sealant material: Backfill material:
Details of closure (see note 17):

Obvious water quality characteristics: Fresh, Salty, Clear, Cloudy, Sediment, Gas
Colour/turbid: Water sample collected: X

Date of work (YYYYMMDD):
Started: 2017/10/27 Completed: 2017/10/27
Comments: Well has been installed

Well driller (print clearly):
Name (first, last) (see note 19): Paul A. Neacox
Registration no. (see note 20): Lic. 2503 2904
Contractor (if applicable, name and company):

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.
Signature of Driller Responsible: P.A. Neacox

PLEASE NOTE: The information provided in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.
Attachments: Customer copy, Driller copy, Utility copy
Sheet 1 of 1

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1408

OFFICIAL ZONING TEXT AMENDMENT

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 the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Text 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 Text Amendment Bylaw No.P1408.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot text is hereby amended to increase the minimum lot area in Section 200, Schedule II – Bulk and Site

Regulations:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
ARC	200	5 acres	10%	40	30	15	35

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

Read a first time this XX day of, XXXX
Read a second time this XX day of, XXXX
Public hearing held this XX day of, XXXX
Read a third time this XX day of, XXXX

Adopted this XX day of, XXXX

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

Chair of the Regional Board

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1409

OFFICIAL ZONING ATLAS AMENDMENT NO. 725

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. P1409.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT 3 DISTRICT LOT 60 ALBERNI DISTRICT PLAN EPP84111 from Rural (A2) District to Acreage Cottage Residential (ARC) 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 XX day of XXXX, XXXX
Public Hearing held this XX day of XXXX, XXXX
Read a second time this XX day of XXXX, XXXX
Read a third time this XX day of XXXX, XXXX

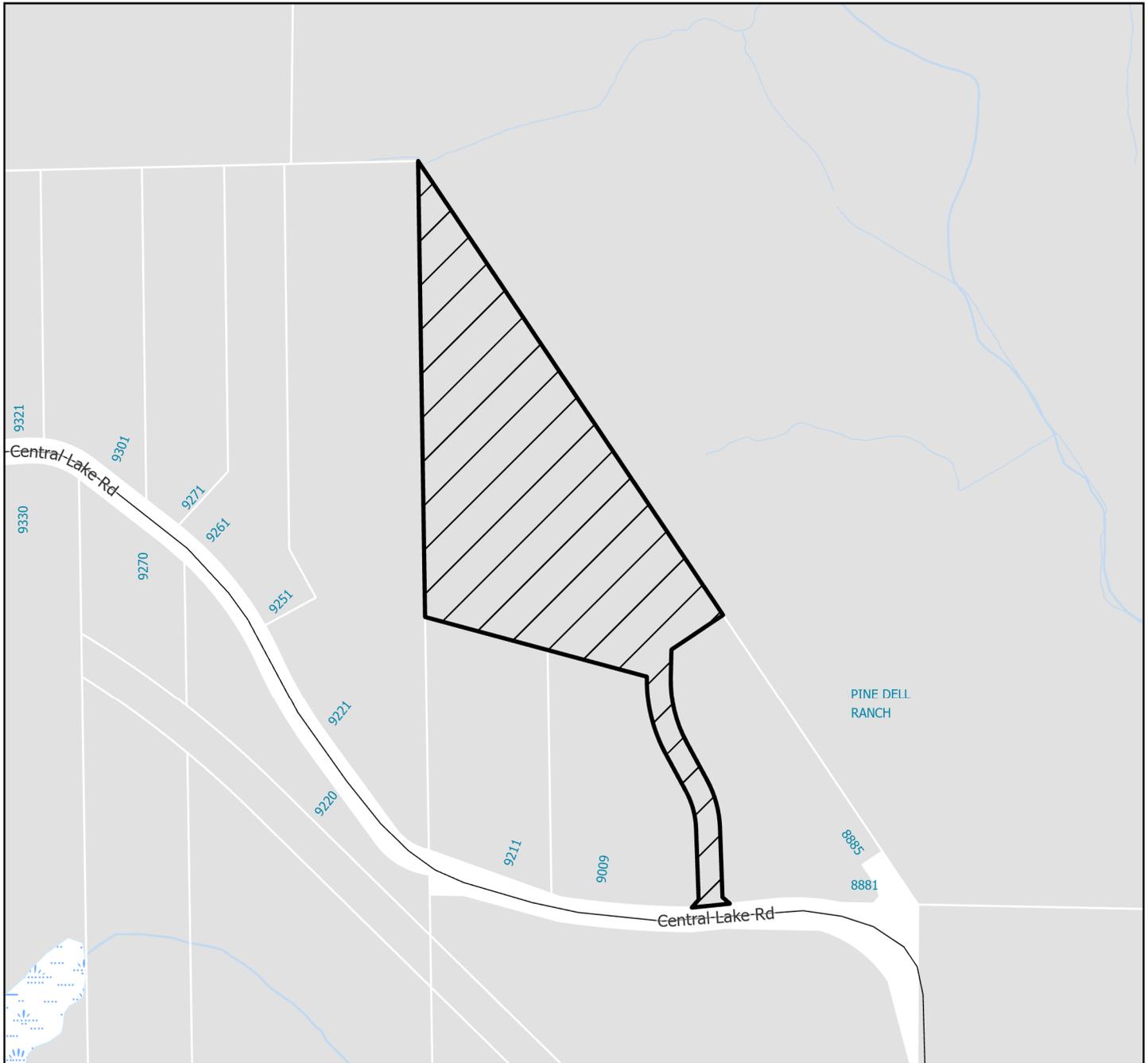
Adopted this XX day of XXXX, XXXX

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

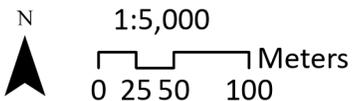
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1409



P1409 - Central Lake Road
Legal Description: LOT 3 DISTRICT LOT 60
ALBERNI DISTRICT PLAN EPP84111



 Rezoning from Rural (A2) District to Acreage Cottage Residential (ARC) District