



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
**NOTICE OF APPLICATION FOR
DEVELOPMENT VARIANCE PERMIT**
ELECTORAL AREA 'E' – BEAVER CREEK

DVE20010 – MICHELE JAMIESON, PROPERTY OWNER

On May 12, 2021, 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 Section 200 – Schedule No. II – Bulk and Site Regulations of the ACRD Zoning Bylaw to reduce the required front lot line setback for a property zoned Rural (A2) District from 50 feet (15 meters) to 25 feet (7.5 meters) in order to place a mobile home as a primary residence.

Subject Property: 7194 McKenzie Road, Port Alberni

Legal Description: LOT 3 DISTRICT LOT 166 ALBERNI DISTRICT PLAN 12220 PID: 004-967-879

A copy of the permit and supporting documents are available for public review on our website at <https://www.acrd.bc.ca/events/12-5-2021/>.

The Regional Board made a preliminary review of this proposal on April 14, 2021 and resolved to consider it further. It is anticipated that the Regional Board will make a final decision on the permit at the Board Meeting on May 12, 2021 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, May 12, 2021** 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. 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.

Alternatively, if you wish to present your views to the Board in person, please contact Wendy Thomson, General Manager of Administrative Services, before 4:30 pm on May 5, 2021 at wthomson@acrd.bc.ca or phone 250-720-2700.

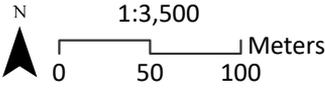
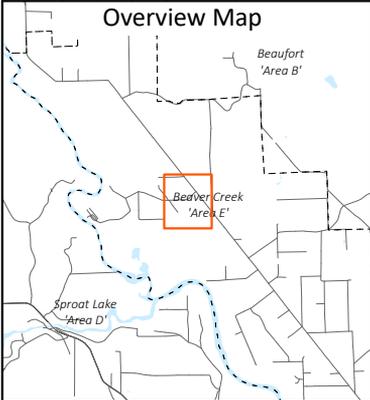
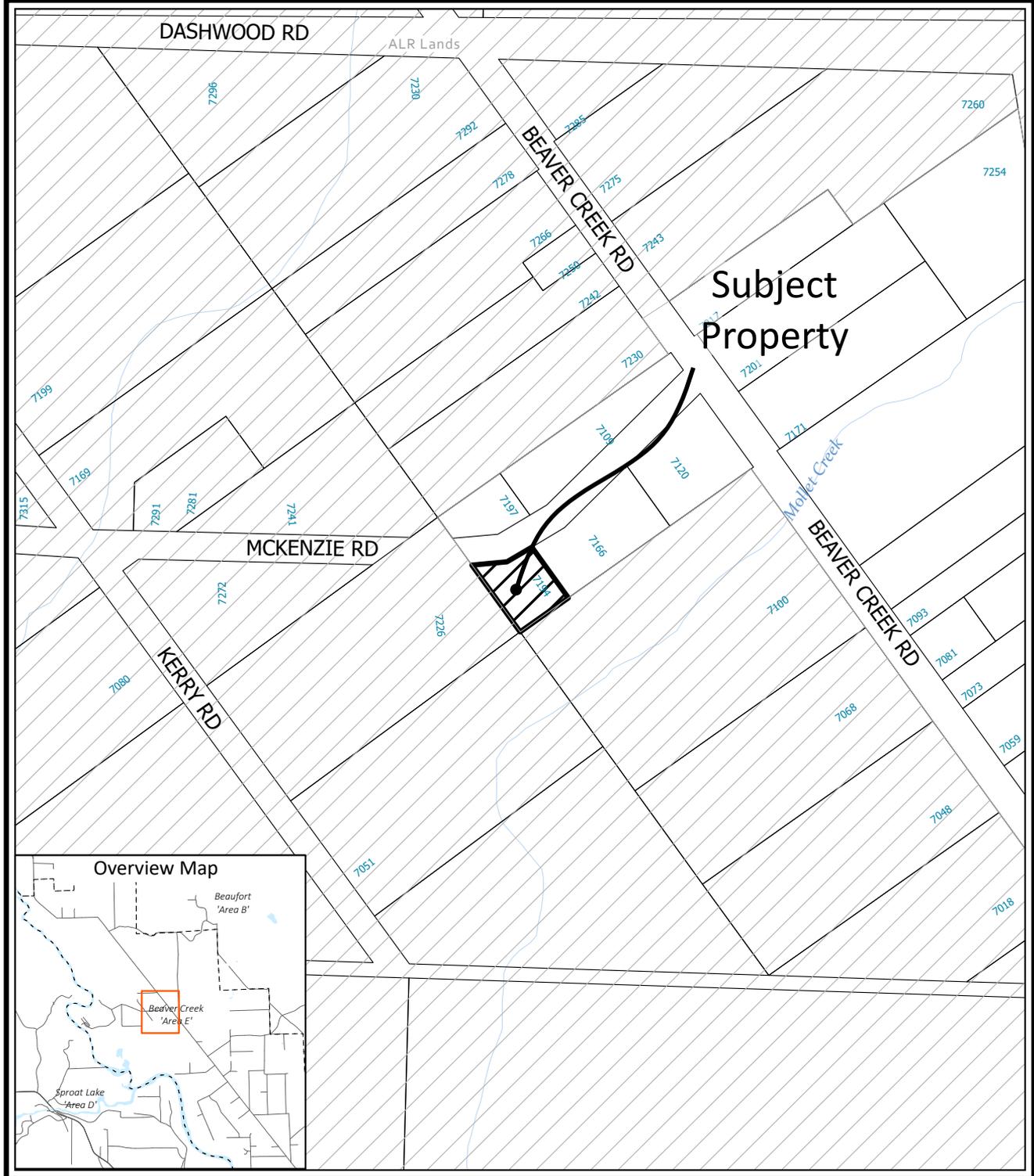
Questions? Please contact the Planning Department during regular office hours: Monday to Friday, excluding statutory holidays, from 8:00 am until 4:30 pm.

PLANNING DEPARTMENT

Regional District of Alberni-Clayoquot
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Email: planning@acrd.bc.ca
Telephone: 250-720-2700
Fax: 250-723-1327

Date of Notice: April 21, 2021



Legal Description: LOT 3 DISTRICT LOT 166 ALBERNI
DISTRICT PLAN 12220



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: April 14, 2020

ACRD FILE NO.: DVE20010

APPLICANT: Michele Jamieson

LEGAL

DESCRIPTION: LOT 3 DISTRICT LOT 166 ALBERNI DISTRICT PLAN 12220

LOCATION: 7194 McKenzie Road

ELECTORAL AREA: "E" Beaver Creek

APPLICANT'S INTENTION: The applicant has applied for a development variance permit to reduce the required front lot line setback from 50 feet (15 meters) to 25 feet (7.5 meters) for a property zoned Rural (A2) District in order to place a mobile home as a primary residence.

Recommendation: THAT the Board of Directors consider issuing development variance permit DVE20010, subject to neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVE20010:

- i. Development variance of Section 200 – Schedule No. II – Bulk and Site Regulations of the ACRD Zoning Bylaw to reduce the required front lot line setback for a property zoned Rural (A2) District from 50 feet (15 meters) to 25 feet (7.5 meters).

Advisory Planning Commission Recommendation: The Beaver Creek APC considered the application at their March 29, 2021 meeting where they passed a resolution to concur with the staff recommendation and support the development variance application as presented.

Observations:

- i. **Status of Property:** This 0.19 ha (0.46 ac) property is relatively level vacant lot that has been cleared of trees. There is a gully at the rear (south end) of the property. The applicant has indicated that there is fill on the rear portion of the property and that the most suitable building sit is within the front yard set-back.

DVE20010

ii. **Services**

- a. **Sewage Disposal:** On-site septic system.
- b. **Water Supply:** Beaver Creek Water Service Area.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** Access to the property is from McKenzie Road.

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

- a. **Agricultural Land Reserve:** Not within the ALR.
- b. **Official Community Plan:** The Beaver Creek Official Community Plan (OCP) designates the property "Rural Use".

The proposal complies with the policies and objectives of the Beaver Creek OCP.

- c. **Zoning:** The property is zoned Rural (A2) District which permits rural residential, agricultural, and accessory uses. The minimum lot area is 5 acres (2 ha) and this property is legal non-conforming.

Principal building setbacks within the Rural (A2) District

	Required	Proposed
Front lot line	50 feet	25 feet
Rear lot line	15 feet	-
Side lot line	15 feet	-

The applicant is applying for a Development Variance Permit in order to reduce the required front lot line setback from 50 feet (15 meters) to 25 feet (7.5 meters) to locate a mobile home on the vacant property.

Comments: The applicant is proposing to locate a mobile home on this 0.46 acre lot. Following a site visit, staff are supportive of the variance application. This is a small, non-conforming lot that was subdivided prior to the ACRD Zoning Bylaw adoption. If the variance is approved, there is still ample room between the proposed building site and the road. Staff note that there are A1 zoned properties, which have 25 foot front yard setbacks, within this neighbourhood. Given the existence of fill on the property. The proposed variance is considered appropriate.

Staff recommend that the Board of Directors consider issuing development variance permit DVE20010, subject to neighbouring properties being notified as per Local Government Act s.499.

Submitted by:



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

Approved by:



Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

DVE20010



For 7194 mckenzie Road. (C#584 \$300-)

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

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

APPLICATION FOR DEVELOPMENT

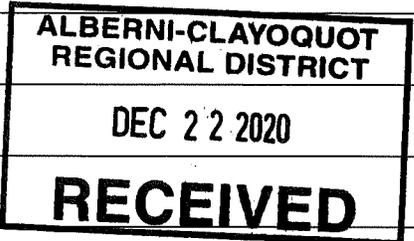
- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Board of Variance Application |
| <input type="checkbox"/> Zoning Text Amendment | <input 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: <u>Michele Jamieson</u>	Name:
Mailing Address: <u>7100 Beaver Ck. Rd.</u> <u>Port Alberni BC</u> <u>V9Y 8M3</u>	Mailing Address:
Telephone: <u>250 731-9989</u>	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: <u>ernidog@hotmail.com</u>	Email:

- Legal Description: Lot 3 Plan VIP 12220 Dist Little Lake Land Dist 01 PID: 004-967-879
Area Jurisdiction Roll: 04-770-01936-007

Particulars of Proposed Development:

- Existing OCP Designation: rural use
- Proposed OCP Designation: _____
- Text Amendment: _____
- Existing Zone: A2
- 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): _____

- Describe the existing land use of the subject property: Vacant lot

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

North: 7100 Beaver Cr. Rd - manufactured home single wide

South: 7197 McKenzie Rd - manufactured home single wide

East: 7100 McKenzie Rd - 2 story standard house

West: 7220 McKenzie Rd - 1 story standard house

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

bring a manufactured home onto property

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

see attached pages

- 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: _____

Date: December 22 2020.

**Michele Jamieson
7100 Beaver Creek Road
Port Alberni, BC
V9Y 8M3
Phone - 250 731-9989
Email - ernidog@hotmail.com**

December 22 2020

To whom it may concern:

Re: building setback variance

Hi. I wish to apply for a variance to place an existing modular home onto, the vacant property that I own , 7194 McKenzie Road. I hope to place the home 25' from the front of the property line, rather than the 50' setback. The reason being is that there is fill on the land and the fill gets deeper and deeper as you go toward the back of the property. I have hired Geo-tech, Paul Fraser, to direct plans for the foundation of the home and also hired Craig Bowerman to construct the septic system.

I hope the information I am submitting is sufficient.

Thank you,

Michele Jamieson



7194 mckenzie Road.

Proposal

7194 McKenzie Road
Port Alberni, B.C. V9Y 8M7
Lot 3 Plan V1P17220 District Lot 166
Land District 01 PID: 004-967-879

