



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

May 12, 2021

BEAVER CREEK ADVISORY PLANNING COMMISSION

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

- RE21001 – 6640 Beaver Creek Road (Muma)
- RE21003 – 6210 Drinkwater Road (Brar)

Please review this application so that your Director can submit your recommendations to the Board of Directors on May 26th, 2021.

Your next meeting is scheduled for **Monday, May 17th at 7:00 pm** through Zoom Video Conferencing. Please refer to the email for details and Zoom invitation.

Thanks in advance!

Sincerely,

Alex Dyer, MCIP, RPP
Planning Manager

Enclosures

Cc Applicants



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: May 26, 2021

ACRD FILE NO.: RE21002

APPLICANTS: Elton Muma (agent Jim McManus)

LEGAL DESCRIPTION: Lot A, District Lot 162, Alberni District, Plan 28232

LOCATION: 6640 Beaver Creek Road

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owner is applying to rezone the 0.67 hectare (1.67 acre) property to Acreage Residential (RA3) District in order to accommodate subdivision to a 0.6 acre minimum lot size. The applicant intends to subdivide the property into two parcels: a +/- 0.8 acre vacant parcel and the remainder (0.9 acre) with the existing house and improvements in the east side of the property adjacent to Beaver Creek Road.

Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1425 be read a first time;
- THAT the public hearing for Bylaw P1425 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 P1425 is subject to:
 - a. Confirmation from a Registered On-Site Wastewater Practitioner that the property is capable of accommodating on-site sewage disposal to a minimum 0.6 acre density;
 - b. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: The Beaver Creek APC will consider this application at a meeting to be held May 17, 2021.

RE21002

Observations:

- i) **Status of Property:** The property is mostly level with the improvements located on east portion of the property adjacent to the intersection of Beaver Creek Road and Grigg Road, including an existing residence and detached shop. The remainder of the property is buffered by trees and partially cleared surrounding the improvements. The property is bordered by Beaver Creek Road to the east and Grigg Road to the north and is surrounded by rural residential and agricultural properties.
- ii) **Services**
- a. **Sewage Disposal:** On-site sewage disposal. As a condition of rezoning, the applicants will be required to engage a Registered On-site Wastewater Practitioner to assess the capability of the land to accommodate on-site sewage disposal to a 0.6 acre density. Confirmation will be required prior to the public hearing.
 - b. **Water Supply:** Beaver Creek Community Water. If the rezoning is successful and the property owner proceeds with subdivision, the applicant will need to satisfy the requirements of Beaver Creek Water System (BCWS) Development Cost Charge Bylaw F1133, including a development cost charge of \$5,023, and any BCWS water connection requirements.
 - c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
 - d. **Access:** The existing residence is accessed from Grigg Road. The proposed new lot would also be accessed from Grigg Road, further to the west. The final lot layout and orientation of the access driveway would be determined at the subdivision stage.

iii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve. There is ALR land to the south west of the property.
- 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. The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size for lots serviced by community/communal water or sewer. The lots would be connected to the BCWS.

The east corner of the property is bisected by Plested Creek. The Beaver Creek OCP designates a 15 metre Development Permit Area I – Riparian Areas Protection surrounding the creek. As this development permit area appears to intersect with the property, a development permit may be required as part of any future subdivision application.

The zoning amendment complies with the policies and objectives of the Beaver Creek OCP. A development permit application to satisfy the requirements of DPA I – Riparian Areas Protection may be required at the time of subdivision.

RE21002

- c. **Zoning:** The property is zoned Small Holdings (A1) District. The property owner is applying to rezone to Acreage Residential (RA3) District to facilitate a proposed 2 lot subdivision.

	A1 District (existing)	RA3 District (proposed)
Minimum Lot Area:	2 acres	0.6 acres
Minimum Lot Width:	165 ft.	98.4 ft.
Lot Coverage:	-	15%
Minimum Setbacks		
Front:	25 ft.	49.2 ft.
Rear:	30 ft.	32.8 ft.
Side:	5 ft.	16.4 ft.

The property is currently non-conforming to the A1 district as the lot size is 1.67 acre. Rezoning the property to RA3 would bring the lot into conformity with the Zoning Bylaw and facilitate subdivision to a minimum 0.6 acre density to allow for a two lot subdivision of the property.

The proposed development requires a rezoning of the subject property from Small Holdings (A1) District to Acreage Residential (RA3) District.

Comments: The rezoning is the first step in the applicant's proposal to subdivide the property into 2 lots. If the rezoning application proceeds, the following items would need to be addressed at the subdivision application process:

- Development Permit application to address any impact to the Plested Creek tributary, which is adjacent to the east corner of the property.
- Development Cost Charge payment of \$5,023 for the new lot created, to satisfy the requirements of ACRD Bylaw F1133 and confirmation that the new lot can be serviced by the Beaver Creek Water System.

Planning staff are generally supportive of proceeding with the public hearing process for the application as it complies with the policies and objectives of the Beaver Creek OCP and provides an opportunity for infill development that is in keeping with the character of the surrounding area. Planning staff recommend that confirmation of on-site sewage disposal capability to a 0.6 acre minimum density be required as a condition of rezoning approval.

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

Approved by: _____
 Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

RE21002



APPLICATION FOR DEVELOPMENT

RE21002

- | | |
|--|--|
| <input 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 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: ELTON MURTA	Name:
Mailing Address: 6640, BEAVER CREEK ROAD, PORT ALBERNI, BC. V9Y 8L4	Mailing Address:
Telephone: 250 724 5552	Telephone:
Fax:	Fax:
Cell:	Cell:
Email:	Email:

- Legal Description: LOT A, PLAN VIP 28232, DL 162, ALBERNI
- Particulars of Proposed Development: Folio 770 001875.000

- Existing OCP Designation: IN COMPLIANCE "RESIDENTIAL" DESIGNATION
- Proposed OCP Designation: N/A
- Text Amendment: N/A
- Existing Zone: "R1"
- Proposed Zone: "RA3"
- Within the Agricultural Land Reserve (ALR)?: No Yes
- Within a Development Permit Area?: No Yes PARTIAL DPA 1:
- Method of Sewage Disposal: Community System Onsite Septic System Other
- Method of Water Supply: Community System Onsite Water System Other

• Other (explain): N/A

• Describe the existing land use of the subject property: RURAL / RESIDENTIAL

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

North: RURAL / RESIDENTIAL

South: HIGHWAY + DEDICATIONS + RURAL RES.

East: RURAL + TREES

West: DITTO

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

TO REZONE TO FACILITATE A 2 LOT SUBDIVISION

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

PARENT PARCEL TOO LARGE NOW FOR REASONABLE/CONTINUED USE: ALSO, IN KEEPING WITH NEIGHBOURHOOD PLEASE SEE ATTACHED

- 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: 09th January, 2021

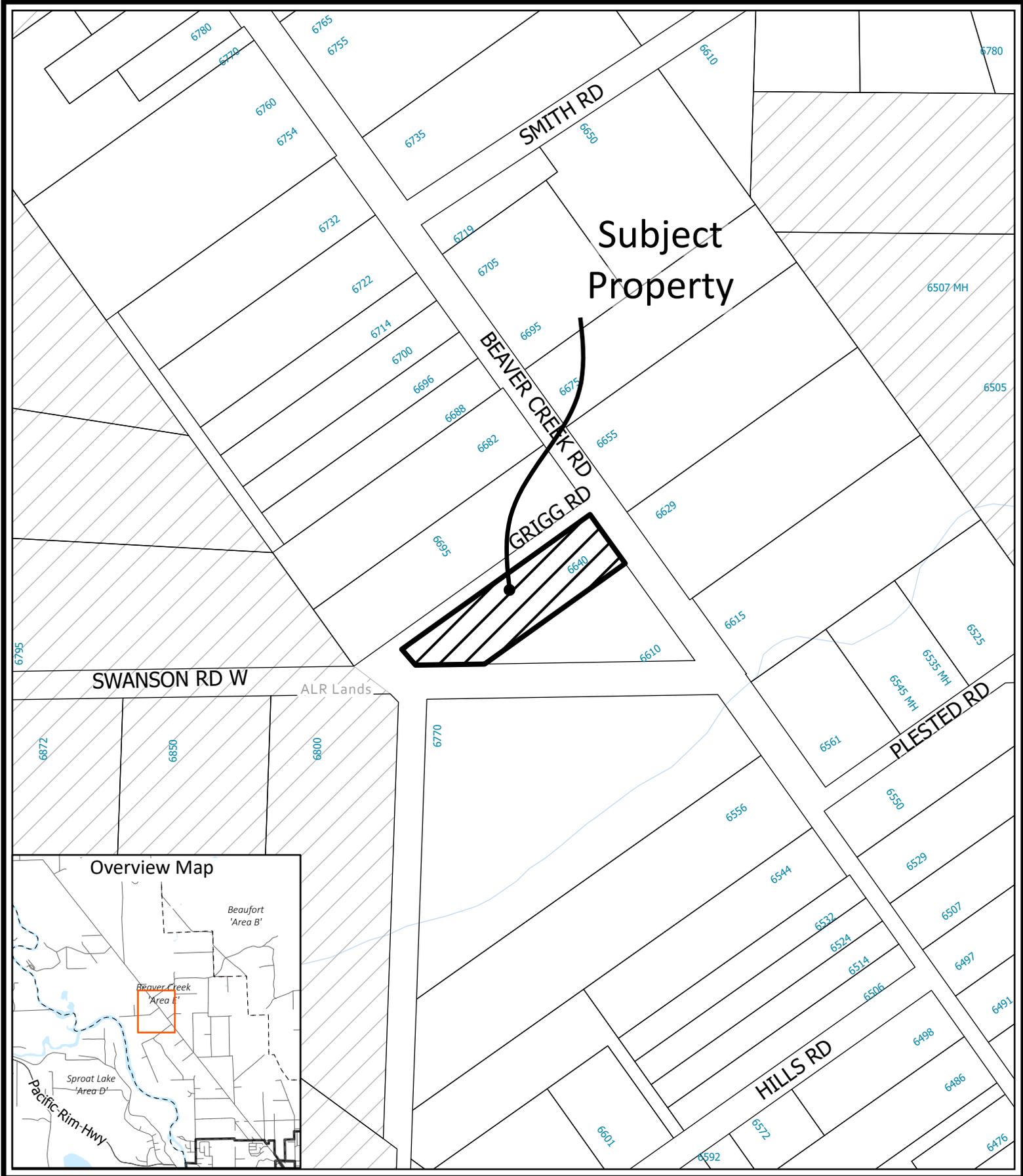
Notes: Application Addendum Rezoning:

Rezone "A1" to "RA3" to facilitate 2 lot subdivision:

- Lot as it sits is legally non-conforming with "A1" zoning (size and width):
- Change to "RA3" conforms to/with OCP designation presently in place:
- Such potential rezone and S/D is compatible with neighborhood spatially:
- B/L's seem to indicate SE corner of property is "tagged" with riparian area D.P by virtue of a road culvert (under Beaver Creek)

However:

- i) On lot vegetation is negligible;
 - ii) There are no fish in that trib of Plested
 - iii) That area abuts the main residence septic field which, obviously, can't have major vegetation;
- The position and siting of main shop (with setbacks) pretty much determines S/D lines:
 - Discrepancy seems to exist pertaining to Swanson Road closure on RDAC mapping and the actual lot configuration:
 - Septic approval can be obtained, confirmation will happen as process goes on:
 - All services to proposed new lot easily and cheaply provided with no/little public funds or utility upgrades required.
 - A straight ½ and ½ split is not feasible, totally due to position/location of main workshop/stable accessory buildings: (extension of previous accessory buildings on site)
 - N.B. Dedication on Swanson partially gazetted closed Sept 74:
 - Rear lot line position for new "parent" parcel to be determined accurately in due course.



Subject
Property

SWANSON RD W

ALR Lands

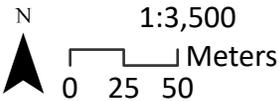
Overview Map

Beaufort
'Area B'

Beaver Creek
'Area C'

Sproat Lake
'Area D'

Pacific Rim Hwy



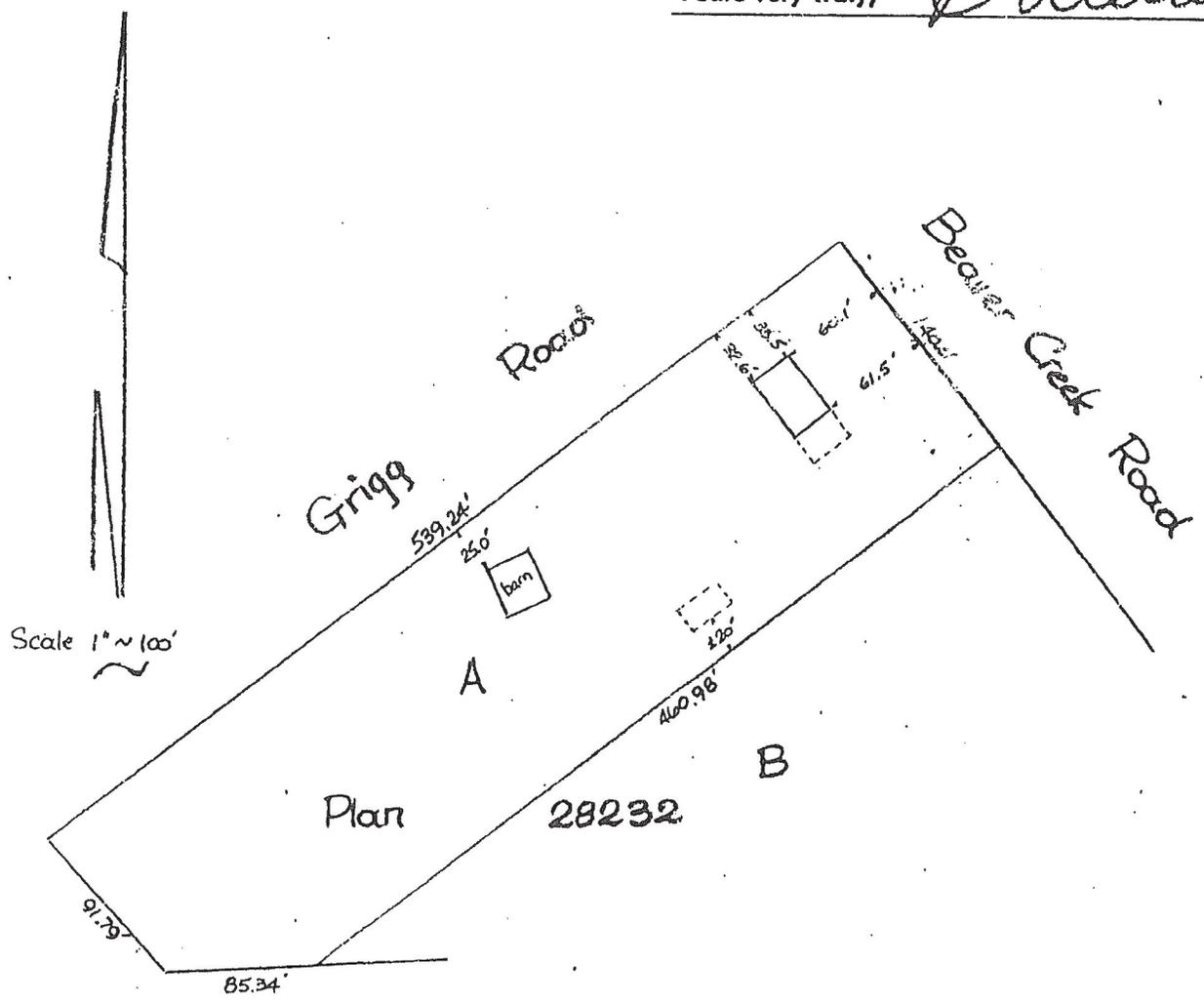
Legal Description: LOT A, DISTRICT LOT 162, ALBERNI DISTRICT, PLAN 28232

The measurements shown on the sketch below are the shortest distances between the foundation of the building and the adjacent boundaries of the parcel. The sketch also shows the dimensions of the parcel and the street or streets on which it fronts.

Yours very truly,



B.C.L.S.



The most northerly corner of this parcel is at the most southerly intersection of Grigg Road and Beaver Creek Road.

NOTE: This certificate is issued for the protection of the mortgagee and does not constitute a definition of boundaries for other purposes.

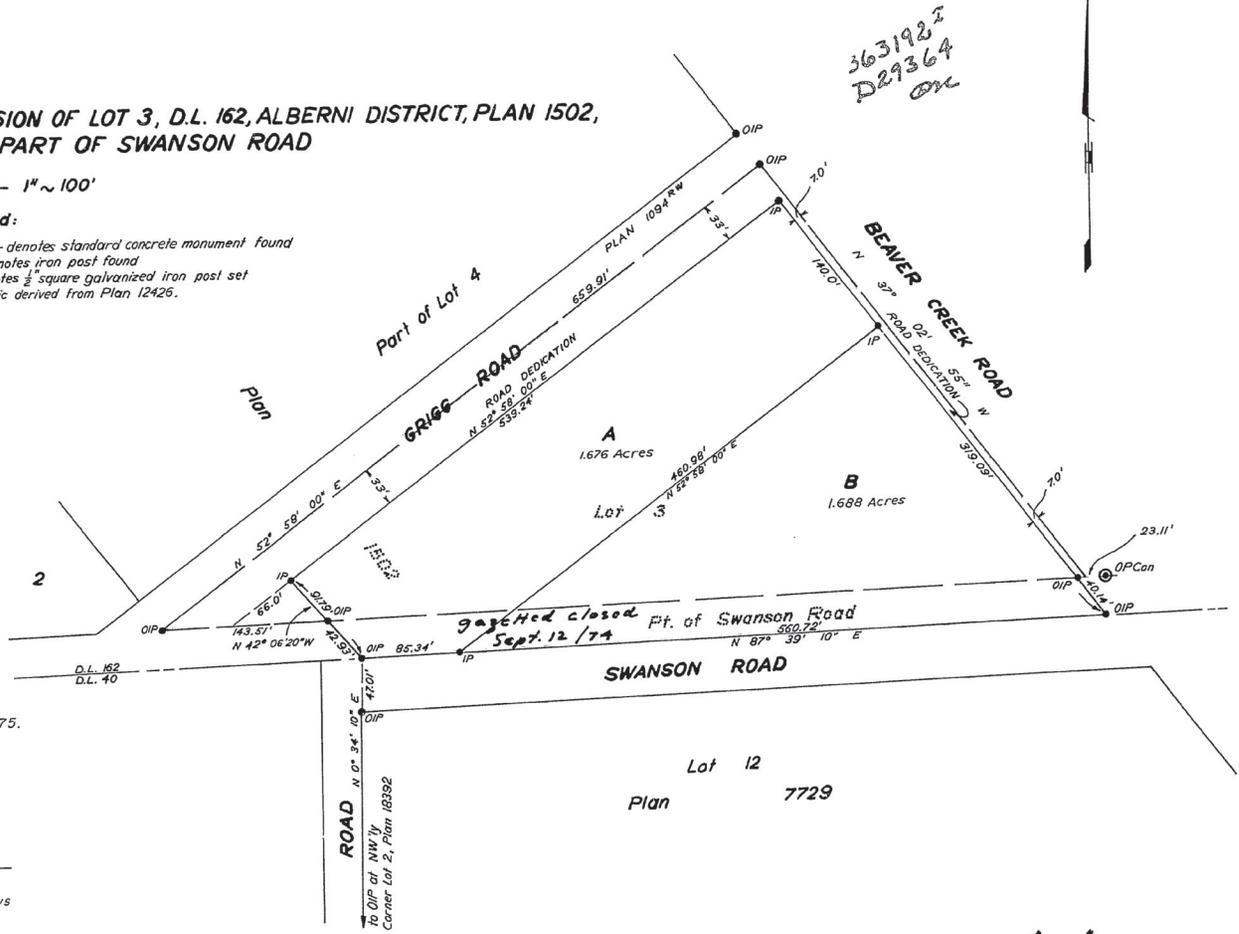
Plan No **28232**

PLAN OF SUBDIVISION OF LOT 3, D.L. 162, ALBERNI DISTRICT, PLAN 1502, TOGETHER WITH PART OF SWANSON ROAD

Scale :- 1" ~ 100'

Legend:

- ⊙ OIP - denotes standard concrete monument found
 - OIP - denotes iron post found
 - IP - denotes 1/2" square galvanized iron post set
- Bearings astronomic derived from Plan 12426.



363192ⁱ
D29364
OK

Deposited in the Land Registry Office of
Victoria, B.C. this 25th day of Feb 1974

H. Emery
Registrar

Reapproved under the Land Registry
Act this 11th day of February, 1975.

M. G. Elton

Approving Officer
Provincial Department of Highways

This plan lies within the Alberni -
Clayoquot Regional District.

Approved under the Land Registry
Act this 10 day of Oct. 1974.

A. Murray

Approving Officer
Provincial Department of Highways.

Lot 12
Plan 7729

I, David Michael Pollock, of the City of Port Alberni, British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 24th day of April, 1974.

Ted S. Hilmo
Ted S. Hilmo owner

R. Macrae
Witness

Land Surveyor
Witness' occupation

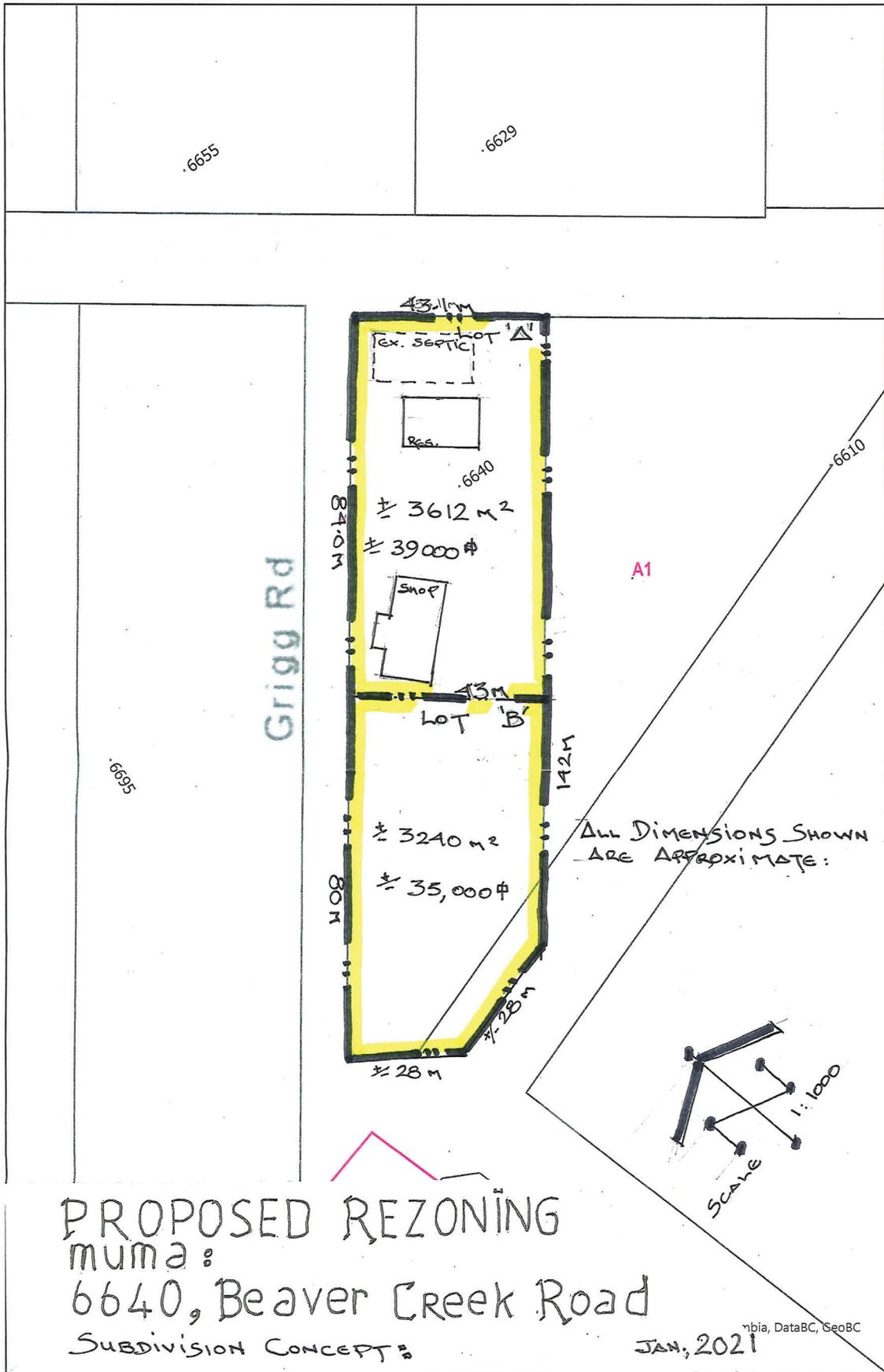
Port Alberni
Witness' address

D. M. Pollock
D.M. Pollock B.C.L.S.

Sworn before me this 13th day
of MAY 1974.

[Signature]

A Commissioner for taking affidavits within
the Province of British Columbia.



PROPOSED REZONING
 muma:
 6640, Beaver Creek Road
 SUBDIVISION CONCEPT:

JAN, 2021
 mbia, DataBC, GeoBC



6640 Beaver Creek Road



Scale: 1:1,000





6640 Beaver Creek Road

2012 BC TRIM Ortho

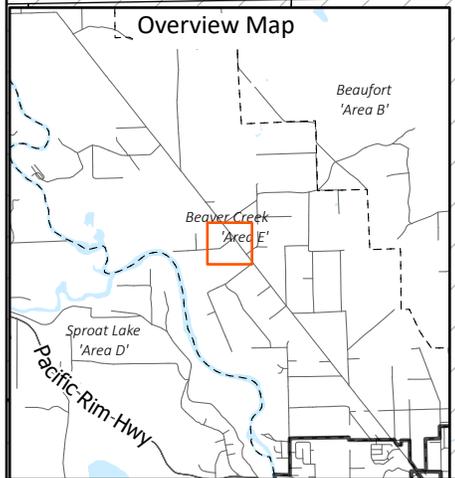
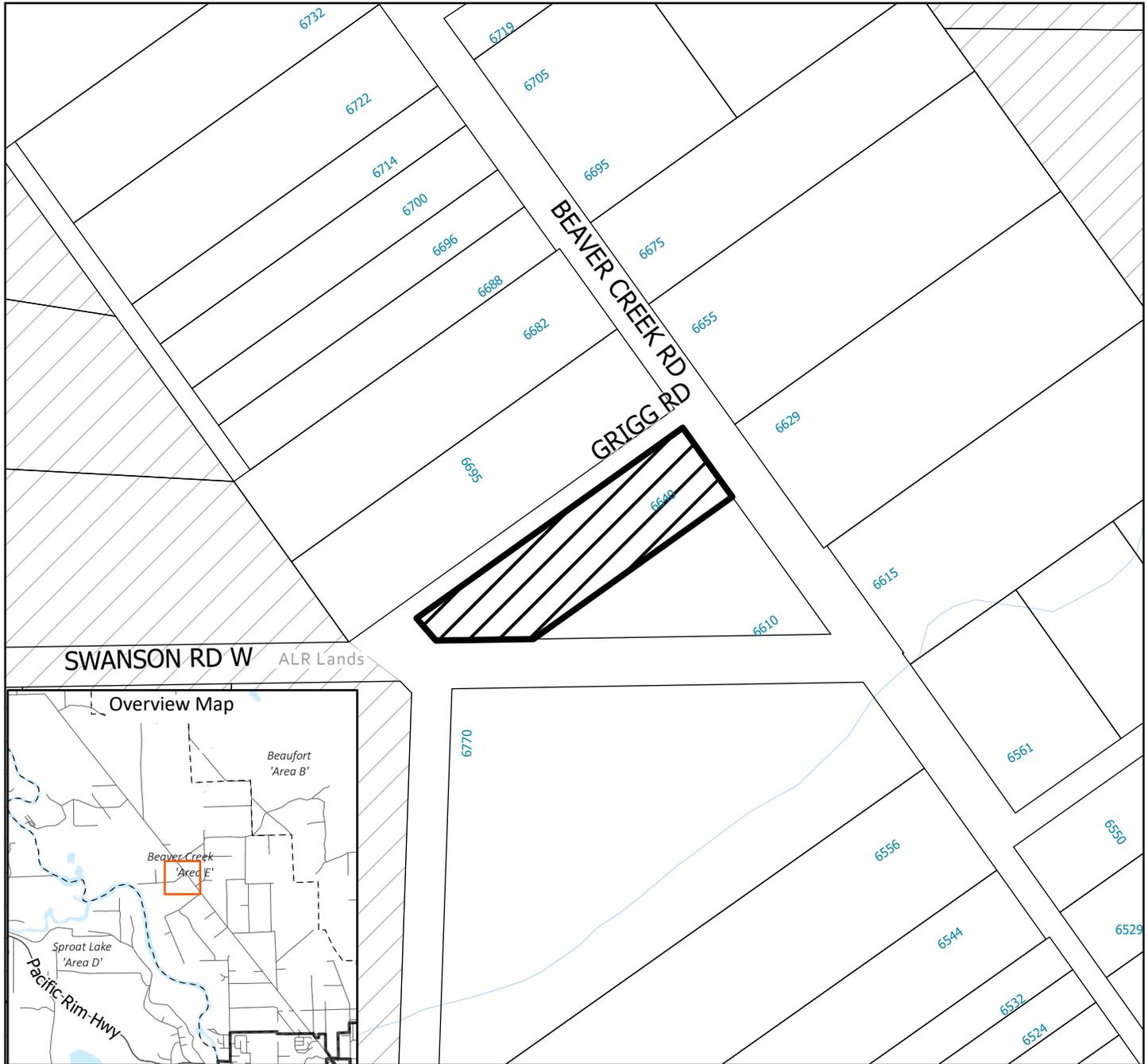


Scale: 1:1,000

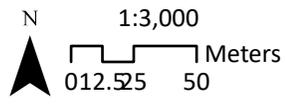


Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1425



P1425 Muma
Legal Description: LOT A, DISTRICT LOT 162, ALBERNI DISTRICT, PLAN 28232



 To be rezoned from Small Holdings (A1) District to
Acreage Residential (RA3) District



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: May 26, 2021

ACRD FILE NO.: RE21003

APPLICANTS: Rajbahadur Singh Brar & Gurdev Singh Brar (agent Fern Road Consulting Ltd.)

LEGAL

DESCRIPTION: DISTRICT LOT 24 ALBERNI DISTRICT EXCEPT THE WEST 10 CHAINS THEREOF AND EXCEPT RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF WAY IS SHOWN ON PLAN DEPOSITED UNDER DD 19321 EXCEPT EPP96269

LOCATION: 6210 Drinkwater Road

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owner is applying to rezone a 1.08 hectare (2.67 acre) portion of the 35.6 hectare (88 acre) subject property to Acreage Residential (RA2) District in order to facilitate subdivision. The applicant intends to subdivide to create two +/- 0.5 hectare (1.2 acre) vacant parcels in the north half of the property outside of the Agricultural Land Reserve (ALR), leaving the remainder lying within the ALR as a +/- 34.6 hectare (85.5 acre) parcel. The zoning amendment application also involves an amendment to the Beaver Creek Official Community Plan.

Recommendations:

- THAT Beaver Creek Official Community Plan Amendment Bylaw No. P1426 be read a first time;
- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1427 be read a first time;
- THAT the public hearing for Bylaws P1426 and P1427 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 Bylaws P1426 and P1427 is subject to:
 - a. Confirmation from a Registered On-Site Wastewater Practitioner that the

RE21003

- property is capable of accommodating on-site sewage disposal to a minimum 1 acre density;
- b. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: The Beaver Creek APC will consider this application at a meeting to be held May 17, 2021.

Observations:

- i) **Status of Property:** The 35.6 hectare (88 acre) subject property is located at the end of Drinkwater Road bordered by the E & N Railway right-of-way to the east and by Kellow Road to the north. The property was created by subdivision in 2019 when a 10.7 hectare portion of the parent parcel lying to the east of the rail right-of-way was subdivided off as one parcel to be used for future development. The west end of the property is level and cleared for pasture and the property slopes up toward the north and east where there is a buffer of trees along the railway corridor. There is an existing single family dwelling, barn and smaller accessory buildings located on the slope along the east side of the property.

The majority of the property is within the ALR with the exception of the 1.08 hectare (2.67 acre) portion in the north end of the property, which is the area that the property owner is applying to rezone, and a +/- 0.4 hectare (1 acre) portion in the south east corner of the property.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. As a condition of rezoning, the applicants will be required to engage a Registered On-site Wastewater Practitioner to assess the capability of the land to accommodate on-site sewage disposal to a 1 acre minimum density. Confirmation will be required prior to the public hearing.
- b. **Water Supply:** Beaver Creek Community Water. If the rezoning is successful and the property owner proceeds with subdivision, the applicant will need to satisfy the requirements of Beaver Creek Water System (BCWS) Development Cost Charge Bylaw F1133, including a development cost charge of \$5,023 per new lot created, and satisfy any BCWS water connection requirements.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** The two proposed vacant parcels would be accessed from the Kellow Road right-of-way bordering the north side of the property. The site plan provided by the applicants proposes a panhandle driveway access to one of the proposed parcels. The final lot layout and orientation of the access driveway would be determined at the subdivision stage.

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

- a. **Agricultural Land Reserve:** The 1 hectare portion of the property that the property owner is applying to rezone is not within the ALR. The remaining 34 hectares of the property are located within the ALR. The proposed zoning boundary would border

RE21003

the existing ALR boundary.

- b. **Official Community Plan:** The Beaver Creek Official Community Plan currently designates the property as “Agricultural Use”. In order to facilitate subdivision, the applicant has applied to redesignate the property to “Residential Use”. The Agricultural Use designation is primarily intended for land within the ALR with policies to discourage the removal of land from the ALR and to discourage subdivision of land within the ALR to lots smaller than 2 hectares in order to support economically-viable land for agriculture.

The portion of the property subject to this application is outside of the ALR and lies adjacent to neighbouring lands to the east that are currently designated as Residential Use. The objective of the Residential Use designation is to provide a range of housing options within the plan area. The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size for lots serviced by community/communal water or sewer. The lots would be connected to the BCWS.

The property is dissected by a tributary of Lugin Creek. The creek crosses into the property in the vicinity of the Kellow Road access in the north end of the property and drains to the south through the pasture located within the ALR portion of the property. The Beaver Creek OCP designates a 15 metre Development Permit Area I – Riparian Areas Protection as a buffer surrounding the creek. As this development permit area intersects with the property, a development permit will be required as part of any future subdivision application.

In order to facilitate the rezoning proposal, an Official Community Plan amendment to redesignate the property from Agricultural Use to Residential Use is required. A development permit application to satisfy the requirements of DPA I – Riparian Areas Protection will be required at the time of subdivision.

- c. **Zoning:** The property is zoned Forest Rural (A3) District. The property owner is applying to rezone to Acreage Residential (RA2) District to facilitate a proposed subdivision to create two parcels with a 1 acre minimum lot size.

	A3 District (existing)	RA2 District (proposed)
Minimum Lot Area:	10 acres	1 acre
Minimum Lot Width:	330 ft.	120 ft.
Lot Coverage:	-	25%
Minimum Setbacks		
Front:	50 ft.	40 ft.
Rear:	30 ft.	30 ft.
Side:	15 ft.	15 ft.

The adjacent property to the east of the railway right-of-way was rezoned for future development to a 1 acre minimum density in 2011. That portion of the property,

RE21003

being 10.7 hectares (26.4 acres) in lot area, was subdivided off the parent parcel in 2019 to facilitate further subdivision to a 1 acre lot size. The current proposal to subdivide two parcels from this portion of the remaining property fits with the overall character of the future development to the east and with the existing rural residential lots located along Walker Road to the west.

Depending on the final lot layout at the subdivision stage, a development variance application and a parcel frontage waiver may be required to accommodate the proposed lot widths and road frontages of the two proposed parcels.

The proposed development requires rezoning of a 1.08 hectare (2.67 acre) portion of the subject property from Forest Rural (A3) District to Acreage Residential (RA2) District.

Comments: The OCP amendment and zoning amendment application are required in order to facilitate the applicant's proposal to subdivide the property into three lots: two +/- 0.5 hectare (1.2 acre) vacant parcels in the north half of the property outside of the ALR and the 34.6 hectare (85.5 acre) remainder lying within the ALR. If these applications proceed, the following items will need to be addressed at the subdivision application stage:

- Development permit application to address any impact from development on the Lugin Creek tributary, which dissects the property from north to south.
- Development Cost Charge payment of \$5,023 per new lot created, to satisfy the requirements of ACRD Bylaw F1133 and confirmation that the new lots can be serviced by the Beaver Creek Water System.
- Depending upon the final lot layout of the two proposed new parcels, a potential development variance application to reduce the required lot width in the RA2 District and a potential parcel frontage waiver application to waive the *Local Government Act* requirement that a lot must have a minimum of 10% of road frontage.

Planning staff are supportive of proceeding with the public hearing process for the application as this proposal would provide for an opportunity for development outside of the ALR that would be similar in character with the existing rural residential lots located on Walker Road to the west and with the proposed 1 acre minimum lot size development taking place to the east of the property on the east side of the railway right-of-way. Planning staff recommend that confirmation of on-site sewage disposal capability to a 1 acre minimum density be required as a condition of rezoning approval.

Submitted by: 

 Alex Dyer, MCIP, RPP, Planning Manager

Approved by: _____
 Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

RE21003



APPLICATION FOR DEVELOPMENT

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

Applicant/Property Owner Information	Agent Information (if applicable)
Name: Rajbahadur Singh Brar/Gurdev Singh Brar	Name: Rachel Hamling c/o Sims Associates
Mailing Address: 6210 Drinkwater Road Port Alberni, BC V9Y 8W6	Mailing Address: Land Surveying Ltd. 223 Fern Road W., Qualicum, BC V9K 1S4
Telephone: 587-448-1111	Telephone: 250-752-9121
Fax:	Fax:
Cell:	Cell:
Email: brarcohomes@gmail.com	Email: rhamling@simssurvey.ca

- Legal Description: District Lot 24 Alberni District Except the West 10 Chains Thereof and Except the Right of Way of the Esquimalt and Nanaimo Railway Company as Said Right of Way is Shown on Plan
- Particulars of Proposed Development: Deposited Under DD 19321 Except EPP96269

- Existing OCP Designation: Agricultural Use
- Proposed OCP Designation: Acreage Residential
- Text Amendment: _____
- Existing Zone: A3
- Proposed Zone: RA2
- 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: Agricultural Use

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

North: A2

South: A2

East: RA2

West: A2

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

See letter

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

See letter

- 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: _____

A. Hamling (see letter of authorization)

Applicant/Owner Signature: _____

Date: January 18, 2021

Fern Road Consulting Ltd.

Our File: 20-233-S

2021-01-18

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

Attention: Alex Dyer

Dear Alex:

**RE: Rezoning/OCP Amendment Application for District Lot 24 Alberni District
Except the West 10 Chains Thereof and Except the Right of Way of the
Esquimalt and Nanaimo Railway Company as Said Right of Way is Shown
on Plan Deposited Under DD 19321 Except EPP96269
6210 Drinkwater Road**

On behalf of our clients, Rajbahadur Singh Brar and Gurdev Singh Brar, we are applying for a zoning and OCP amendment for the non-ALR portion at the northeast corner of the above property to change the zoning from A3, with a 10 acre (4 ha) minimum parcel size to a RA2 which would reduce the minimum parcel size to 1 acre (.4 ha). We are also requesting an OCP amendment as the existing OCP designation is agricultural use.

BACKGROUND

This property was part of a recent subdivision (ACRD File: SE18008). This Remainder property is predominately in the ALR, with the exception of triangle shaped portions in the northeast and southeast corners of this property.

The portion of the property defined on the Proposed Subdivision Plan prepared by Sims Associates Land Surveying Ltd. (Sims Associates), is bound by RA2 zoning to the east, A2 zoning to the north, and A2 (ALR property) to the south and west.

The property slopes from the east down towards the west and is mostly cleared. There are no watercourses or eagle/heron trees identified by our client.

The property will be serviced by Beaver Creek Water District and individual septic systems. Glenn Gibson of Gibson and Sons Consulting will be conducting perc tests to

ensure primary and reserve septic areas on each lot meet Island Health Subdivision Standards. We will forward ACRD the results when they are available. In speaking with Glenn Gibson, he feels there will be no issues as he has performed perc tests on neighbouring properties and there were no concerns with the soil quality.

PROPOSAL

Our clients propose to amend the zoning to allow for higher density to facilitate a 2-lot subdivision. We also understand the OCP will have to be amended as the property is currently designated as Agricultural.

As Kellow road isn't fully constructed, we understand there will be discussions with MOTI and potentially the ALC to discuss road construction standards to access the proposed 2-lot subdivision.

The ACRD and OCP supports higher density and recognizes there may be a need for additional housing and a diversity of house types to increase supply and affordability. This proposal provides an opportunity for infill development which will provide continued economic growth in the area. The proposed zoning would also be consistent with many properties in the area.

The subject property is not within a Development Permit Area.

ENCLOSURES

- Application for Development form
- Title search
- Letter of authorization
- Proposed Subdivision Plan prepared by Sims Associates Land Surveying Ltd.

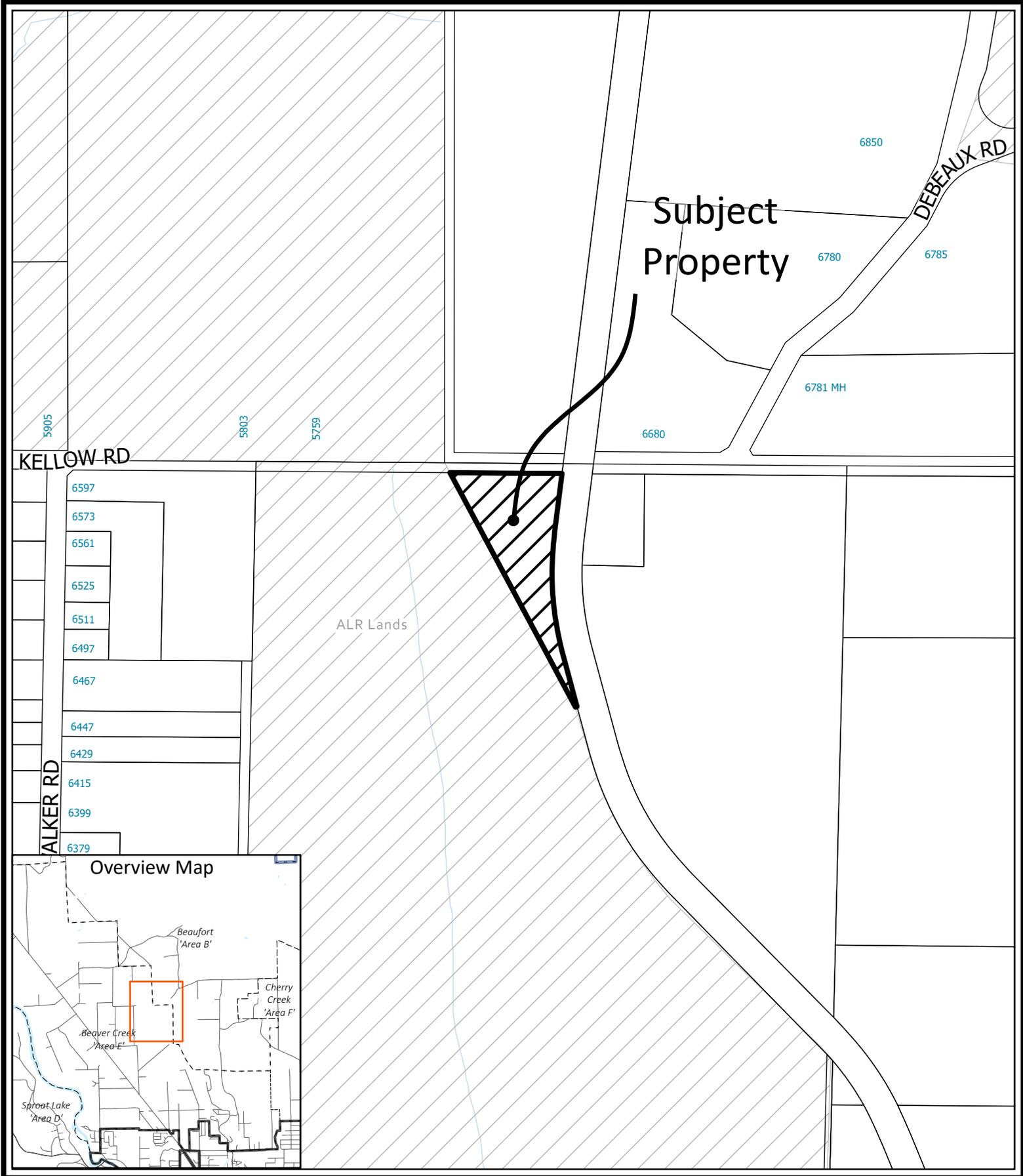
Please note: Raj Brar will be calling in his credit card information on Monday to satisfy the \$800.00 application fee for the zoning and OCP amendment.

We look forward to working with the ACRD on this development.

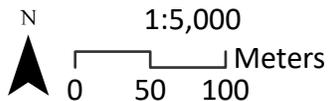
Sincerely,


 Rachel Hamling
 Project Coordinator

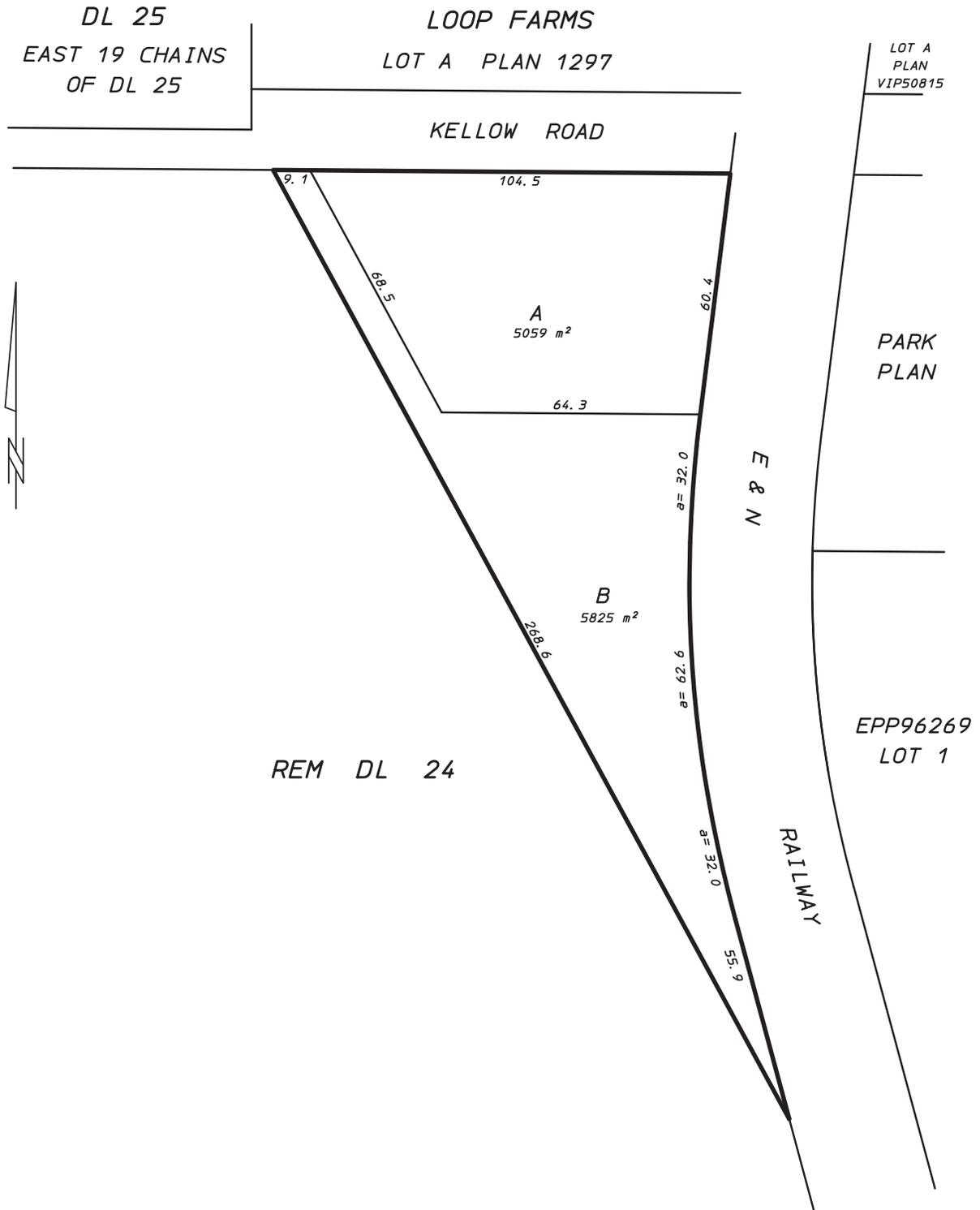
RH:ka
 Enclosures



Legal Description: A portion of DISTRICT LOT 24 ALBERNI DISTRICT EXCEPT THE WEST 10 CHAINS THEREOF AND EXCEPT RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF WAY IS SHOWN ON PLAN DEPOSITED UNDER DD 19321 EXCEPT EPP96269



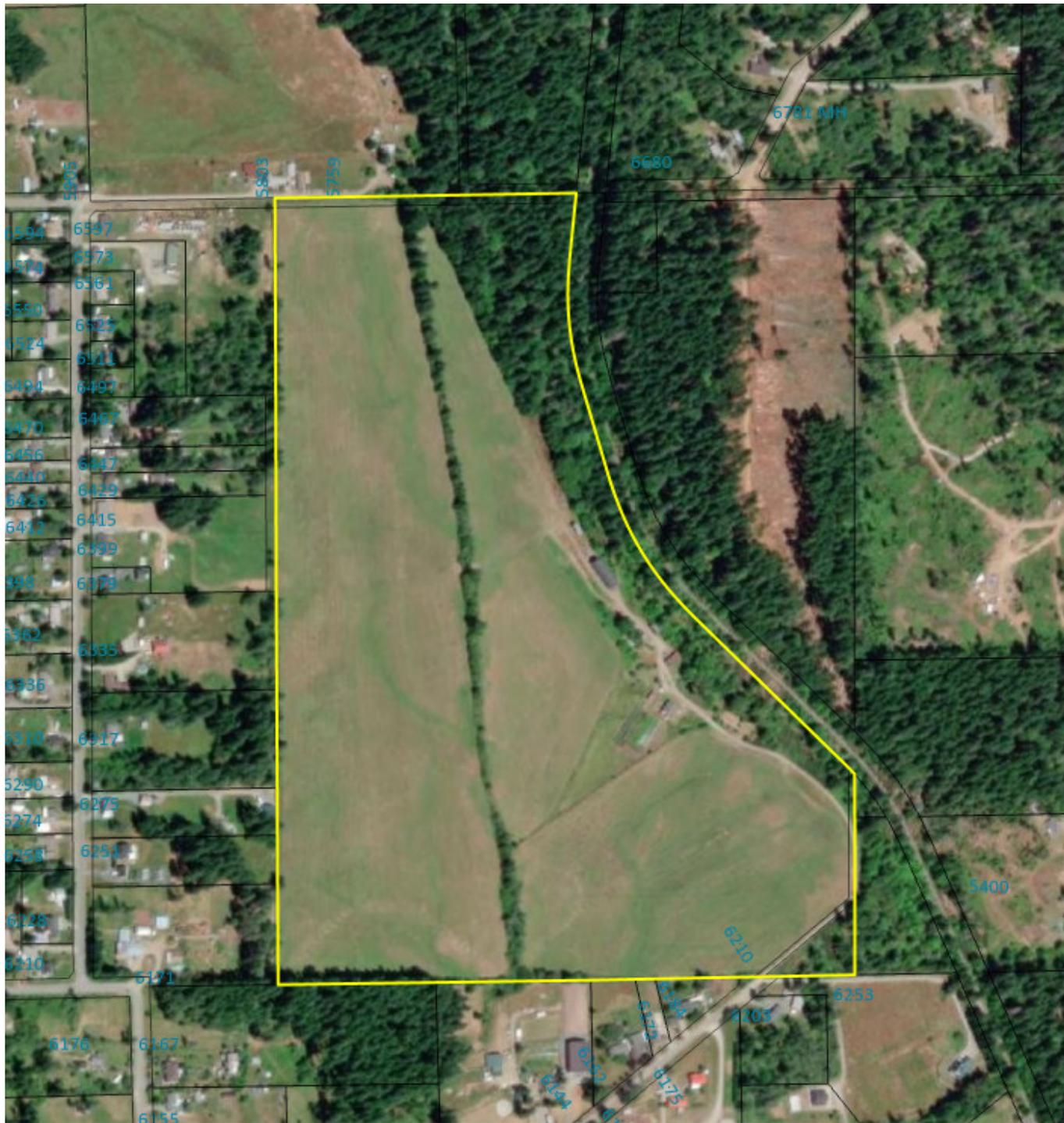
PROPOSED SUBDIVISION PLAN OF PART OF DISTRICT LOT 24,
EXCEPT THE WEST 10 CHAINS THEREOF AND EXCEPT THE RIGHT
OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY
AS SAID RIGHT OF WAY IS SHOWN ON PLAN DEPOSITED UNDER
DD 19321 AND EXCEPT PART IN PLAN EPP96269.



SCALE 1: 1000
ALL DISTANCES ARE IN METRES.
ALL DIMENSIONS AND AREAS ARE
SUBJECT TO FINAL SURVEY.

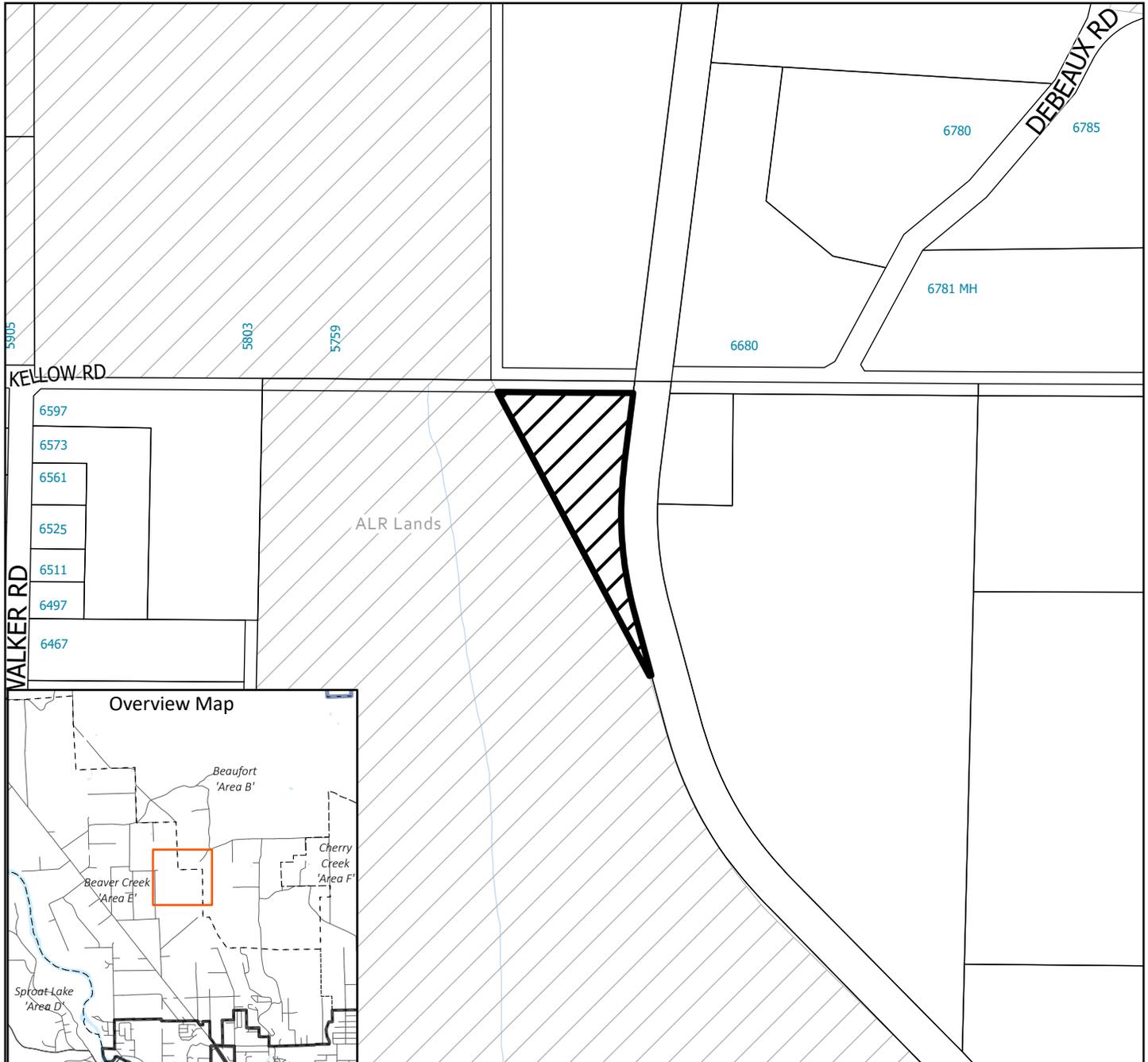
No.	DATE	REVISION
1	2020/12/18	

SIMS ASSOCIATES
LAND SURVEYING
223 FERN ROAD WEST
QUALICUM BEACH B.C.
V1K 1S4
PHONE: (250) 752-9121
FAX: (250) 752-9241
FILE: 20-233-5
COMP: 20-233_P3



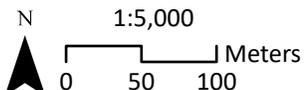
Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1426



P1426 Brar

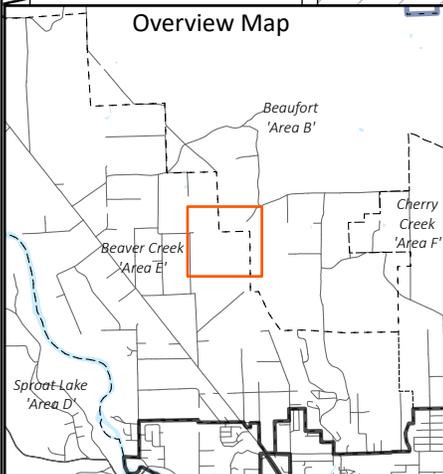
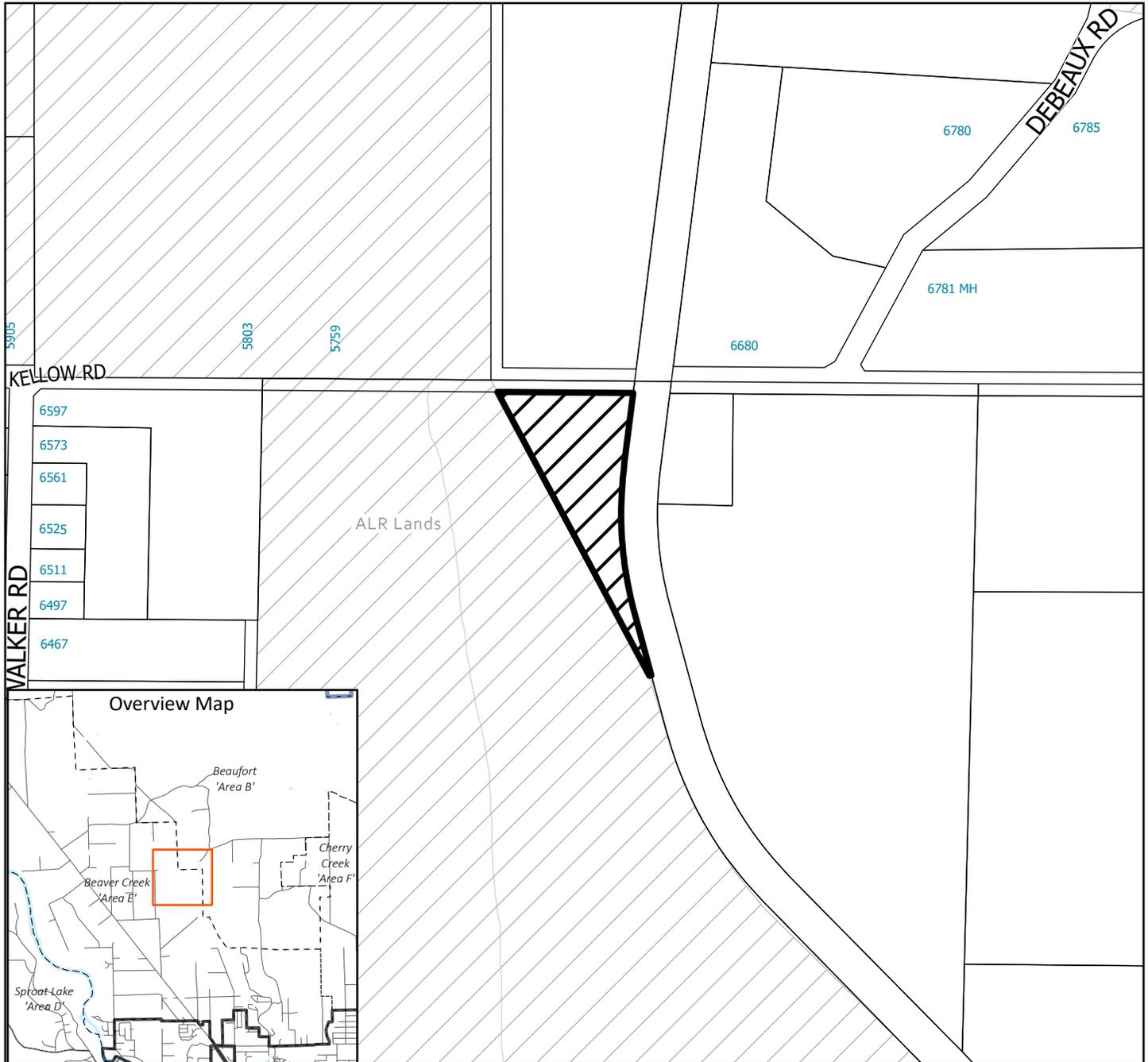
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To be redesignated from "Rural Use" to "Residential Use"

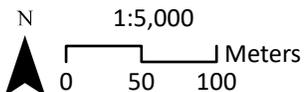
Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1427



P1427 Brar

Legal Description: A portion of DISTRICT LOT 24 ALBERNI DISTRICT EXCEPT THE WEST 10 CHAINS THEREOF AND EXCEPT RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF WAY IS SHOWN ON PLAN DEPOSITED UNDER DD 19321 EXCEPT EPP96269



 To be rezoned from Forest Rural (A3) District to
Acreage Residential (RA2) District