



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 25, 2021

ACRD FILE NO.: RE21007

APPLICANTS: Brent & Judy Hamelin

LEGAL

DESCRIPTION: LOT 1, DISTRICT LOT 108, ALBERNI DISTRICT, PLAN 29766

LOCATION: 6420 Lamarque Road

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owners are applying to rezone the 0.85 hectare (2.1 acre) property from Small Holdings (A1) District to Acreage Residential (RA3) District in order to facilitate a two lot subdivision.

Recommendations:

- THAT Bylaw P1428, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time;
- THAT the public hearing for Bylaw P1428 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 P1428 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 lot size;
 - b. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: The Beaver Creek APC considered this application at their August 16, 2021 meeting where a motion was passed to concur with the staff recommendation and support the application.

Observations:

- i) **Status of Property:** The property is relatively level with the existing improvements

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including a single family dwelling and accessory building located on the south half of the property adjacent to the intersection of Lamarque Road and Fern Road. The property is mostly cleared with second growth conifers adjacent to the house and bordering the lot lines. The property is located in a neighbourhood of similar one to five acre rural residential 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.
- 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 satisfy any BCWS water connection requirements.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** The existing residence is accessed from Lamarque Road. The property is also bordered by Fern Road to the south where a second driveway is constructed to access the accessory building located on the south side of the property. The proposed new lot would be accessed from Lamarque Road north of the existing house. The final lot layout and orientation of the new 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.
- 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. There are no development permit areas that impact development on the property.

The zoning amendment and proposed subdivision comply with the policies and objectives of the Beaver Creek OCP.

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

	A1 District (existing)	RA3 District (proposed)
Minimum Lot Area:	2 acres	0.6 acre
Minimum Lot Width:	165 ft.	98.4 ft.
Lot Coverage:	-	15%

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Minimum Setbacks			
Front:	25 ft.		49.2 ft.
Rear:	30 ft.		32.8 ft.
Side:	5 ft.		16.4 ft.

The existing property is 2.09 acres in lot area and 333 feet wide at the Lamarque Road frontage. The proposed RA3 zoning with a minimum lot size of 0.6 acre and lot width of 98.4 feet would facilitate the proposed two lot subdivision. The applicant's intent is to subdivide the property into two lots and the RA3 District zoning will allow the flexibility to create a smaller vacant parcel while leaving a larger remainder parcel containing the existing improvements and landscaping.

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 two lots. If the rezoning application proceeds, the Beaver Creek Water System connection requirements will need to be addressed at the subdivision application stage. This includes a Development Cost Charge payment of \$5,023 for the new lot 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 the zoning amendment complies with the policies and objectives of the Beaver Creek OCP and provides an opportunity for in-fill development that is similar in character with 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

Reviewed by: 
 Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: 
 Teri Fong, CPA, CGA, Acting Chief Administrative Officer

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ACRES, B.C.L.S.
RESIDENCE TELEPHONE 724-4803

Acres and Pollock

D. M. POLLOCK, B.C.L.
RESIDENCE TELEPHONE 723

BRITISH COLUMBIA LAND SURVEYORS

LAND, TOPOGRAPHICAL, SEWERAGE AND WATER SURVEYS
SUB-DIVISION DESIGN

OFFICE, TELEPHONE 723

August 8th, 1978

4921 ARGYLE STREET,
PORT ALBERNI, B.C. V8Y 1

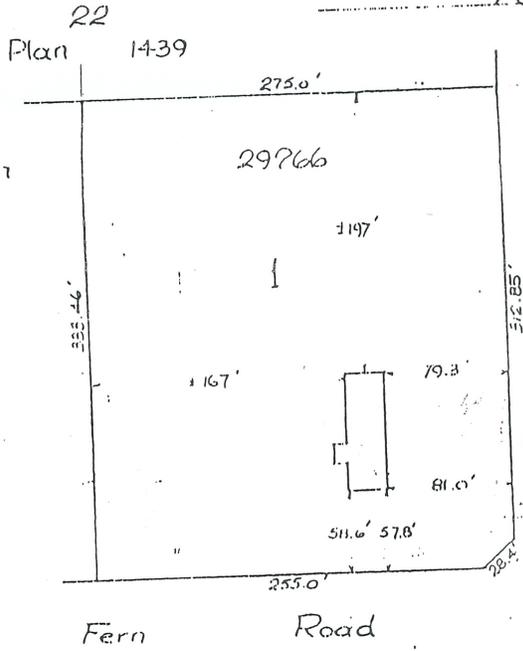
W. S. Pearson, Esq.
Barrister and Solicitor,
4853 Angus Street,
Port Alberni, B.C.

Dear Sirs:

RE: House constructed on Lot 1, D. L. 108,
Alberni District, Plan 29766
(McKinnon) Our file 7125

I hereby certify that the building constructed above described parcel is related to the legal boundaries thereof as indicated on the sketch below. The measurements shown on the sketch below are the shortest distances between the foundation of the building (and/or garage) and the adjacent boundaries of the parcel. The sketch also shows the dimensions of the building and the street or streets on which it fronts. The distance given to the closest intersecting street may be accurate only within a limit of about 10 feet.

Yours very truly,



The southeast corner of this parcel is at
the northwest intersection of Fern Road and Lamarque

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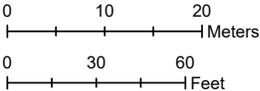
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RE21007 – 6420 Lamarque Road

Scale: 1:500



August 5, 2021 Pictures







Driveway access
into proposed lot



SE view from
corner of Lamarque
and Fern Road

6420 Lamarque Rd.

Plan # 29766 (Lot 1)

District lot 108

Rezone proposal = A1 to RA2.

