



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: October 27, 2021

ACRD FILE NO.: RE21011

APPLICANTS: John Robertson & Annette Clement

LEGAL DESCRIPTION: LOT 30, DISTRICT LOT 21, ALBERNI DISTRICT, PLAN 927

LOCATION: 5657 Chapman Road

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owner is applying to rezone the 1 hectare (2.5 acre) property to Acreage Residential (RA2) District in order to accommodate subdivision to a 1 acre minimum lot size. The applicant intends to subdivide the property into two parcels, one 1.5 acre parcel containing the existing dwelling and accessory buildings at 5657 Chapman Road and one vacant 1 acre parcel.

Recommendations:

- THAT Bylaw P1438 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;
- THAT the public hearing for Bylaw P1438 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 P1438 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 1 acre density;
 - b. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: At the Beaver Creek APC meeting held October 18th, 2021, the one APC member present made the motion to support the application and staff recommendations. This motion was also supported by the Alternate Director.

Observations:

- i) **Status of Property:** The property is mostly level with the improvements located on approximately 1 acre on the north west side of the property where there is an existing residence and detached accessory buildings. The property is mostly cleared and bordered by second growth trees along the property boundaries. The surrounded uses include primarily small acreage residential properties.

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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 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 including confirmation that the new lot can be serviced and the Development Cost Charge required by Bylaw F1133.
- c. **Fire Protection:** Beaver Creek Fire Department
- d. **Access:** The existing residence is accessed from Chapman Road and the proposed new lot would also be accessed from Chapman Road. 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.
- 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 Beaver Creek Water System. There are no Development Permit Areas that impact development on this property.

The zoning amendment and proposed subdivision complies 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 (RA2) District to accommodate a proposed 2 lot subdivision.

	A1 District (existing)	RA2 District (proposed)
Minimum Lot Area:	2 acres	1 acre
Minimum Lot Width:	165 ft.	120 ft.
Lot Coverage:		25%
Minimum Setbacks		
Front:	25 ft.	40 ft.
Rear:	30 ft.	30 ft.
Side:	5 ft.	15 ft.

The existing property is 1 hectare (2.5 acres) in size and 100 metres (330 feet) wide at the road frontage. Depending on the final layout of the proposed 1 acre lot, the new lot will be able to comply with the minimum requirements of the RA2 District.

The proposed development requires a rezoning of the subject property from Small Holdings (A1) District to Acreage Residential (RA2) District in order to accommodate subdivision to a 1 acre minimum lot size.

Comments: The rezoning application is required to facilitate the applicant's proposal to subdivide the property into two lots. If the rezoning application proceeds, the Beaver Creek Water System connection

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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 Water System.

Planning staff are 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 a good opportunity for in-fill development. The property is close to the municipal boundary with good access to services including an existing BC Transit bus stop located directly adjacent to the property on Chapman. 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

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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Looking up driveway to single family dwelling, from Chapman Road.



Looking at area to be subdivided, from Chapman Road.



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

APPLICATION FOR DEVELOPMENT

RECEIVED
 MAY 19 2021

- | | |
|--|--|
| <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 type="checkbox"/> Development Variance | <input type="checkbox"/> Other: _____ |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <u>John Robertson Annette Clement</u>	Name: _____
Mailing Address: _____	Mailing Address: _____
<u>5657 Chapman Rd</u> <u>Port Alberni</u>	
Telephone: <u>250-731-6902</u>	Telephone: _____
Fax: <u>250-724-7179</u>	Fax: _____
Cell: <u>250-735-6902</u>	Cell: _____
Email: <u>annette@bestwesternbarday.com</u>	Email: _____

• Legal Description: _____

• Particulars of Proposed Development:

- Existing OCP Designation: Residential
- Proposed OCP Designation: _____
- Text Amendment: _____
- Existing Zone: A1
- Proposed Zone: RAZ
- 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 Land

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

North: our residence

South: neighbours residence

East: neighbours residence

West: street

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

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

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- the legal boundaries and dimensions of the subject property;
- boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- the location of permanent building and structures on the subject property with distances to property lines;
- the location of any proposed building, structures, or additions hereto, with distances to property lines;
- the location of any existing sewage disposal systems and/or property water source; and
- topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review of your application.

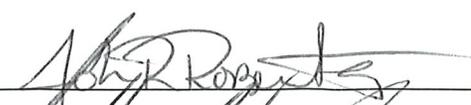
If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

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

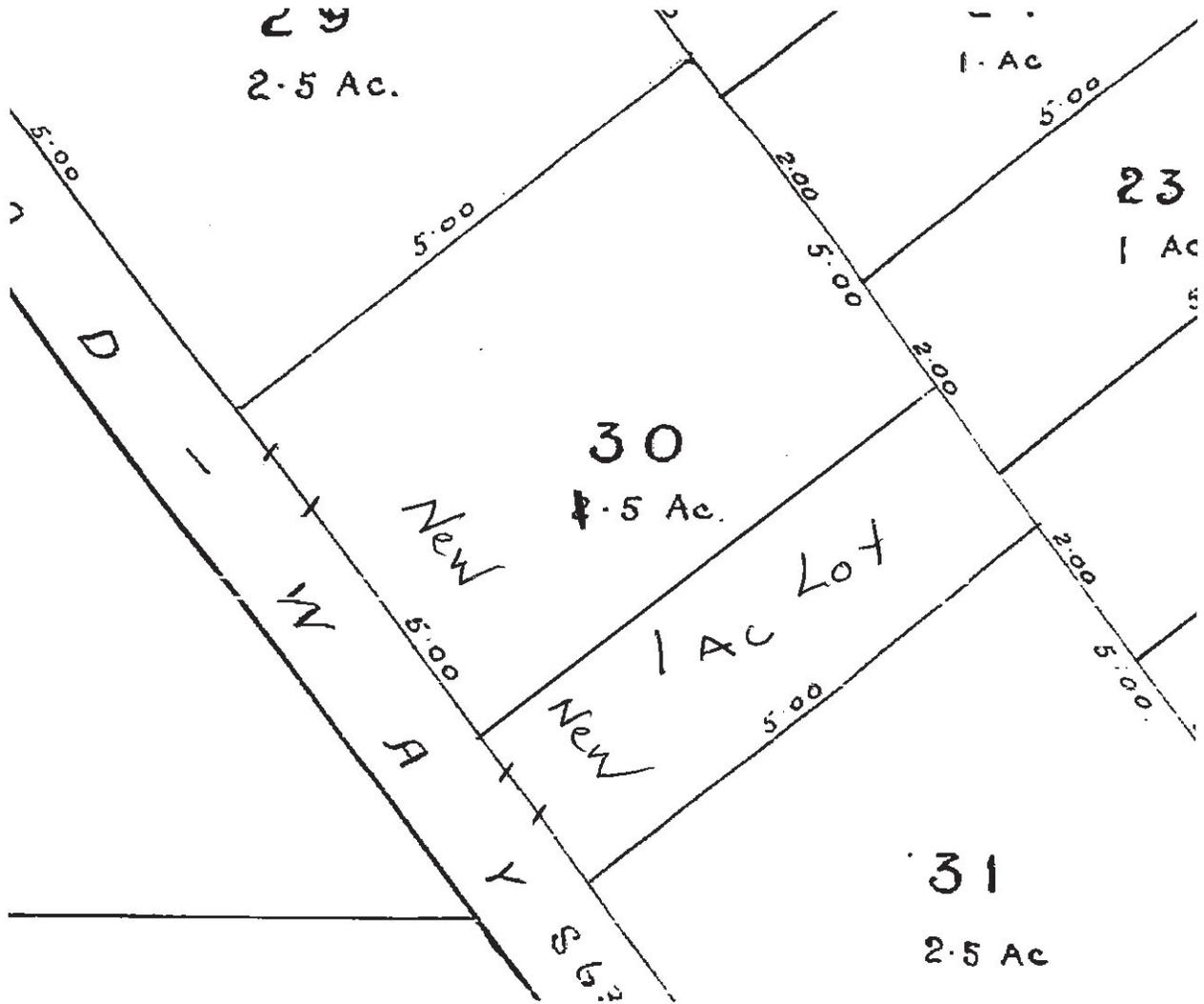
I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

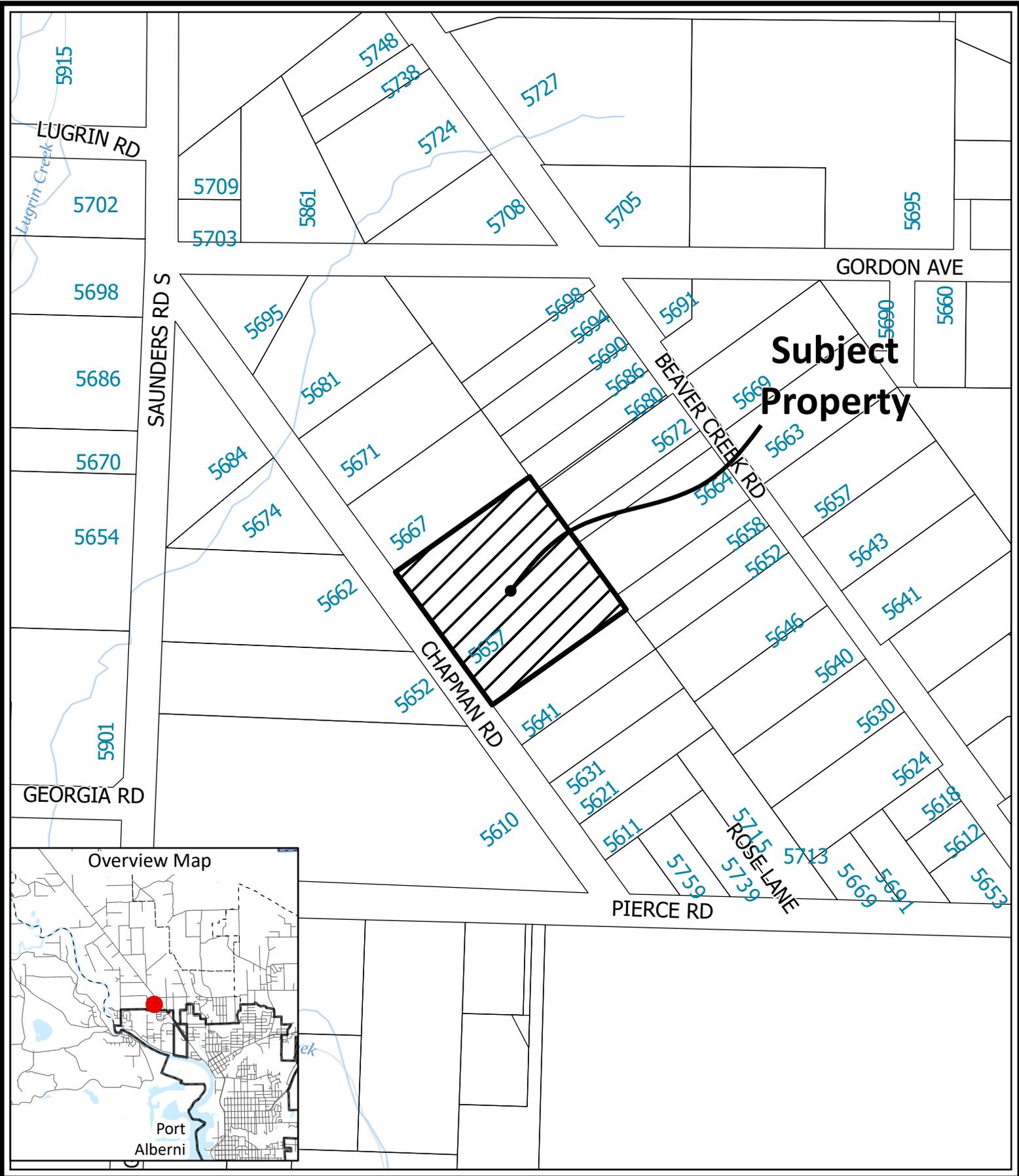
NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature: 

Applicant/Owner Signature: 

Date: May 16/2021





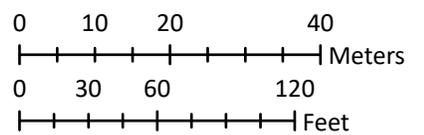
Legal Description: LOT 30, DISTRICT LOT 21, ALBERNI DISTRICT,
 PLAN 927



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RE21011 – 5657 Chapman Road

Scale: 1:1,000



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1438

OFFICIAL ZONING ATLAS AMENDMENT NO. 746

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. P1438.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning LOT 30, DISTRICT LOT 21, ALBERNI DISTRICT, PLAN 927 from Small Holdings (A1) District to Acreage Residential (RA2) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.

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

Read a first time this day of , 2021
Public Hearing held this day of , 2021
Read a second time this day of , 2021
Read a third time this day of , 2021

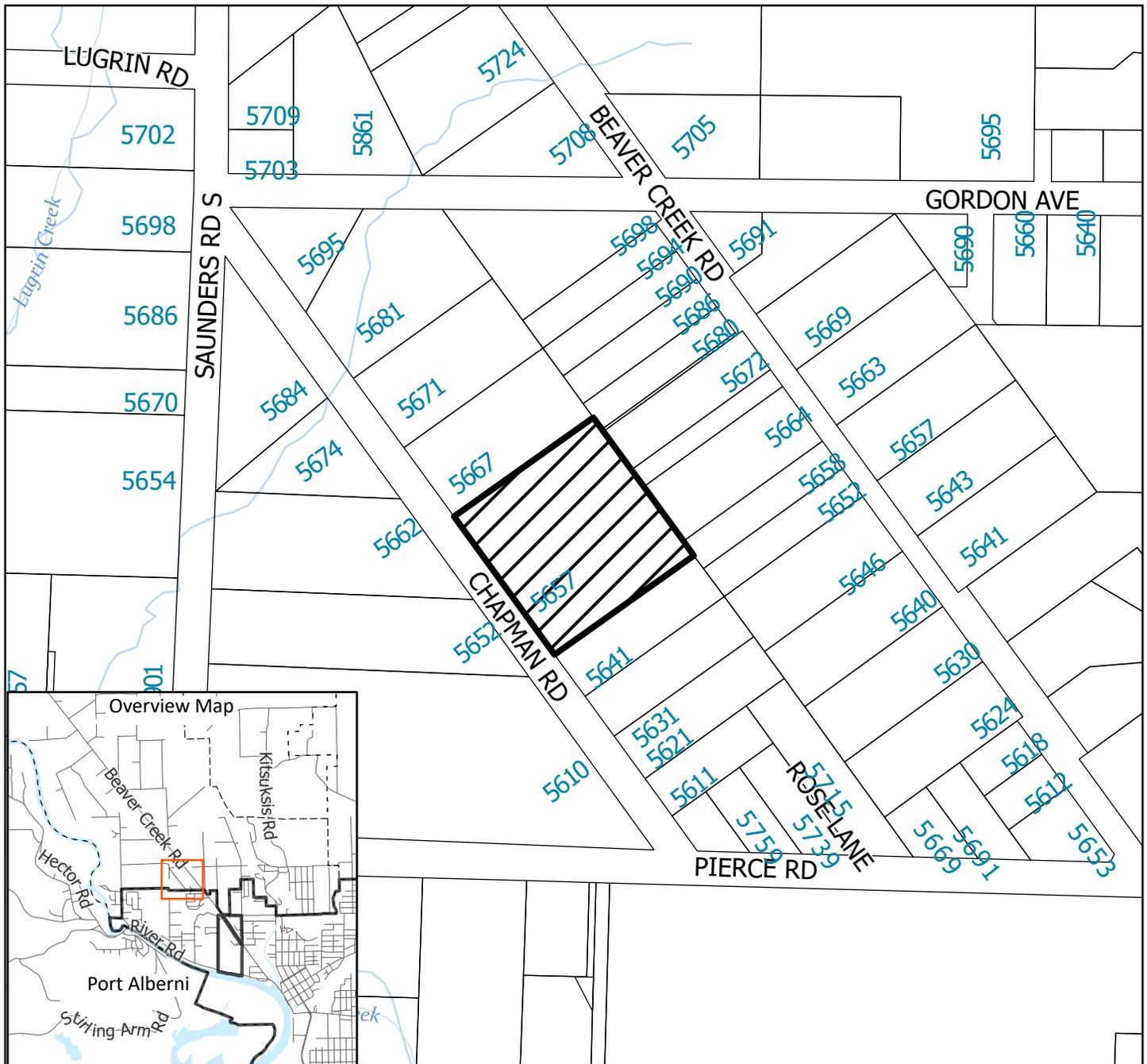
Adopted this day of , 2021

Teri Fong, CPA, CGA
Acting Chief Administrative Officer

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1438



P1438 Robertson & Clement
Legal description: LOT 30, DISTRICT LOT 21, ALBERNI DISTRICT,
PLAN 927



0 25 50 100 Meters



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