



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
**NOTICE OF APPLICATION FOR
DEVELOPMENT VARIANCE PERMIT**
ELECTORAL AREA 'C' – LONG BEACH

DVC21002 – CINDY HOWARD & DEVIN MARTIN, PROPERTY OWNERS

On February 9th, 2022, 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 143.3(1)(a) of the ACRD Zoning Bylaw to increase the permitted maximum height for a storage building in the Salmon Beach (SB) District from 3.66 m (12 ft) to 4.4 m (14.5 ft).

Subject Property: 1145 Fourth Avenue, Salmon Beach

Legal Description: LOT 19, BLOCK 50, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510 PID: 008-367-736

A copy of the permit and supporting documents are available for public review on our website at <https://www.acrd.bc.ca/events/9-2-2022/>.

The Regional Board made a preliminary review of this proposal on January 12, 2022 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 February 9, 2022 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, February 9, 2022** and can be submitted by one of the following methods:

- Hard copy delivered to the ACRD office in person, in the 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 February 2, 2022 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

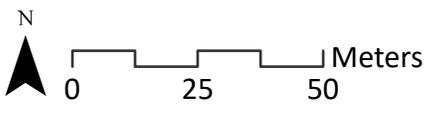
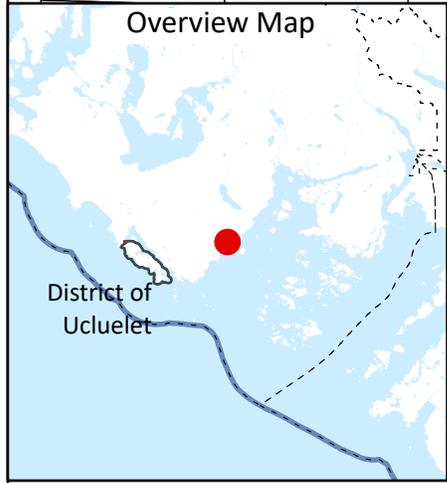
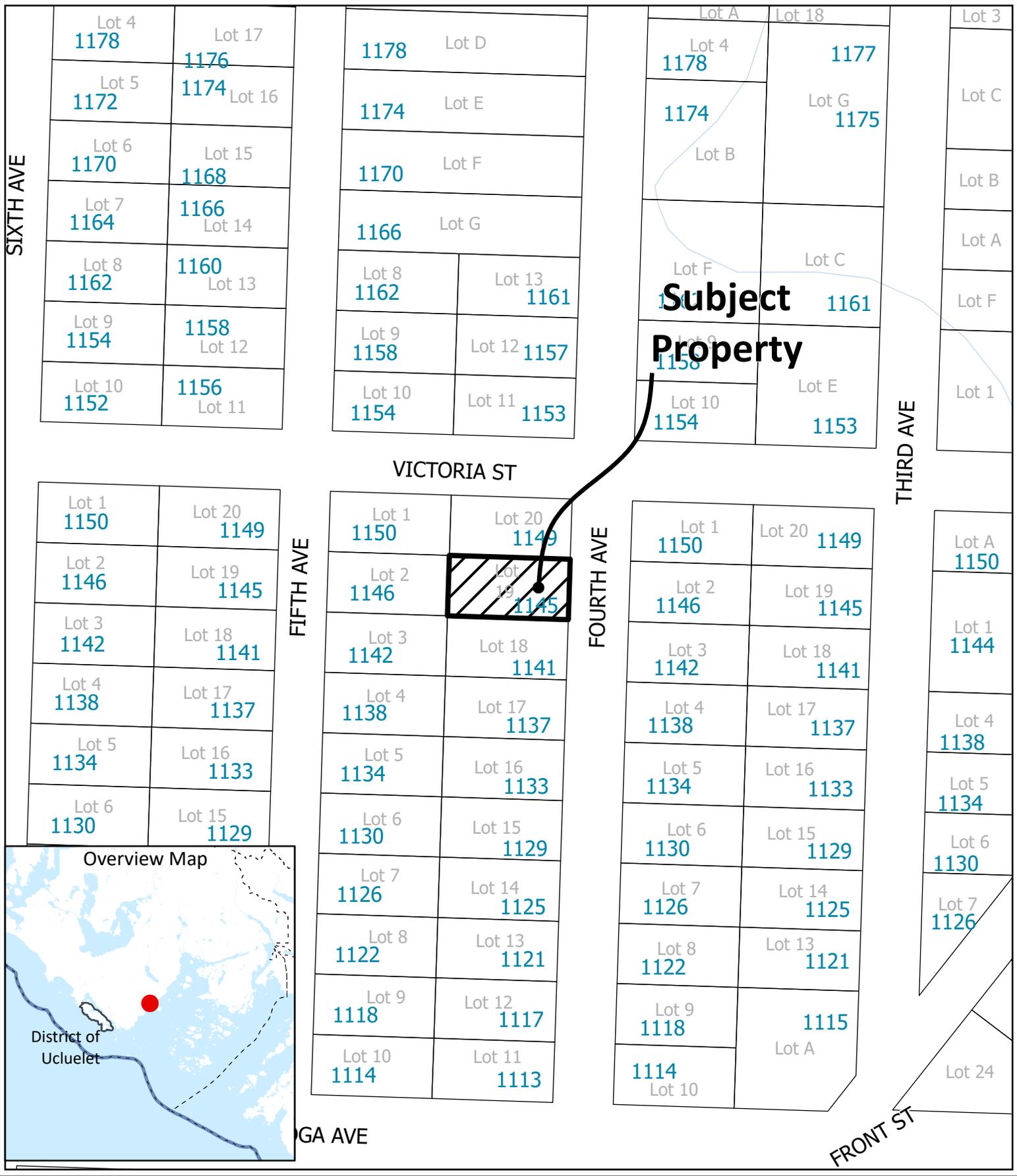
Regional District of Alberni-Clayoquot
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Email: planning@acrd.bc.ca

Telephone: 250-720-2700

Fax: 250-723-1327

Date of Notice: January 19, 2022



Legal Description: LOT 19, BLOCK 50, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510



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: January 12, 2022

ACRD FILE NO.: DVC21002

APPLICANT: Mark Martin and Cindy Howard

LEGAL

DESCRIPTION: LOT 19, BLOCK 50, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510

LOCATION: 1145 Fourth Avenue, Salmon Beach

ELECTORAL AREA: "C" Long Beach

APPLICANT'S INTENTION: The applicants have request an increase to the maximum permitted height of a storage building in the Salmon Beach (SB) District from 3.66 m (12 ft) to 4.4 m (14.5 ft). The applicants intend to use the storage building to store surf and paddle boards.

Recommendation: THAT the Board of Directors consider issuing development variance permit DVC21002 subject to neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVC21002:

- i. Development variance of Section 143.3(1)(a) of the ACRD Zoning Bylaw to increase the permitted maximum height for a storage building in the Salmon Beach (SB) District from 3.66 m (12 ft) to 4.4 m (14.5 ft).

Advisory Planning Commission (APC) Recommendation: At the December 7, 2021 Long Beach APC meeting, the members present made the motion to support the Planning recommendation. All members were in favour.

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 residents to afford them the opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the development variance.

Observations:

- i. **Status of Property:** The 18.3 m (60 ft) wide by 36.6 m (120 ft) deep property is accessed from Fourth Avenue. The property is cleared and improvements include a temporary structure and

DVC21002

portico.

ii. **Services**

- a. **Sewage Disposal:** Community pump and haul septic system.
- b. **Water Supply:** On-site water.
- c. **Fire Protection:** Not within a fire protection area.
- d. **Access:** Fourth Avenue.

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

- a. **Agricultural Land Reserve:** Not within the ALR.
- b. **Official Community Plan:** The South Long Beach OCP designates the property as “Salmon Beach Neighbourhood”. This OCP designation supports recreational residential development. The property is not within a Development Permit Area.
- c. **Zoning:** The property is zoned Salmon Beach (SB) District which permits one cabin and one storage building. The minimum setback requirements are as follows:

Minimum setbacks	
Front lot line	6.1 m (20 ft)
Rear lot line	6.1 m (20 ft)
Side lot line	3.05 m (10 ft)
Watercourse	30 m (100 ft)

The applicants intend to construct a storage building that will accommodate the storage of surf and paddle boards, and other supplies.

The proposal requires a development variance permit to increase the permitted maximum height of 3.66 m (12 ft) to 4.4 m (14.5 ft), for a storage building in the SB District.

Comments: The applicants have requested the height increase in order to construct a storage building that will accommodate storage of surf and paddle boards, among other items. As boards range in size, and can exceed 12 ft in length, vertical storage would require additional height. The applicants have worked with ACRD Building and Planning staff to design a structure that will meet their needs, and require the minimum height increase.

A survey of the property was submitted showing an existing portico and temporary structure. The temporary structure may have to be removed at the building permit stage to comply with the Salmon Beach (SB) District zoning.

Planning staff feel the request is reasonable and recommend the Board consider issuing the development variance permit DVC21002 following notification to neighbours.

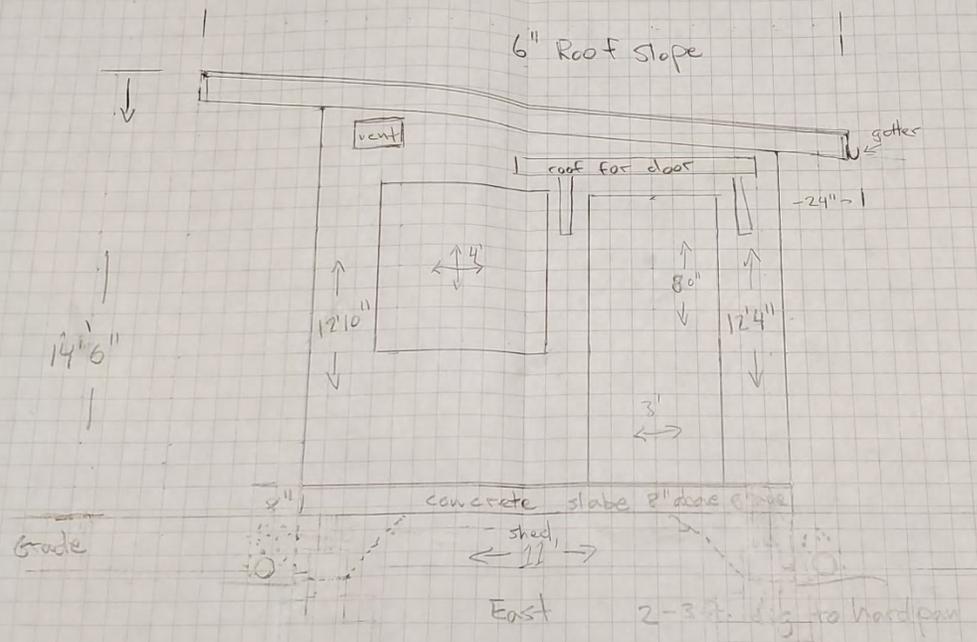
DVC21002

Submitted by: *Charity Hallberg Dodds*
Charity Hallberg Dodds, Planning Technician

Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planning Manager

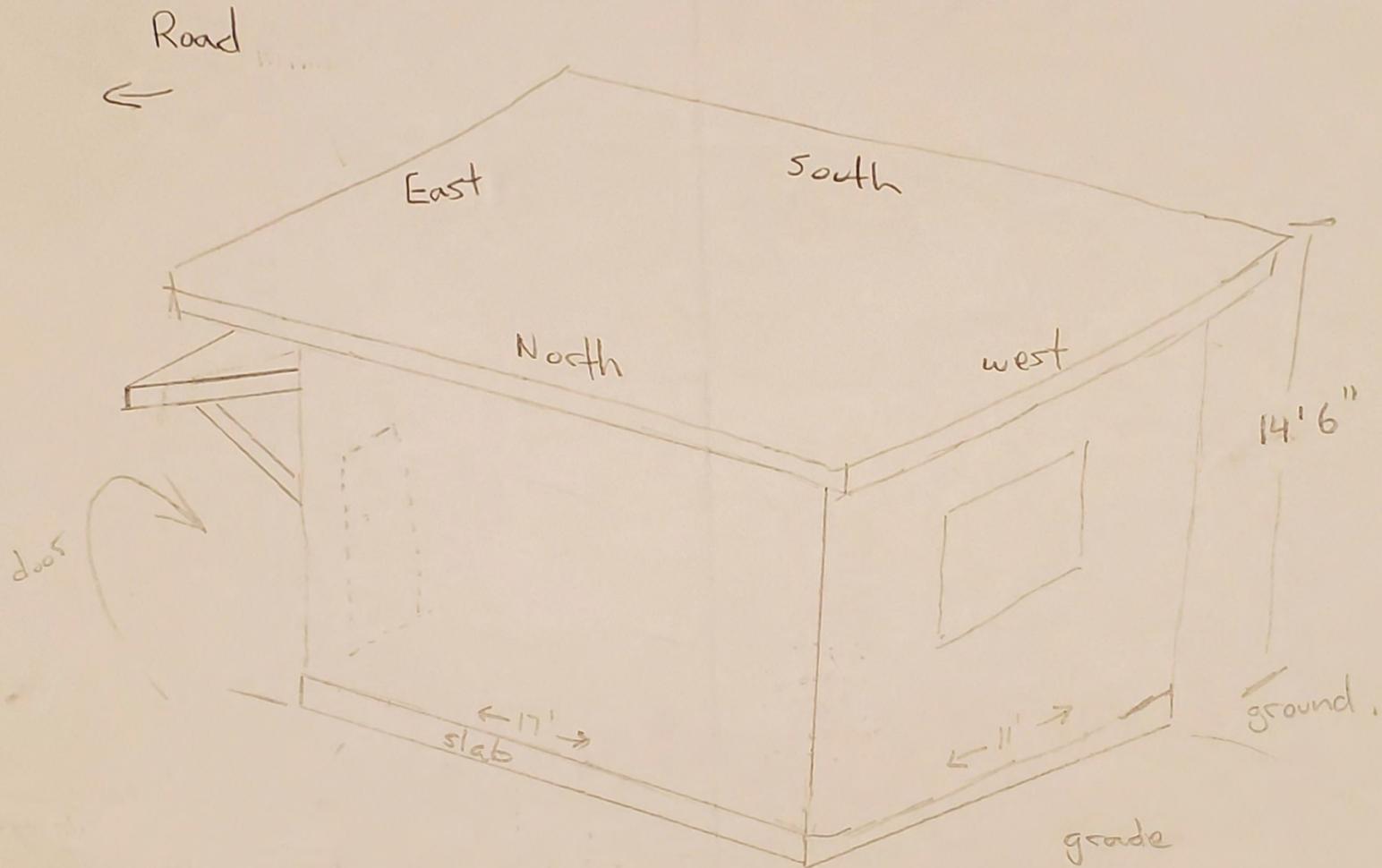
Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

DVC21002

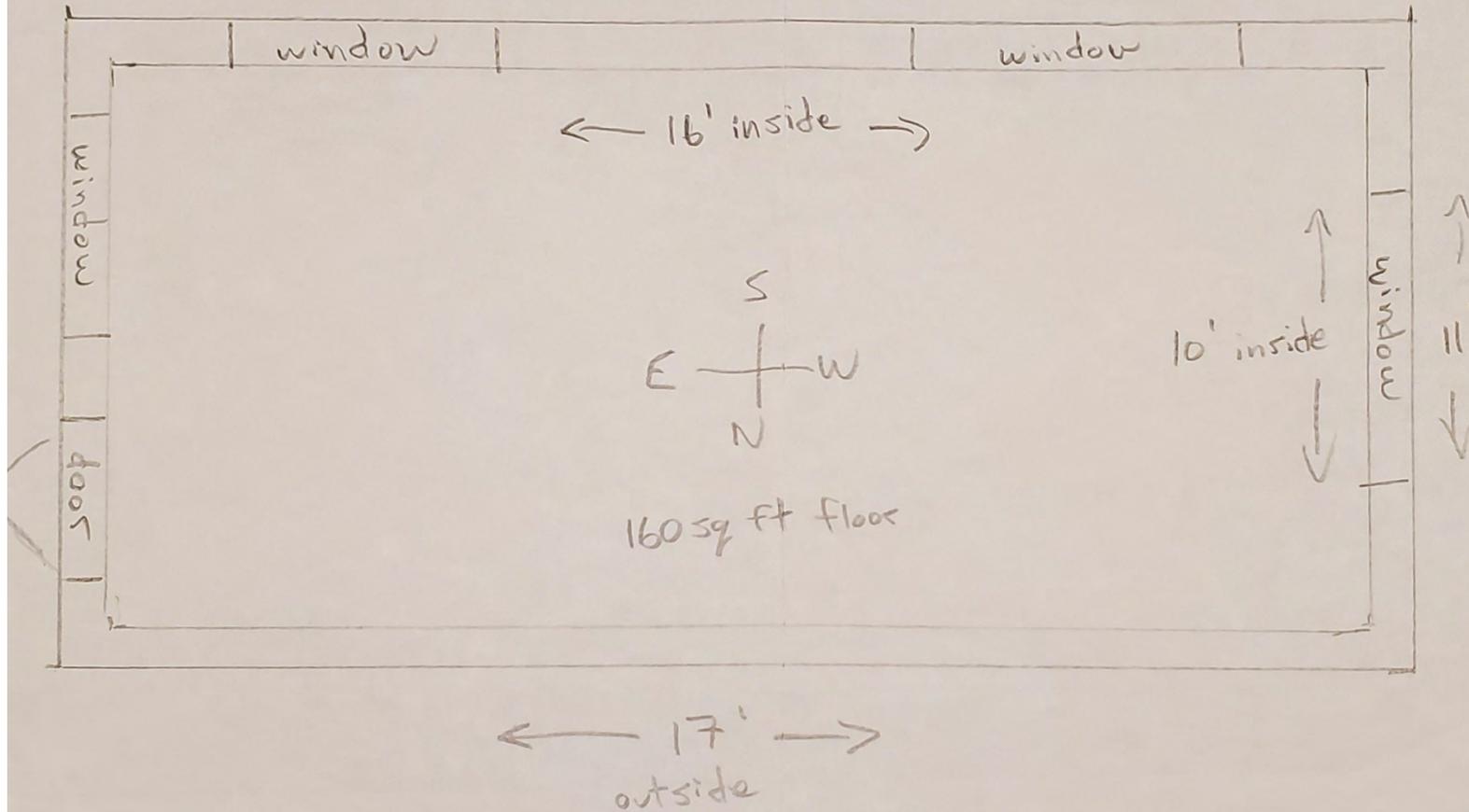


Front.

Shed - building basic and unfinished inside
- 10' x 16' inside walls = 160 sq. ft.
metal corrugated roof.



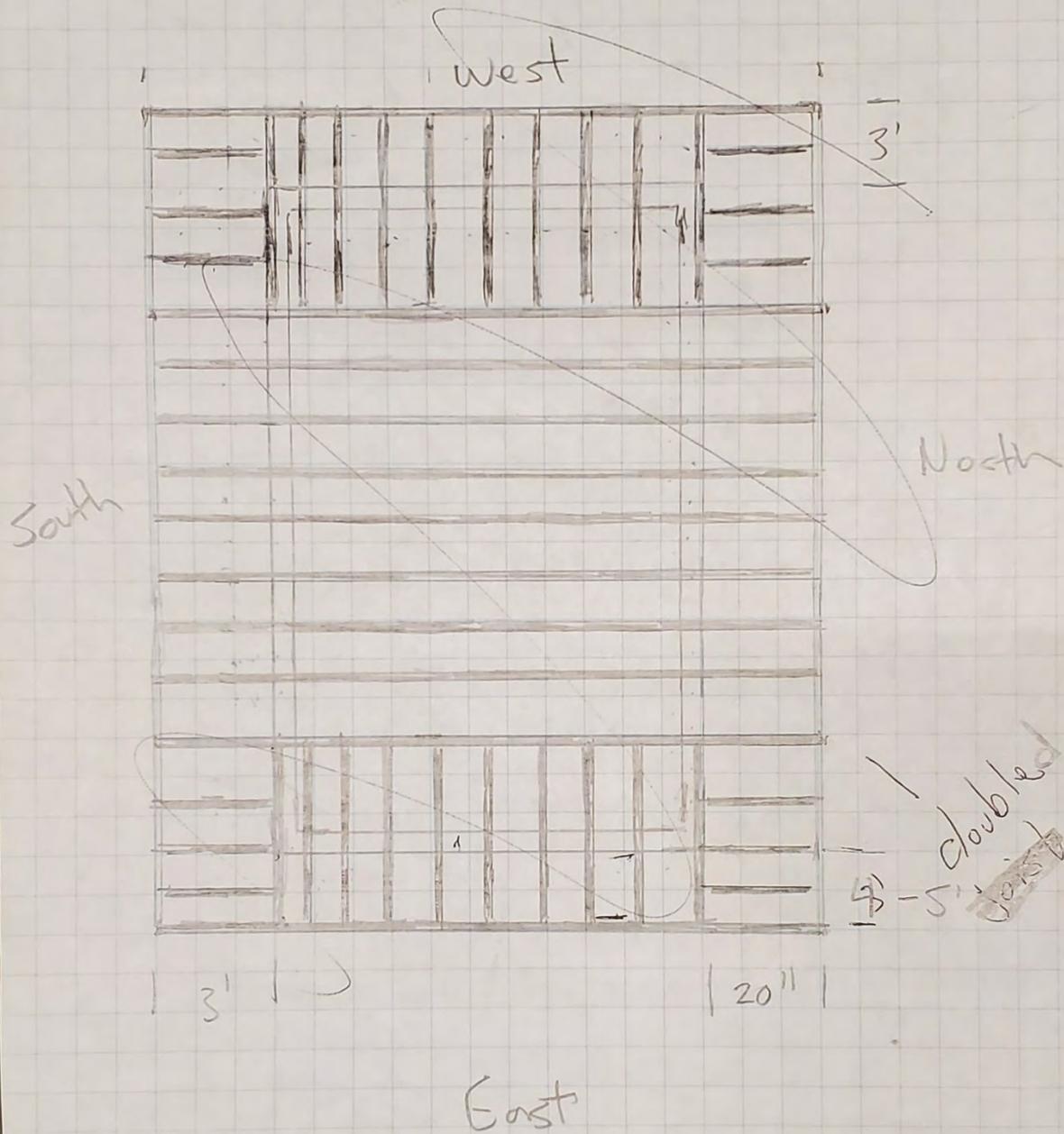
Floor Plan. 2x6 walls.

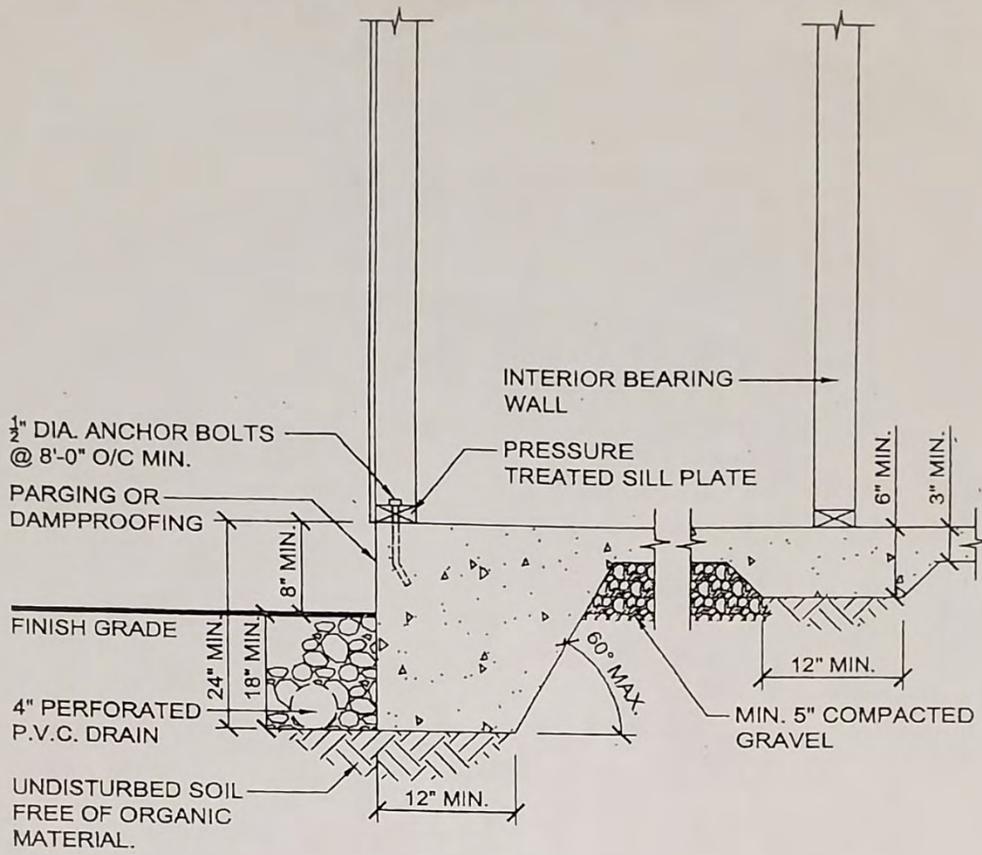


Roof Plan 2

2x8 rafters

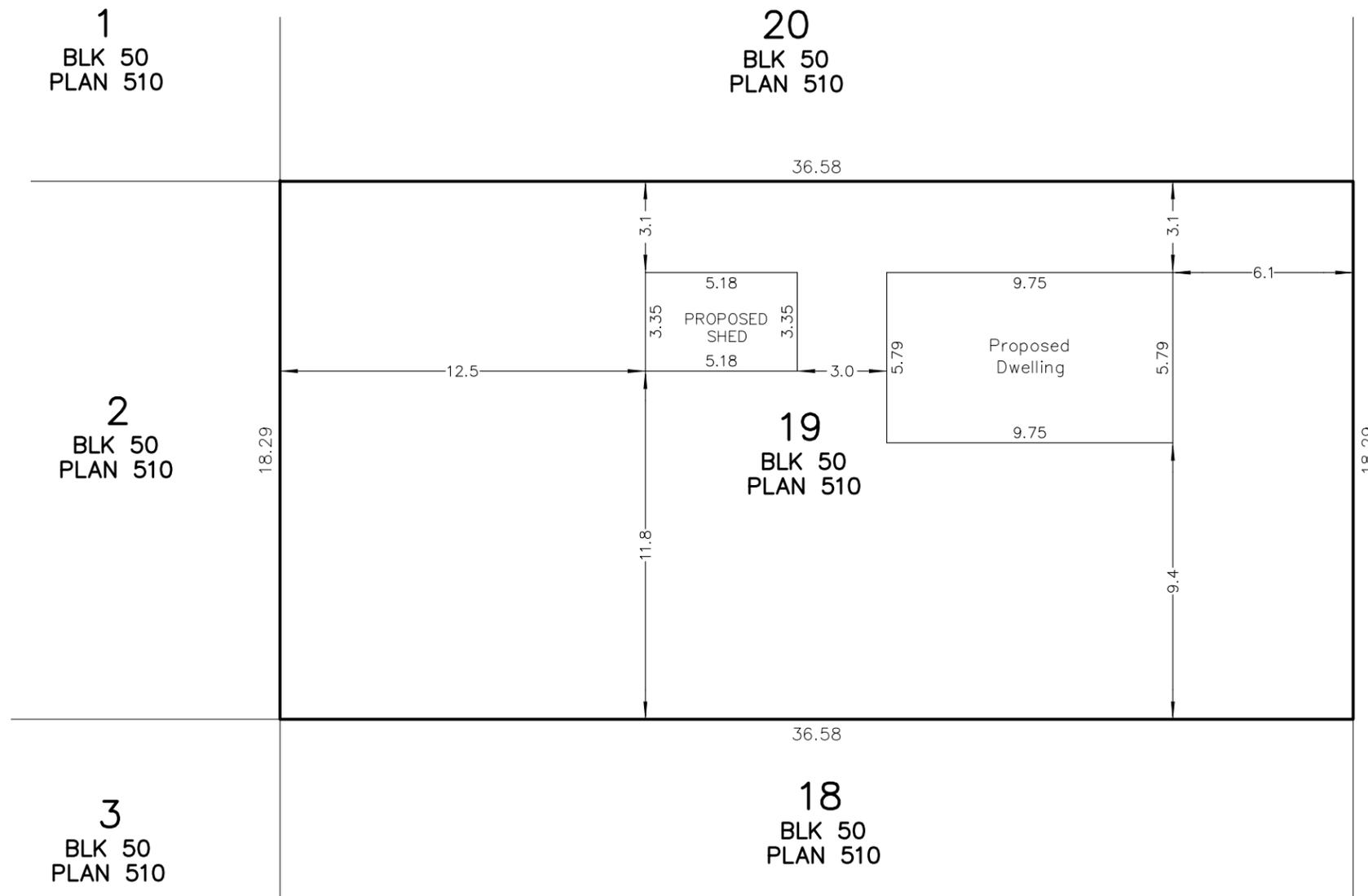
6" slope over 10'



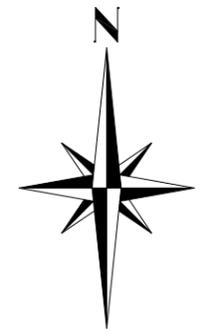


ACCESSORY BUILDING FOUNDATION DETAIL FOR BUILDINGS UNDER 55m² (592ft²)

every 5'
1/2" J-bolts
- within 20" of corners



FORTH AVENUE



JEA JE ANDERSON & ASSOCIATES

SURVEYORS AND ENGINEERS
 # 203 - 177 WELD ST., PO BOX 247
 PARKSVILLE, B.C. V9P 2G4
 250-248-5755 parksville@jeanderson.com

LEGAL NOTATIONS:
 STATUTORY BUILDING SCHEME – ED73217, EX69483

This sketch has been prepared for building location purposes and does not constitute a redefinition of the legal boundaries hereon described.

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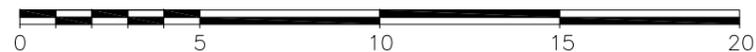
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This Plan has been Prepared in Accordance with the Professional Reference Manual and is Certified Correct this 31st Day of July, 2020.

Guy Fletcher
 I9FRSQ
 Digitally signed by Guy Fletcher I9FRSQ
 Date: 2020.08.06 08:57:06 -07'00'

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All Dimensions are in Metres and decimals thereof



The Intended Scale of this Plan is 1:200
 when plotted on a 280 mm x 432 mm (11"x17") Sheet

PLAN TO SHOW
PROPOSED SHED AND DWELLING

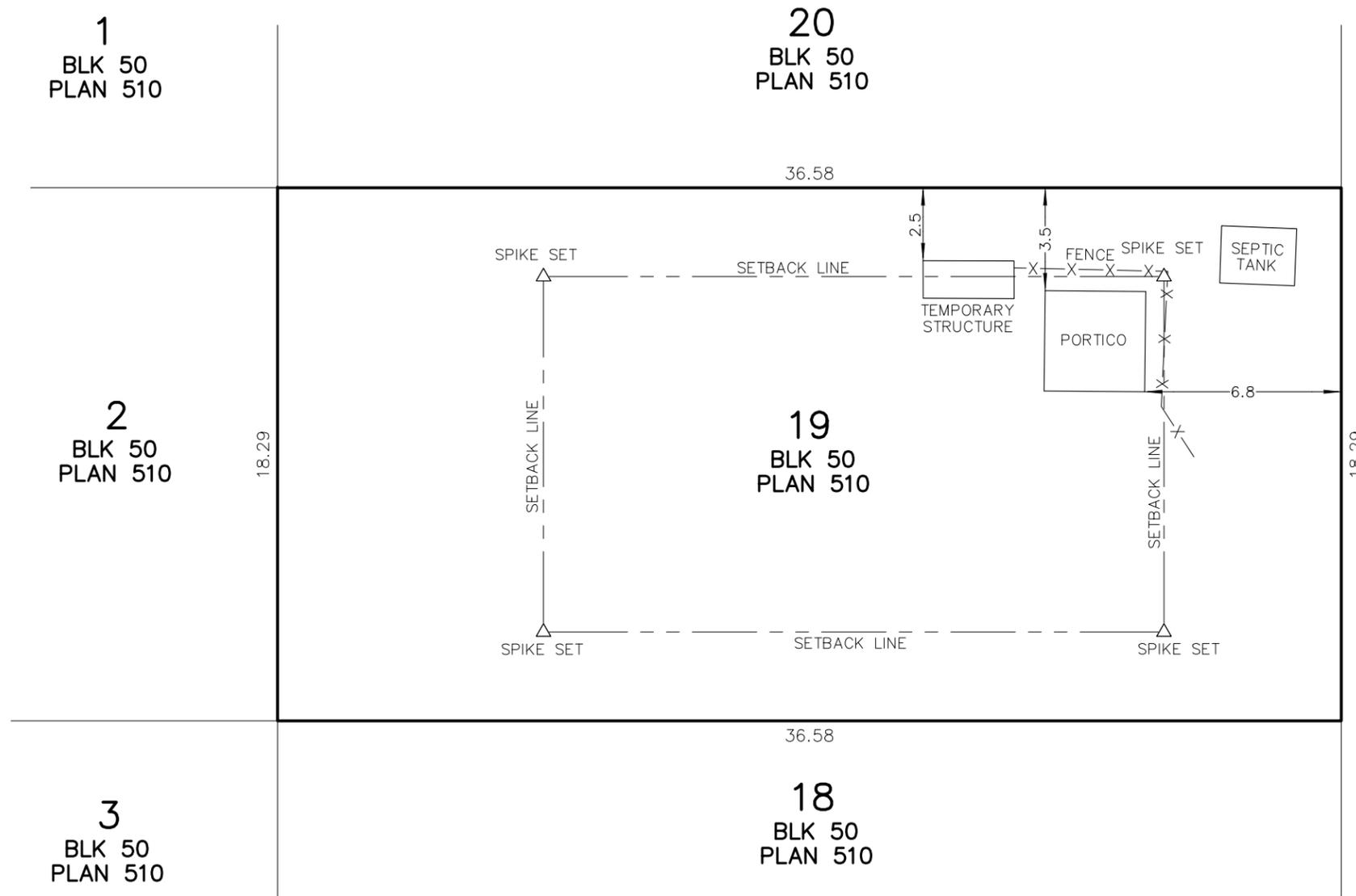
LOT 19, BLOCK 50, SECTION 49,
CLAYOQUOT DISTRICT, PLAN 510.

PID 008-367-736

PREPARED FOR
MARK MARTIN AND CINDY HOWARD

OUR FILE : 61656-1

REVISION :



FORTH AVENUE



JEA JE ANDERSON & ASSOCIATES

SURVEYORS AND ENGINEERS
 # 203 - 177 WELD ST., PO BOX 247
 PARKSVILLE, B.C. V9P 2G4
 250-248-5755 parksville@jeanderson.com

**BC LAND SURVEYOR'S
 BUILDING LOCATION CERTIFICATE**

**LOT 19, BLOCK 50, SECTION 49,
 CLAYOQUOT DISTRICT, PLAN 510.**

PID 008-367-736

PREPARED FOR
MARK MARTIN AND CINDY HOWARD

OUR FILE : 61656-2 REVISION :

LEGAL NOTATIONS:
 STATUTORY BUILDING SCHEME – ED73217, EX69483

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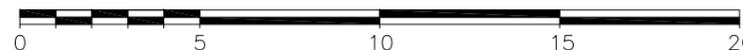
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Guy Fletcher
 I9FRSQ

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