



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

December 2, 2021

## LONG BEACH ADVISORY PLANNING COMMISSION

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

- DVC21002 – 1145 Fourth Avenue, Salmon Beach (Howard)
- DVC21005 – 1185 Seventh Avenue, Salmon Beach (Subin)
- TUP21003 – 1360 Smith-Dale Road, Port Albion (Donaldson)

Please review these applications so that your Director can submit your recommendations to the Regional Board on Wednesday, January 12<sup>th</sup>, 2022.

Your next meeting is scheduled for **Tuesday, December 7<sup>th</sup> at 7:00 pm** through Zoom Video Conferencing. Refer to the email for details and Zoom invitation.

Sincerely,

*Alex Dyer*

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

## 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.

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**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 Recommendation:** The Long Beach APC will consider this application at their December 7, 2021 meeting. Comments and recommendations will be included here, following the meeting.

**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:

<b>Minimum setbacks</b>	
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, MBA, Chief Administrative Officer

**DVC21002**



## APPLICATION FOR DEVELOPMENT

- Official Community Plan Amendment
- Zoning Map Amendment
- Zoning Text Amendment
- Development Permit
- Development Variance

- Minimum Parcel Frontage Waiver
- Board of Variance Application
- Temporary Commercial Use Permit
- Temporary Industrial Use Permit
- Other: \_\_\_\_\_

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <u>Cindy Howard / Devin Martin</u>	Name: _____
Mailing Address: <u>Po Box 561</u>	Mailing Address: _____
<u>#4 - 1553 LARCH ROAD,</u>	
<u>Ucluelet, BC V0R 3A0</u>	
Telephone: <u>250 - 726 - 5040</u>	Telephone: _____
Fax: <u>-</u>	Fax: _____
Cell: <u>250 - 726 - 5040</u>	Cell: _____
Email: <u>Supercindy - 2001 @ yahoo.com</u>	Email: _____

• Legal Description: LOT 19, Block 50, Plan V1P510, Section 49, Clayoquot Land District

• Particulars of Proposed Development:

- Existing OCP Designation: \_\_\_\_\_
- Proposed OCP Designation: \_\_\_\_\_
- Text Amendment: \_\_\_\_\_
- Existing Zone: Salmon Beach
- 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: Recreational

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

North: Recreational  
South: Recreational  
East: Recreational  
West: Recreational

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

Storage Shed - Requesting to increase max allowable height from 3.66m to 4.54m  
(12A+) (14.25 ft)

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

more space

- 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

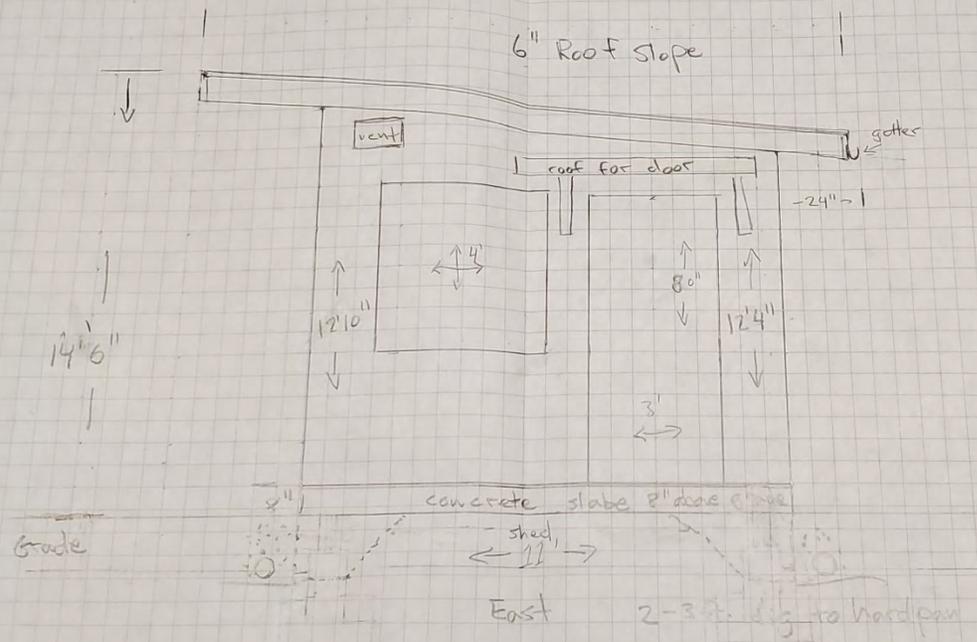
I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

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: 

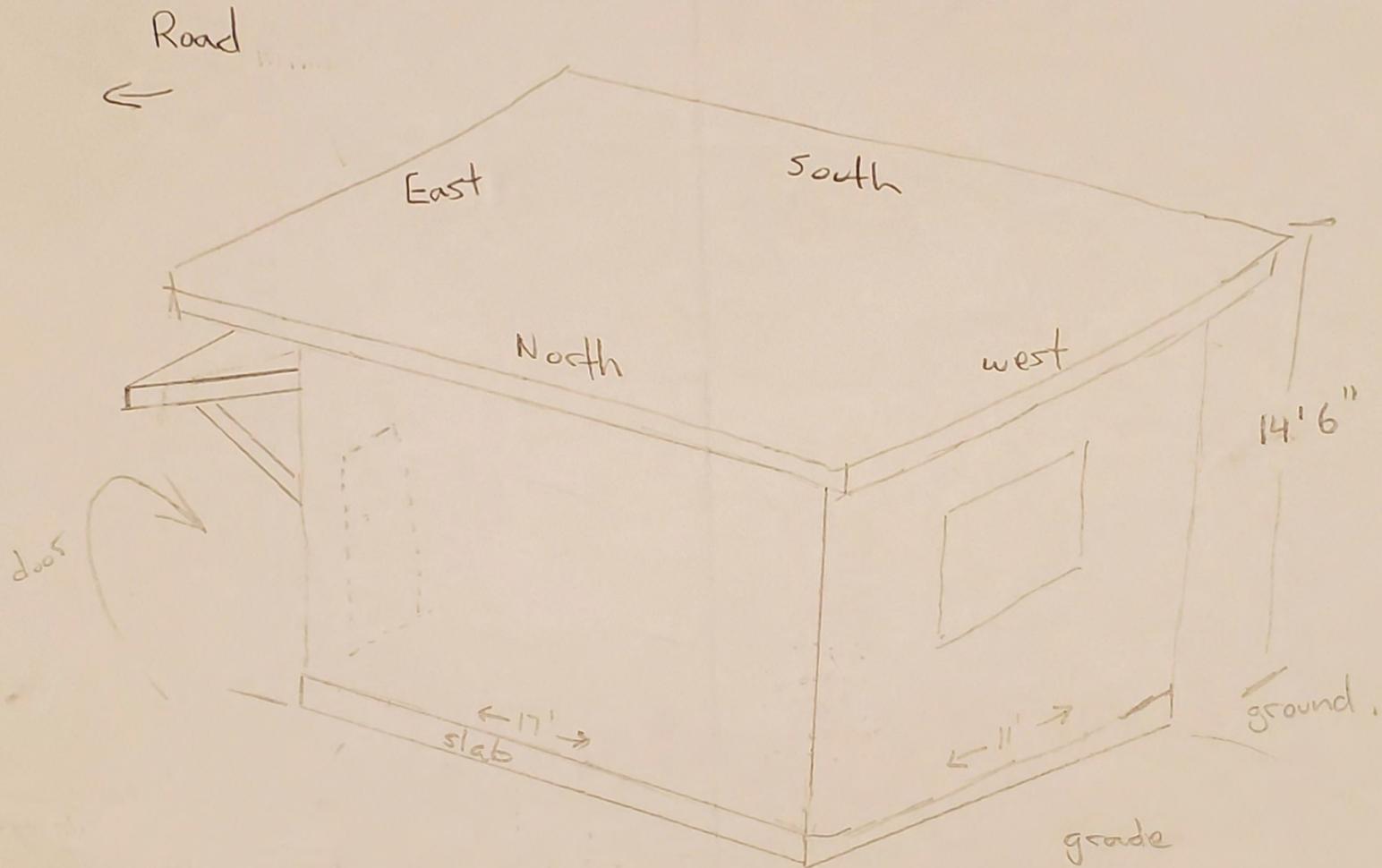
Applicant/Owner Signature: 

Date: June 4, 2021

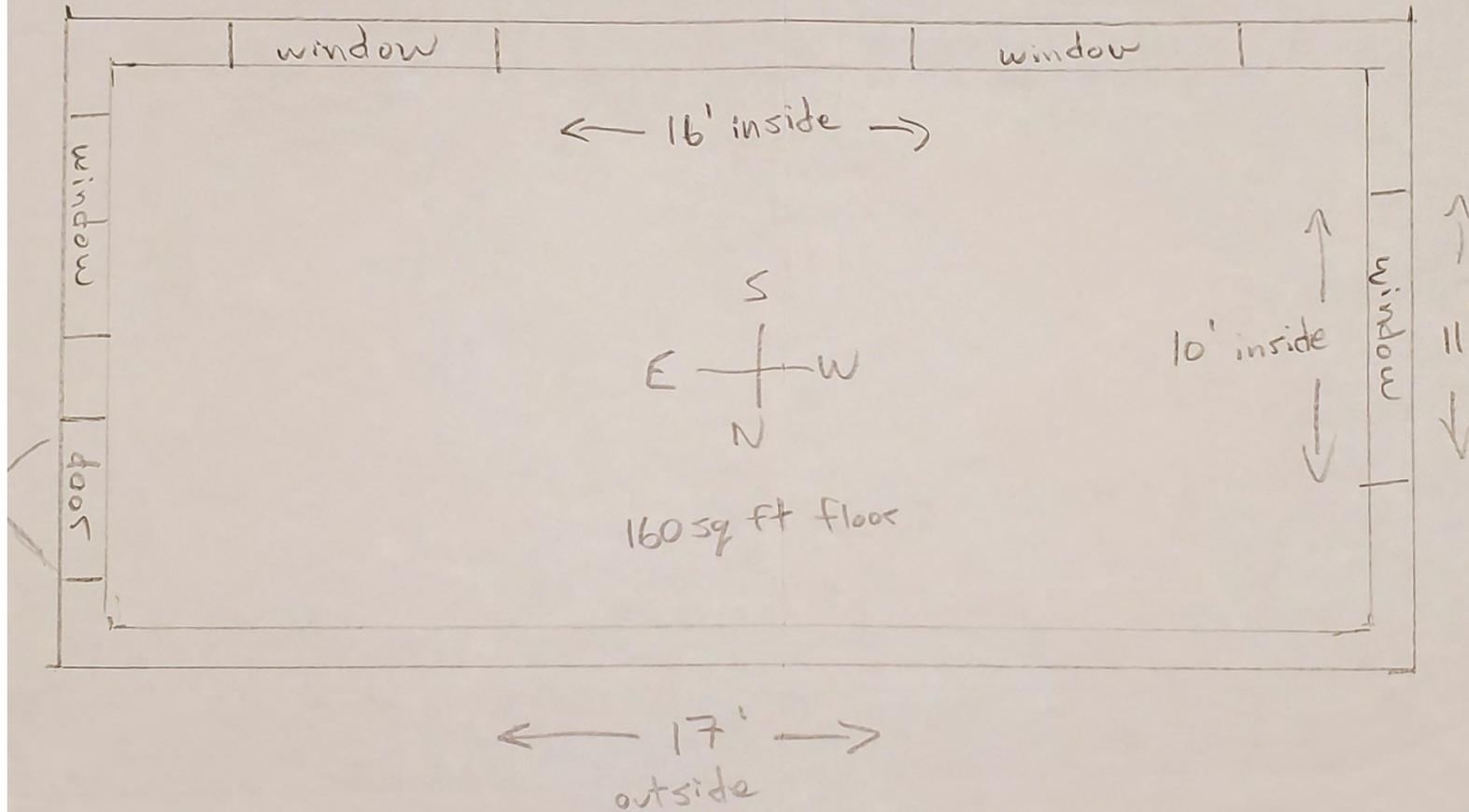


Front.

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



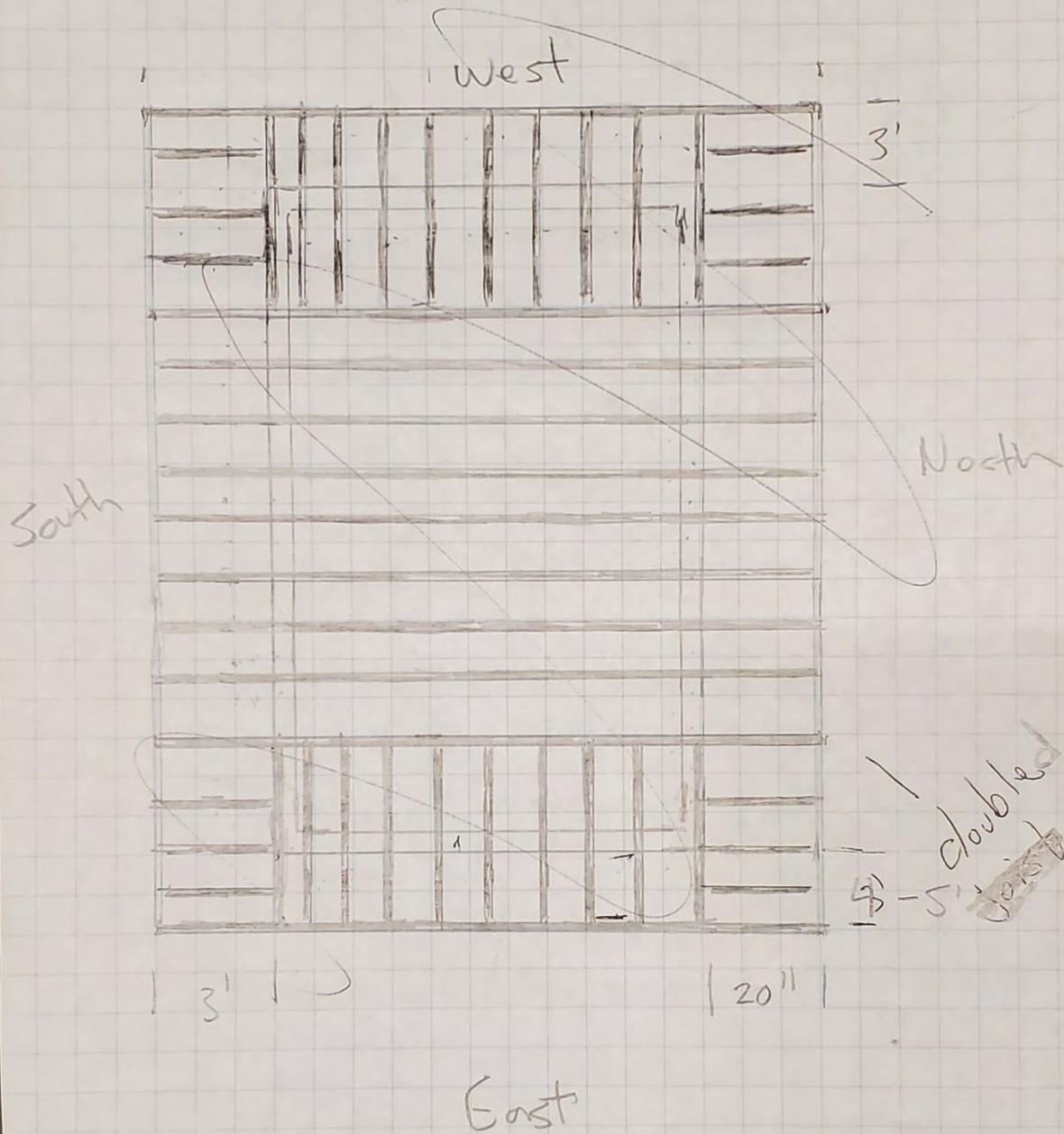
Floor Plan. 2x6 walls.

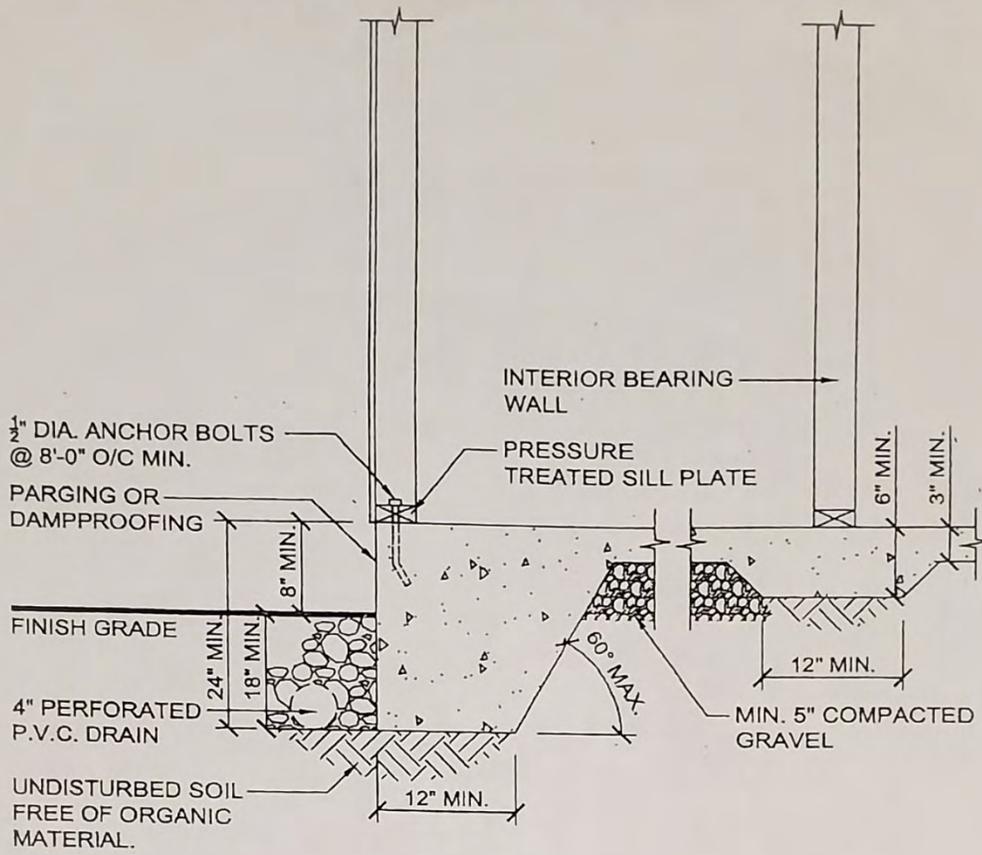


# Roof Plan 2

2x8 rafters

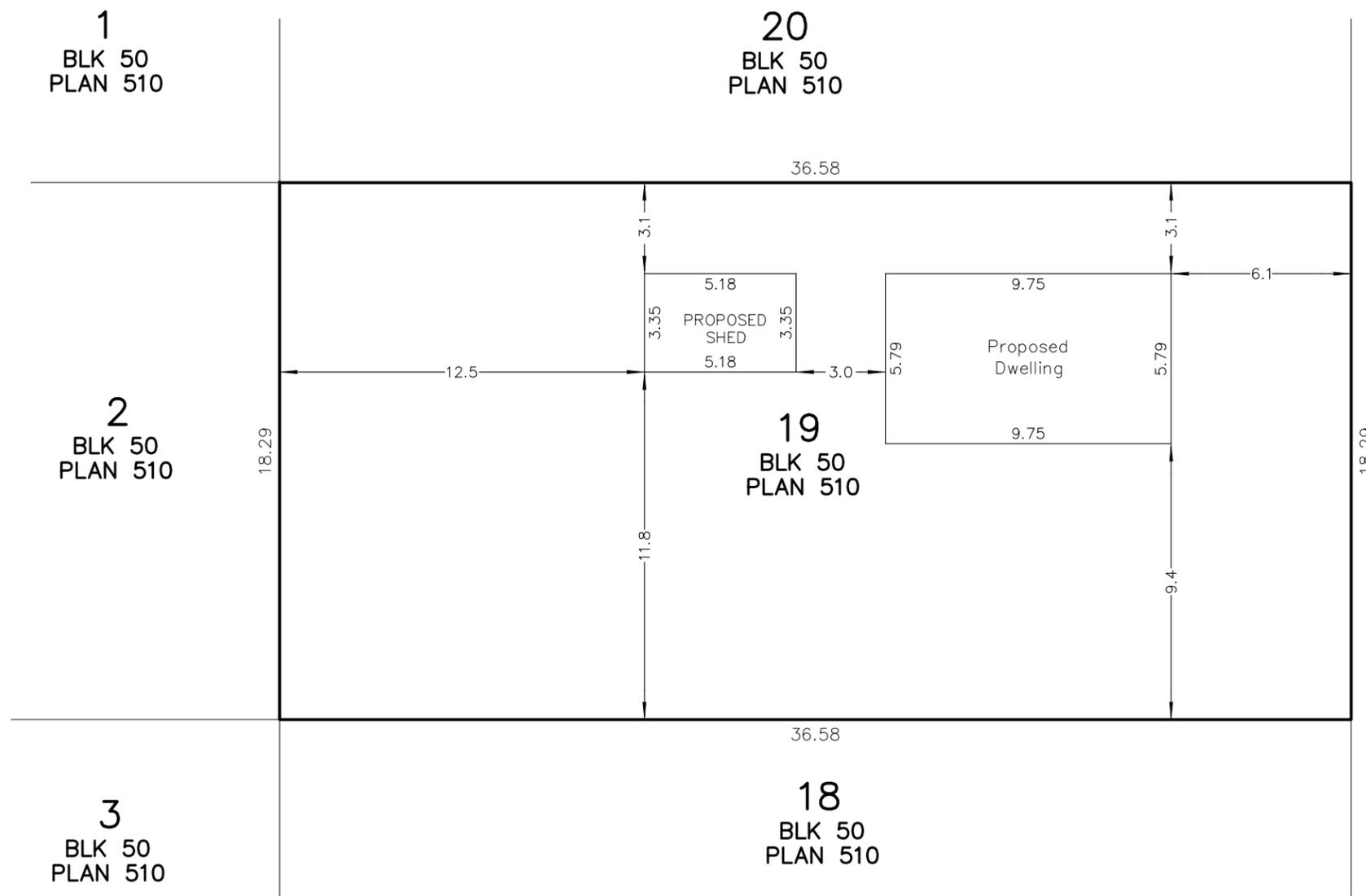
6" slope over 10'





**ACCESSORY BUILDING FOUNDATION DETAIL FOR BUILDINGS UNDER 55m<sup>2</sup> (592ft<sup>2</sup>)**

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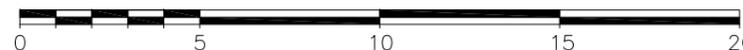
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This Plan has been Prepared in Accordance with the Professional Reference Manual and is Certified Correct this 31st Day of July, 2020.

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

This document is not valid unless digitally signed.

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**

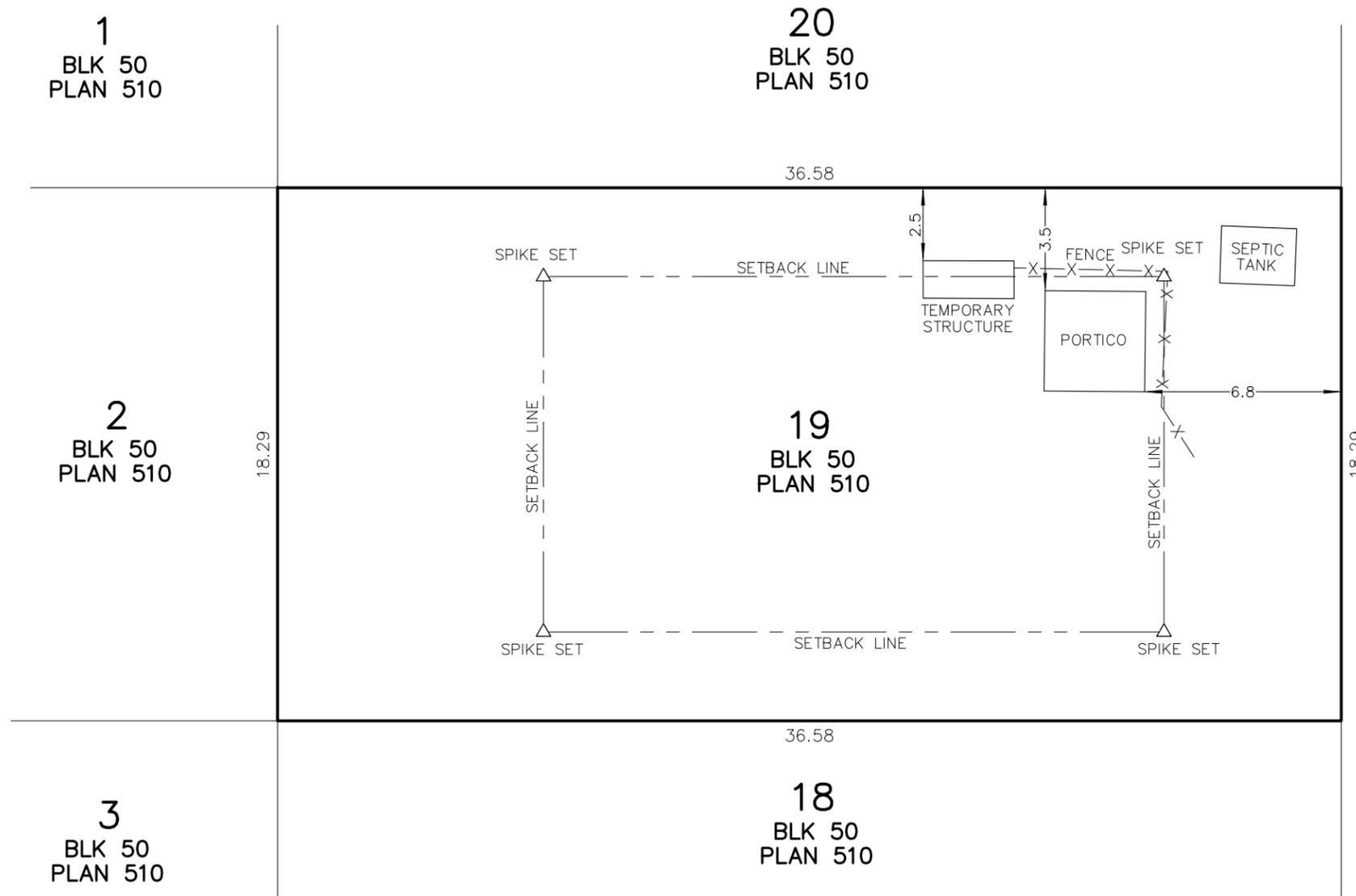
**LOT 19, BLOCK 50, SECTION 49,  
 CLAYOQUOT DISTRICT, PLAN 510.**

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**

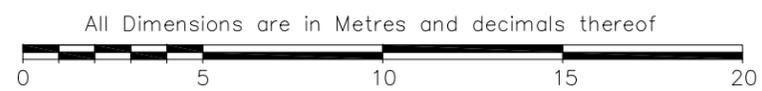
OUR FILE : 61656-2      REVISION :

LEGAL NOTATIONS:  
 STATUTORY BUILDING SCHEME – ED73217, EX69483

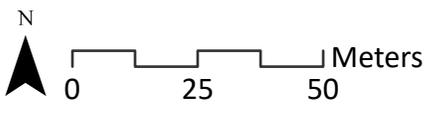
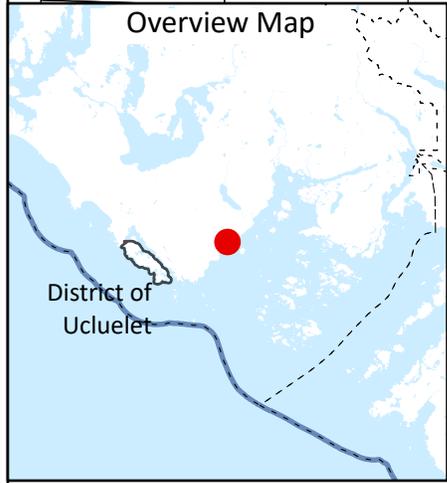
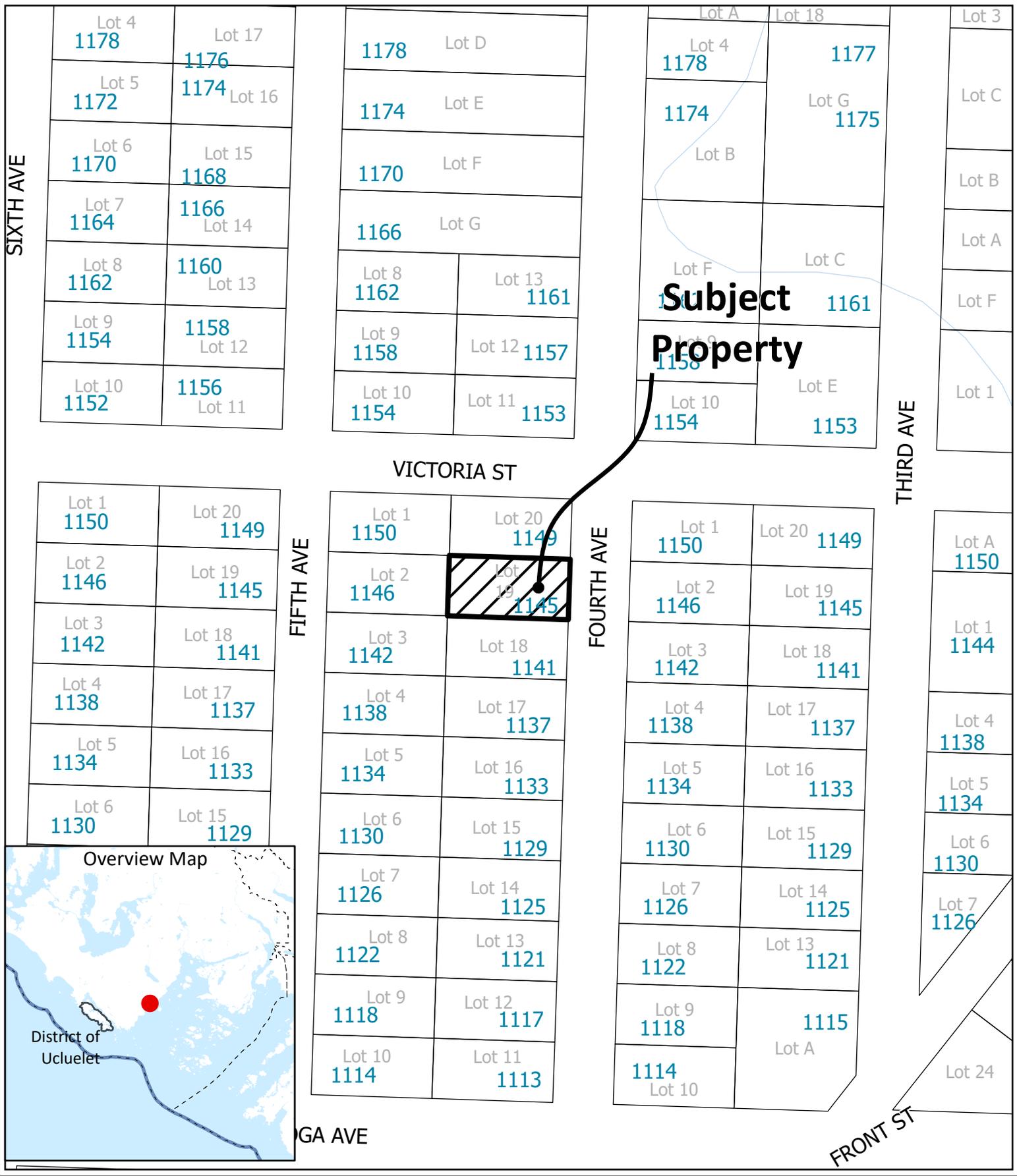
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 No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.  
 This Plan has been Prepared in Accordance with the Professional Reference Manual and is Certified Correct this 31st Day of July, 2020.

 **Guy Fletcher**  
 I9FRSQ  
 Digitally signed by Guy Fletcher I9FRSQ  
 Date: 2020.08.07 11:15:50 -07'00'

This document is not valid unless digitally signed.



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



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.:** DVC21005

**APPLICANTS:** Miodrag and Dragan Subin

### LEGAL

**DESCRIPTION:** LOT 2, BLOCK 40, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510

**LOCATION:** 1185 Seventh Avenue, Salmon Beach

**ELECTORAL AREA:** "C" Long Beach

**APPLICANT'S INTENTION:** The applicants have request an increase to the maximum permitted height of a cabin in the Salmon Beach (SB) District from 5.5 m (18 ft) to 5.8 m (19 ft).

---

**Recommendation:** THAT the Board of Directors consider issuing development variance permit DVC21005 subject to neighbouring properties being notified as per Local Government Act s.499.

### Development Variance DVC21005:

- i. Development variance of Section 143.3(10) of the ACRD Zoning Bylaw to increase the permitted maximum height for a cabin in the Salmon Beach (SB) District from 5.5 m (18 ft) to 5.8 m (19 ft).

---

**Advisory Planning Commission Recommendation:** The Long Beach APC will consider this application at their December 7, 2021 meeting. Comments and recommendations will be included here, following the meeting.

**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 48.77 m (160 ft) deep property is accessed from Seventh Avenue. The property is cleared with no structures.

## DVC21005

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:** Seventh 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:

<b>Minimum setbacks</b>	
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 cabin on the subject property. The proposed site for the cabin complies with all setbacks.

***The proposal requires a development variance permit to increase the permitted maximum height of 5.5 m (18 ft) to 5.8 m (19 ft), for a cabin in the SB District.***

**Comments:** The applicants have requested an increase to the permitted height in order to construct a cabin proposed to be 18' 9 ¼" high. They have selected plans for the “Oakhill” by Linwood Custom Homes, and the overall height of this design is 19' 7 ¼". Discussions with the building department, and contractor, resulted in a suggested foundation type that would lower the height by 10" and reduce the required variance. Although they only need an increase of 9 ¼", the variance is for 1' to allow for an extra 2 ¾" of flexibility. The property is in the northwest corner of the Salmon Beach development, limiting the potential impact of the increased building height on neighbouring properties.

Planning staff feel the request is reasonable and recommend the Board consider issuing the development variance permit DVC21005 following notification to neighbours.

### **DVC21005**

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

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

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer

**DVC21005**



# 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: DRAGAN AND MIODRAG SUBIN	Name:
Mailing Address: 789 ARNCOTTE AVE VICTORIA BC V9B 3E4	Mailing Address:
Telephone: 250-516-0194	Telephone:
Fax: 250-508-9463	Fax:
Cell: 250-589-0194	Cell:
Email: mladen@subin@gmail.com	Email:

- Legal Description: PIA PARCEL 008-363-463 LOT 2, BLOCK 40 SECTION 49 CLAYOQUOT DISTRICT, PLAN 510
- Particulars of Proposed Development: ADDRESS 1185 SEVENTH AVE SALMON BEACH, V9R-3A0
  - Existing OCP Designation: RECREATIONAL LOT FOR DEVELOPMENT
  - Proposed OCP Designation: BUILDING THE CABIN FOR RECREATIONAL USE
  - Text Amendment: \_\_\_\_\_
  - Existing Zone: \_\_\_\_\_
  - 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): THERE IS GOING TO BE 1200 IMPERIAL GALON HOLDING TANK FOR SEWAGE AND THEN TRANSFER TO SALMON BEACH SEPTIC SYSTEM. WATER SUPPLY FROM COLLECTING RAIN WATER
- Describe the existing land use of the subject property: NOW IS EMPTY LOT - READY FOR DEVELOPMENT

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

North: LOT NO 1 THERE'S A CABIN BUILT ALREADY  
 South: LOT NO 3 THERE'S A CABIN BUILT ALREADY  
 East: IS A STREET WITH A 15 ROAD  
 West: IS JUST A WOODSET AREA

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

THERE IS GOING TO BE BUILT A CABIN OF 523 SQ FOOT 1<sup>ST</sup> FLOOR AND 401 SQ FOOT SECOND FLOOR; HOLDING TANK FOR SEWAGE OF 1200 IM. GALON AND A STORAGE OF 160 SQ FOOT OVER PARKING FOR 2 CARS, AND A DRIVWAY

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

ATTACHED IS A PAGE OF EXPLANATION FOR NECESSARY VARIATION

- 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.

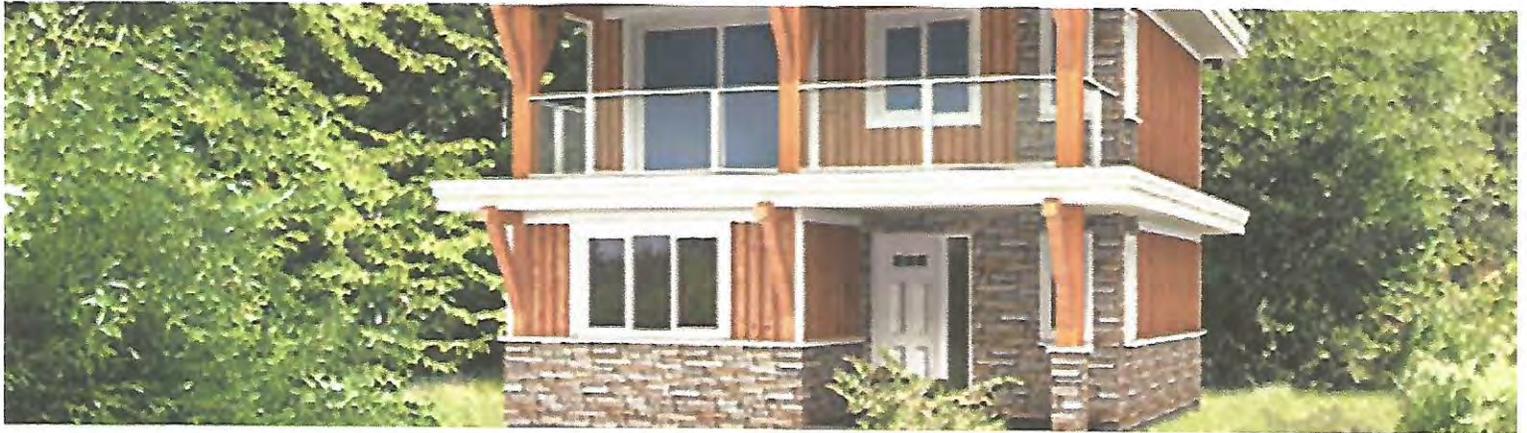
Applicant/Owner Signature: x *Dragan Lubin*

Applicant/Owner Signature: x

Date: Sept 16, 2021



Search design name



# Oakhill

Save

Share

Style: Modern

**2 Bed • 1.5 Bath • 924 sqft**

## Home information (sq ft)

Main Floor:	523
Upper Floor:	401
Lower Floor:	-
<b>Total Living Area:</b>	<b>924</b>

Garage:	-
<b>Total Finished Area:</b>	<b>924</b>

## Home dimensions (sq ft.)

Width:	22
Depth:	27

Covered Entry / Porch: 60

Balcony / Deck: -

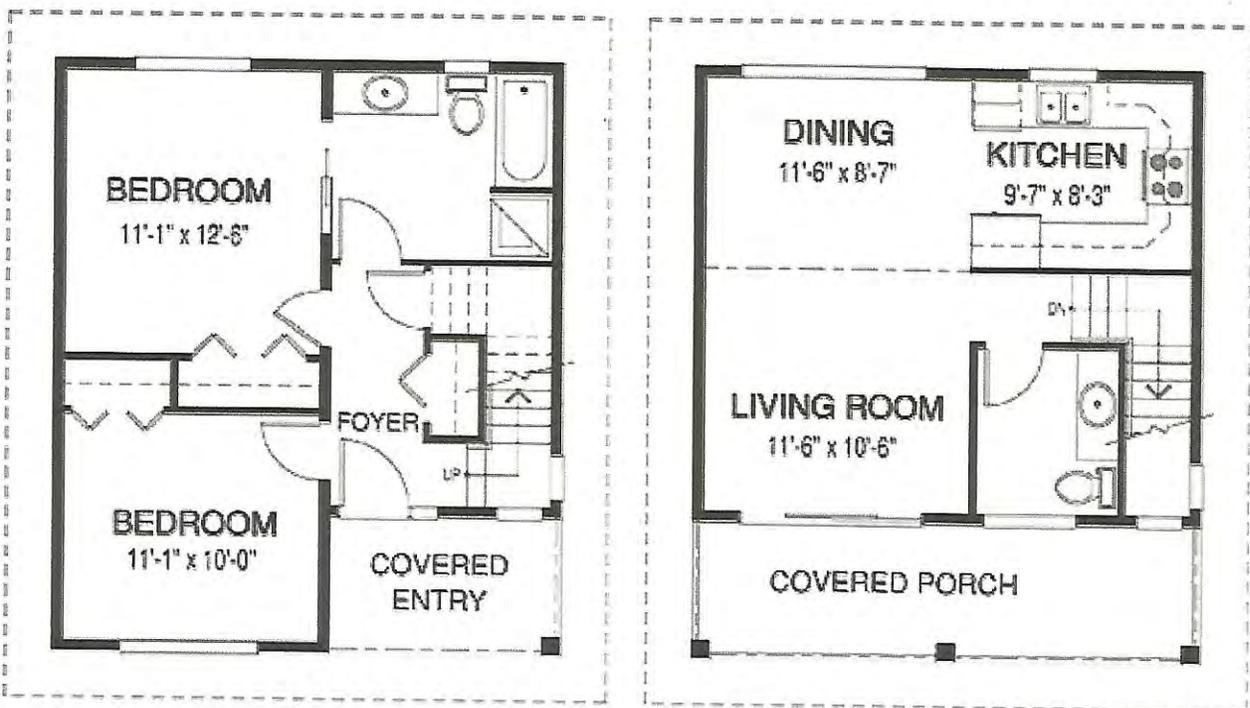
**Total Area: 1116**

### Roof and Ceiling Information

Roof Type: - Flat Ceiling Trusses

Ceiling Height: - 8' Main Floor Ceilings  
- 8' Ceilings on Upper Floor

### Floor plan:

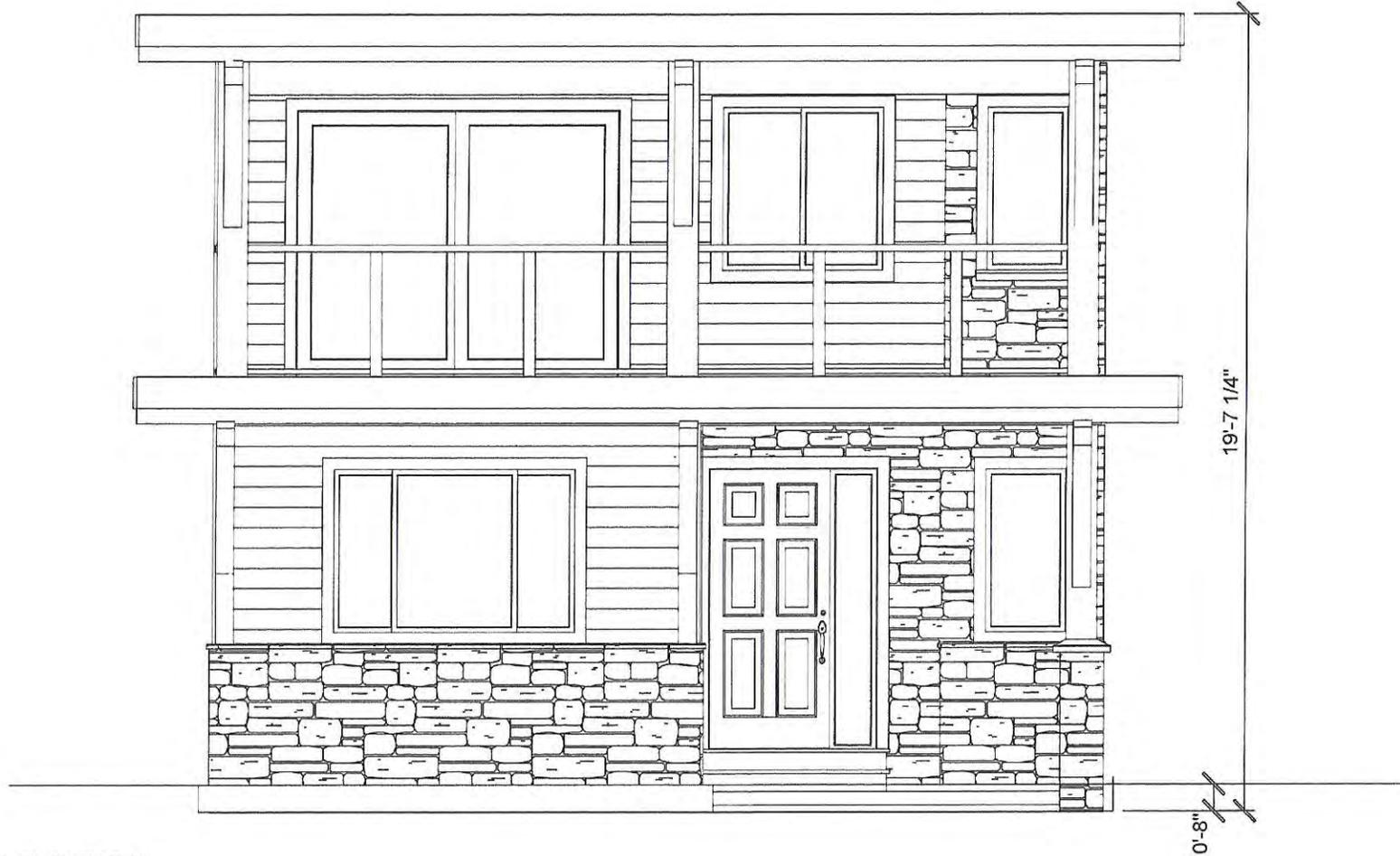


Main Floor

Upper Floor

[Download PDF floor plan](#)

OAKHILL



FRONT ELEVATION

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HOUSE MODEL: OAKHILL



Sales & Design Consultant  
**AL GRACE**

tel: 604-946-5430  
residential 604-946-0045  
toll free 1-800-653-2658 ext. 126  
email: AGRACE@linwoodhomes.com  
www.linwoodhomes.com

CUSTOMER:  
**Subin**

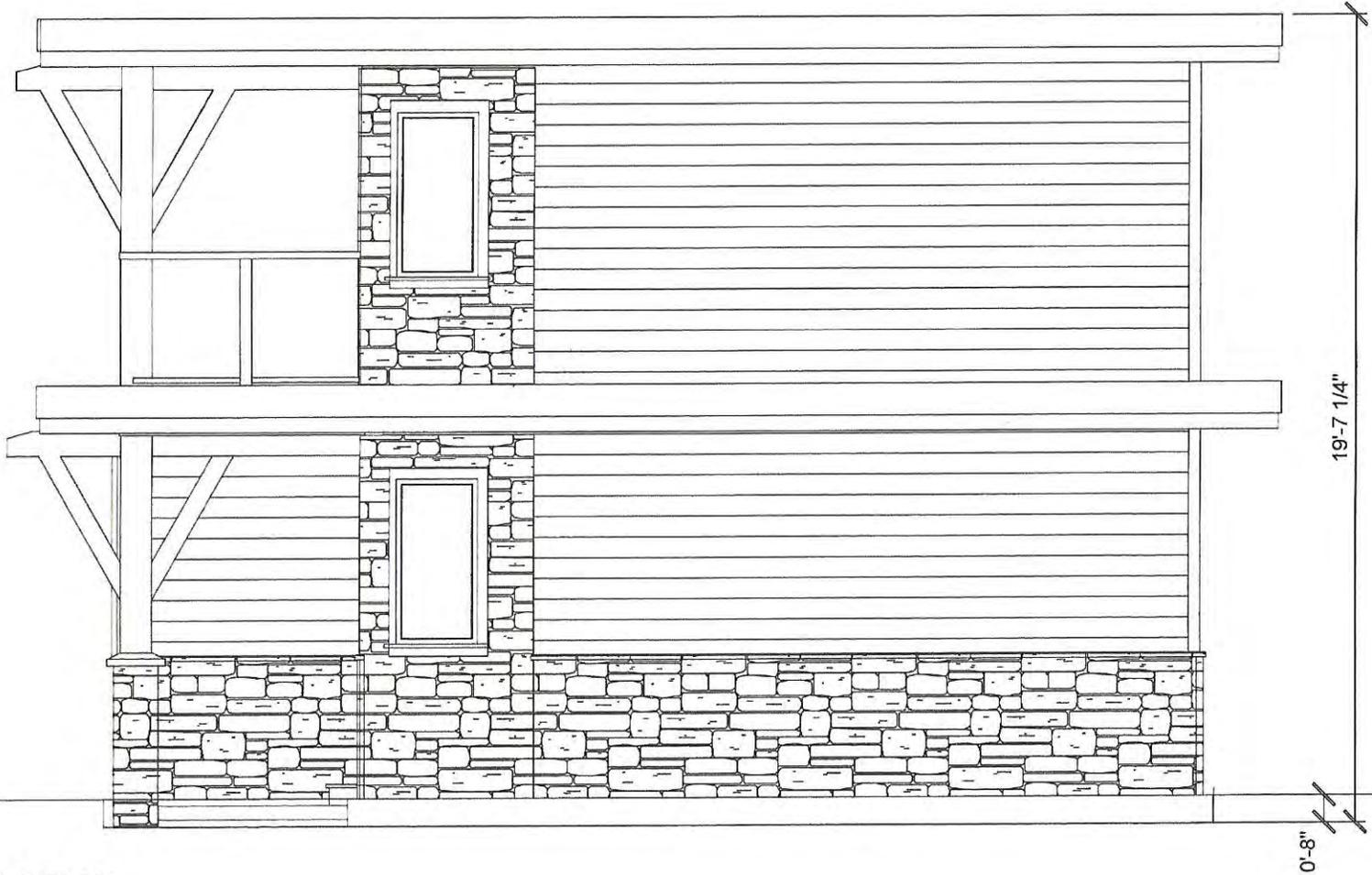
Date:  
9/7/2021

EVERY NOTATION  
FOLLOWED BY "N.C."  
INDICATES THAT THE ITEM  
IS NOT INCLUDED IN  
CONTRACT

PURCHASE  
AGREEMENT  
123456

Page # 1

LINWOOD HOMES LTD. 6250 River Road Delta, British Columbia Canada V4G 1B5



RIGHT ELEVATION

0'-8"

19'-7 1/4"

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HOUSE MODEL: OAKHILL

CUSTOMER:  
**Subin**

tel: 604-946-5430  
 facsimile: 604-946-0045  
 toll free: 1-800-663-2559-ext. 128  
 email: AGRACE@linwoodhomes.com  
 www.linwoodhomes.com

Sales & Design Consultant  
**AL GRACE**



Date:  
9/7/2021

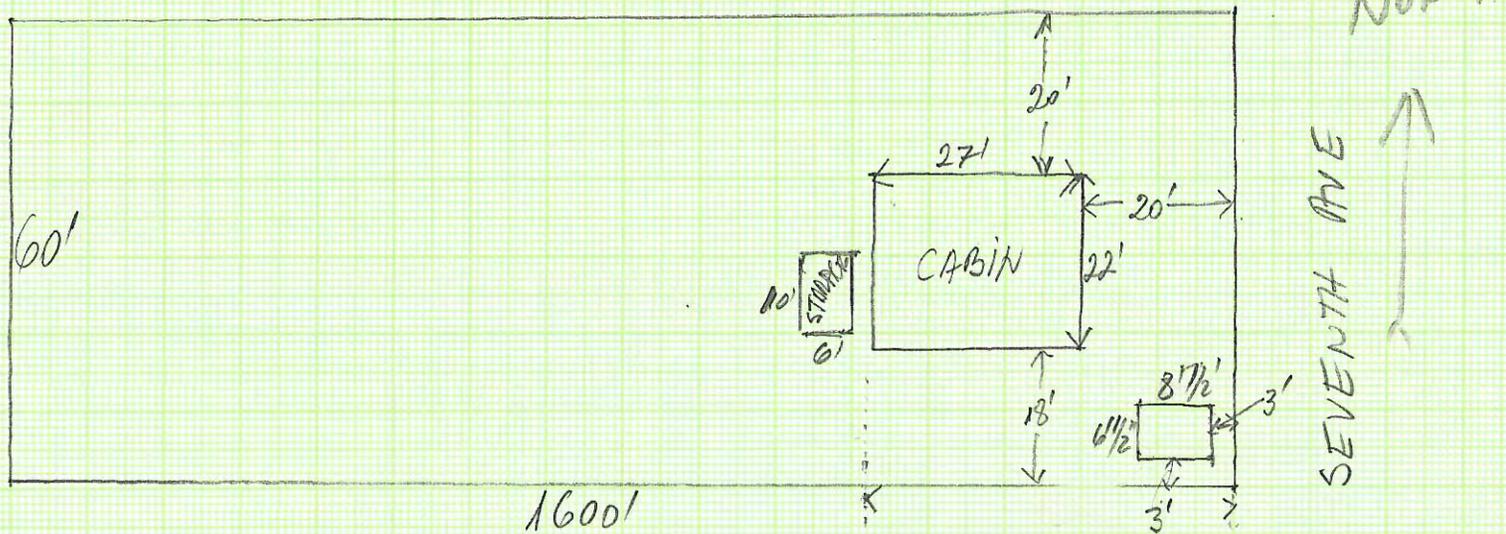
EVERY NOTATION FOLLOWED BY "N.C." INDICATES THAT THE ITEM IS NOT INCLUDED IN CONTRACT

PURCHASE AGREEMENT  
123456

Page # 2

LINWOOD HOMES LTD. 8250 River Road Delta, British Columbia Canada V4G 1B5

LOT 4002  
 1185 SEVENTH AVE  
 VOR - 340



DIMENSION OF CABIN:  $W=22'$ ;  $L=27'$ ;  $H=19\frac{7}{4}'$   
 DIMENSION OF SEWERTANK IS:  $L=8\frac{1}{2}'$   $W=6\frac{1}{2}'$   $\times$   $DEP=5\frac{1}{4}'$   
 DISTANCE FROM LOT 1 - IS 20'  
 DISTANCE FROM LOT 3 - IS 18'

48'  
 RAMPAGE  
 AREA

LAND DESCRIPTION

PID PARCEL 008-363-463  
 LOT 2, BLOCK 40 SECTION 49  
 CLAYOQUOT DISTRICT PLAN 510

LEGEND

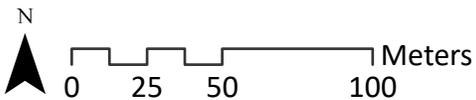
1CM = 10'

**Subject Property**

Toquaht Nation.



1189	1190	1189	1190	1192
1185	1186	1185	1186	1186
1181	1182	1181	1182	1182
1177	1178	1177	1178	1178
1173	1174	1173	1172	1174
1169	1170	1169	1170	1170
1165	1166	1165	1164	1166
1161	1160		1162	1160
1157			1154	1158
1153	1154		1152	1156
1149	1150	1149	1150	1149
1145	1146	1145	1146	1145
1141	1142	1141	1142	1141
1137	1138	1137	1138	1137
1133	1134	1133	1134	1133
1129	1130	1129	1130	1129



Legal Description: LOT 2, BLOCK 40, 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

## TEMPORARY USE PERMIT APPLICATION

**TO:** ACRD Board of Directors

**MEETING DATE:** January 12, 2022

**TUP APPLICATION:** TUP21003

**APPLICANT:** Pete Donaldson

### **LEGAL**

**DESCRIPTION:** PARCEL "C" (DD 2628N) OF DISTRICT LOT 1012, CLAYOQUOT DISTRICT

**LOCATION:** 1360 Smith-Dale Road, Port Albion

**ELECTORAL AREA:** "C" Long Beach

**Applicant's Intention:** The applicant intends to construct a 634 square foot Accessory Dwelling Unit cabin on the 0.66 ha (1.63 acre) property located at 1360 Smith-Dale Road and to utilize the cabin as a short-term vacation rental (STR).

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**Recommendation:** *That the Board of Directors consider issuing Temporary Use Permit TUP21003 subject to neighbour notification as per Local Government Act s.494.*

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**Advisory Planning Commission Recommendation:** The Long Beach APC will consider this application at their December 7, 2021 meeting.

**Procedure:** Prior to the issuance of a Temporary Use Permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants and publish a notice in the newspaper to afford the public an opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board can issue or deny the Temporary Use Permit.

### **Observations:**

**1. Property Description:** The 0.66 ha (1.63 acre) property is located in the Port Albion area accessed off Smith-Dale Road and backing onto Ittatsoo Lake. The property is mostly treed apart from the area cleared for the existing improvements. There is a single family dwelling constructed in 2019-20 and an accessory building constructed in 2014 on the property.

### **TUP21003**

## 2. Services:

- (a) **Sewage Disposal:** On-site sewage disposal system. A new septic system was installed in 2020 to accommodate the sewage disposal capacity for the single family dwelling and future Accessory Dwelling Unit.
- (b) **Water Supply:** On-site water.
- (c) **Fire Protection:** Not within a fire protection area.
- (d) **Access:** The property is accessed off Smith-Dale Road which intersects with the east end of Sutton Road in the Port Albion area. The area where the cabin would be built is accessed by a separate driveway.

## 3. Existing Planning Documents Affecting the Site:

A. **Agricultural Land Reserve:** Not within the ALR.

B. **Official Community Plan:** The South Long Beach OCP designates the property as Rural Residential. The Rural Residential designation in the OCP supports a number of uses including single family residential and bed and breakfast accommodation.

Two Development Permit Areas impact development on the property: DPA I – Sensitive Ecosystems Protection, Ittatsoo Watershed Community Water Supply Area, and DPA II – Freshwater Riparian Areas Protection.

A development permit was issued in 2017 to facilitate the construction of the single family dwelling. The Professional Biologist report that accompanied the development permit application recommended locating all construction outside of the 15 metres streamside protection and enhancement area and the implementation of sediment and erosion control measures during construction in order to protect Ittatsoo Lake and associated riparian areas. An updated development permit may be required prior to the issuance of a building permit for any future cabin construction.

C. **Zoning:** The property is zoned Forest Rural (A3) District. The A3 zoning permits an Accessory Dwelling Unit (ADU) on a property with a minimum 1 ha (2.47 acre) lot size within the South Long Beach OCP area. The subject property does not meet the current minimum lot size requirements for an ADU in the South Long Beach OCP area. The A3 zoning also does not permit short-term vacation rentals.

***The Temporary Use Permit application would allow for the construction of the ADU and permit the use of the ADU for short-term vacation rental uses.***

D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, the Regional District may issue a Temporary Use Permit, by resolution, in areas designated in an Official Community Plan. A TUP may do one or more of the following:

### TUP21003



property, the ACRD may rescind or terminate the TUP.

**Comments:** The applicant has discussed the possibility of building an Accessory Dwelling Unit on this property with staff since the construction of the single family dwelling. The Zoning Bylaw does not currently permit an ADU within the South Long Beach OCP area on any property less than 1 hectare (2.47 acres) in lot area. As part of the Zoning Bylaw Review project and associated minor amendments to the Official Community Plans, staff are recommending that the ACRD reduce the minimum lot size for an ADU in the South Long Beach OCP area to 0.4 ha (1 acre). Should the OCP and zoning amendments be implemented by the ACRD Board, the construction of an ADU would be permitted on the subject property.

The Temporary Use Permit application process allows the applicant to proceed with their construction plans in the short term while aligning with the intended future policy for Accessory Dwelling Units in the South Long Beach OCP area. It is anticipated that the Zoning Bylaw and OCP amendments will be considered by the Board during the first half of 2022. The TUP application would also facilitate the vacation rental use of the ADU once constructed.

The applicant resides on the property in the existing single family dwelling. The applicants' intention is to operate the STR over the short term and transition to long term rental of the ADU as a residence in the future. The applicant has provided building plans for a 634 square foot one-bedroom, one-storey cabin to be located on the south side of the property. It is noted that the proposed amendments to the Zoning Bylaw and South Long Beach OCP as part of the Zoning Bylaw Review project would allow for an ADU with a maximum floor area of 968 square feet on this property.

The cabin would share the existing sewage disposal system with the single family dwelling as the system was installed in 2020 with increased capacity design required to accommodate the additional cabin. There is second driveway separated from the single family dwelling that would provide independent access to the cabin from Smith-Dale Road.

Planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit. The construction of the ADU aligns with the intended amendments to the Zoning Bylaw and South Long Beach OCP and the short-term vacation rental use would provide the applicant with the flexibility to operate the cabin as a vacation rental over the short term while transitioning to future long-term residential rental tenure in the future.

Submitted by:

*Alex Dyer*

\_\_\_\_\_  
Alex Dyer, MCIP, RPP, Planning Manager

### TUP21003

Reviewed by:

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

Approved by:

\_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer

**TUP21003**



A  
Proposed  
New Home  
For:

Peter  
Donaldson

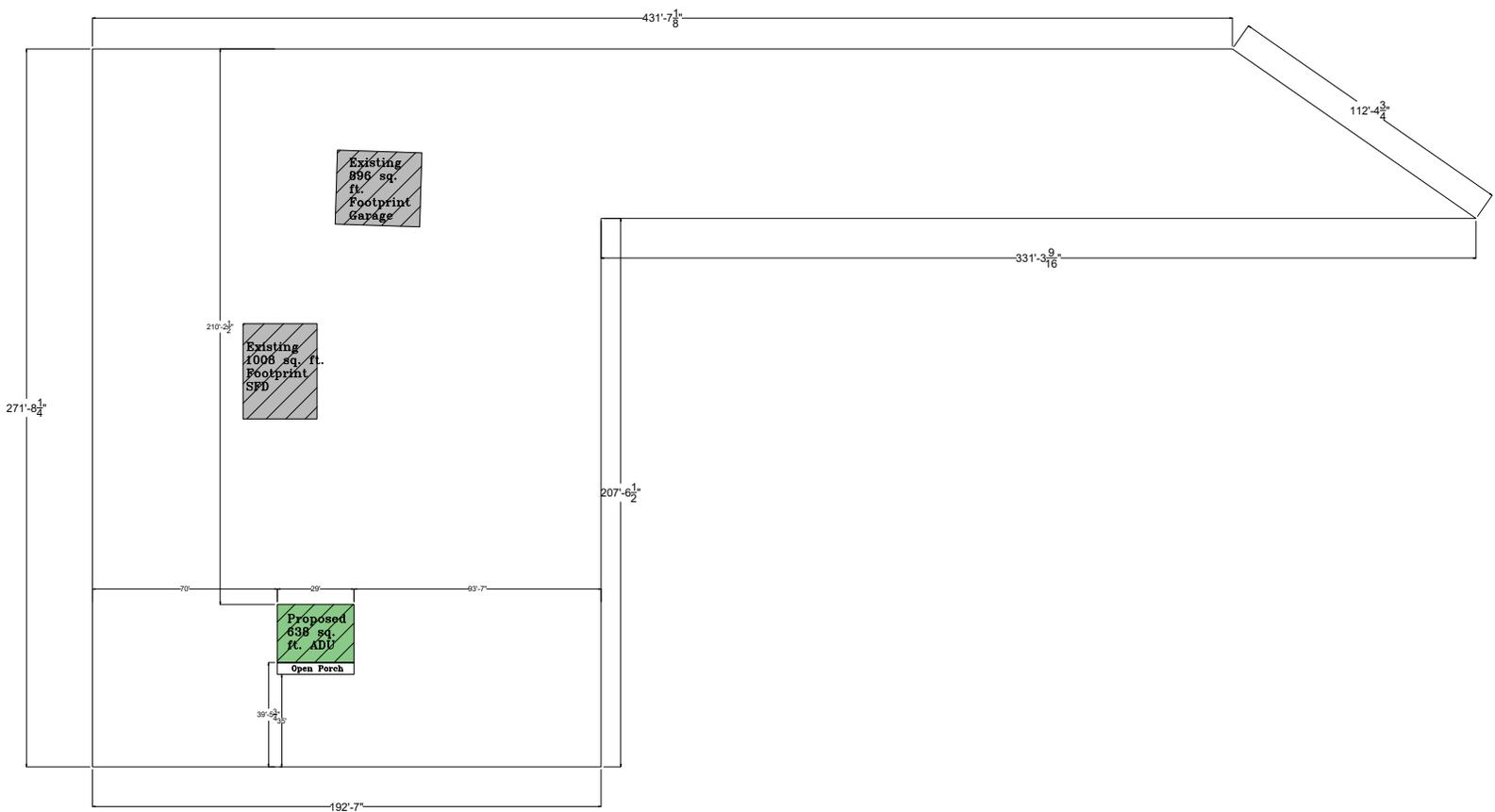
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British  
Columbia

CASCADIAN  
SUSTAINABLE  
Architectural Design &  
Energy Consulting

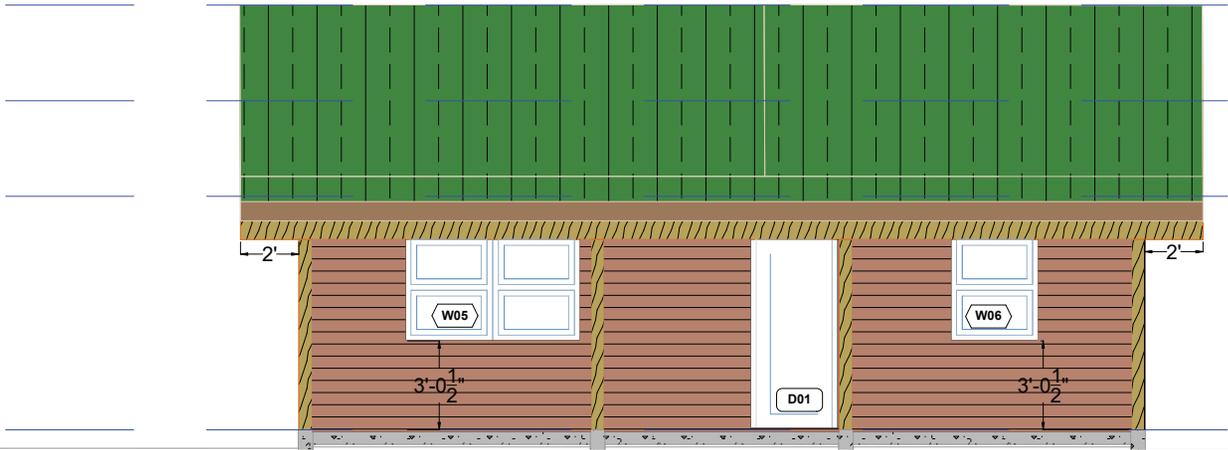


Project: *Donaldson ADU*  
Project #: *2020078*  
Title: *Site Plan*  
Drawn By: *P.S.*  
Scale: *1:250*  
Date: *May 3, 2021*

A-2



# South Elevation



Roof Peak  $+15' 3\text{-}3/8''$

Building Height  $+12' 0\text{-}1/16''$

Eave Height  $+8' 8\text{-}3/4''$

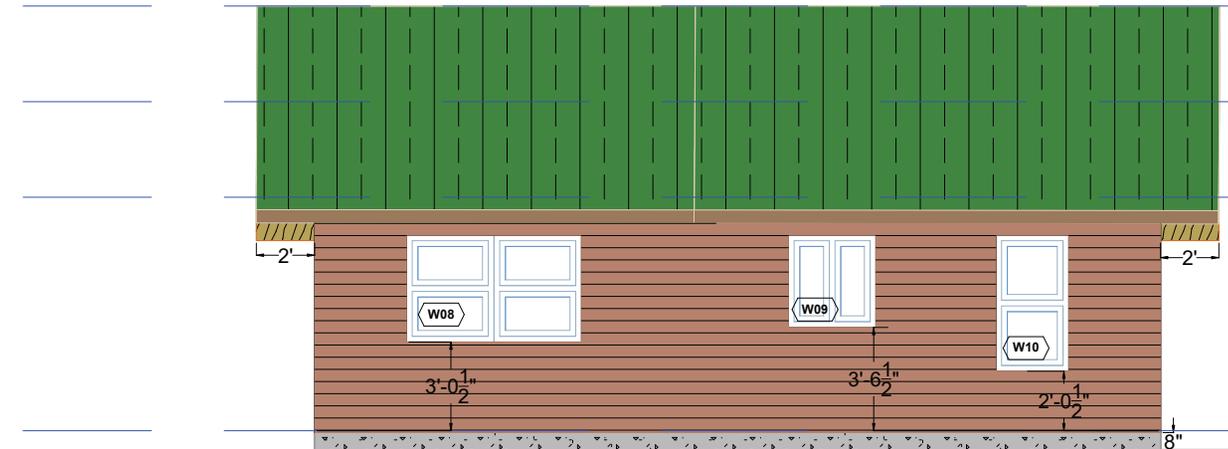
Main Sub-Floor  $+0' 8\text{-}3/4''$   
 Finished Grade  $+0' 0''$

A  
 Proposed  
 New Home  
 For:

Peter  
 Donaldson

Ucluelet,  
 British  
 Columbia

# North Elevation



Roof Peak  $+15' 3\text{-}3/8''$

Building Height  $+12' 0\text{-}1/16''$

Eave Height  $+8' 8\text{-}3/4''$

Main Sub-Floor  $+0' 8\text{-}3/4''$   
 Finished Grade  $+0' 0''$

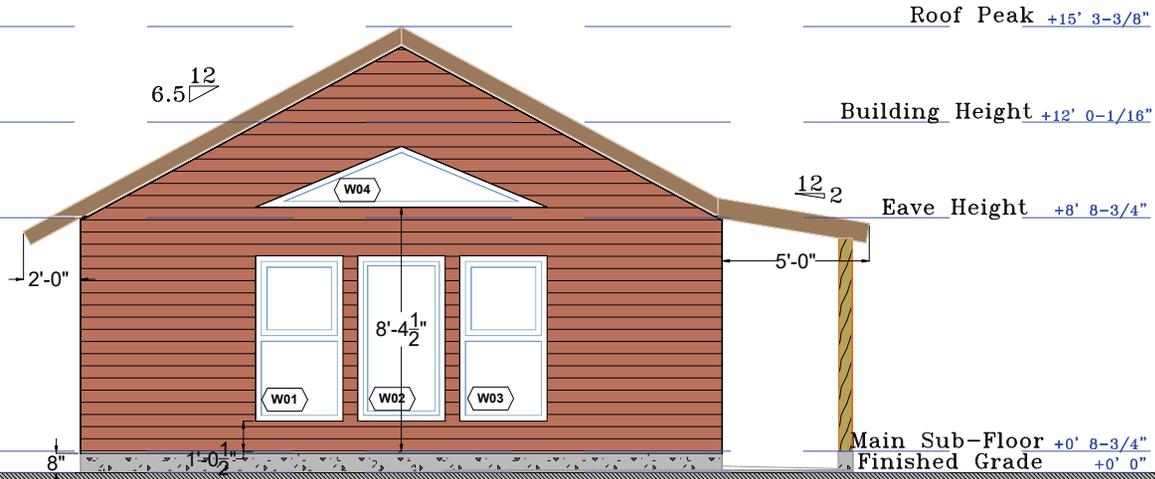
CASCADIAN  
 SUSTAINABLE  
 Architectural Design &  
 Energy Consulting



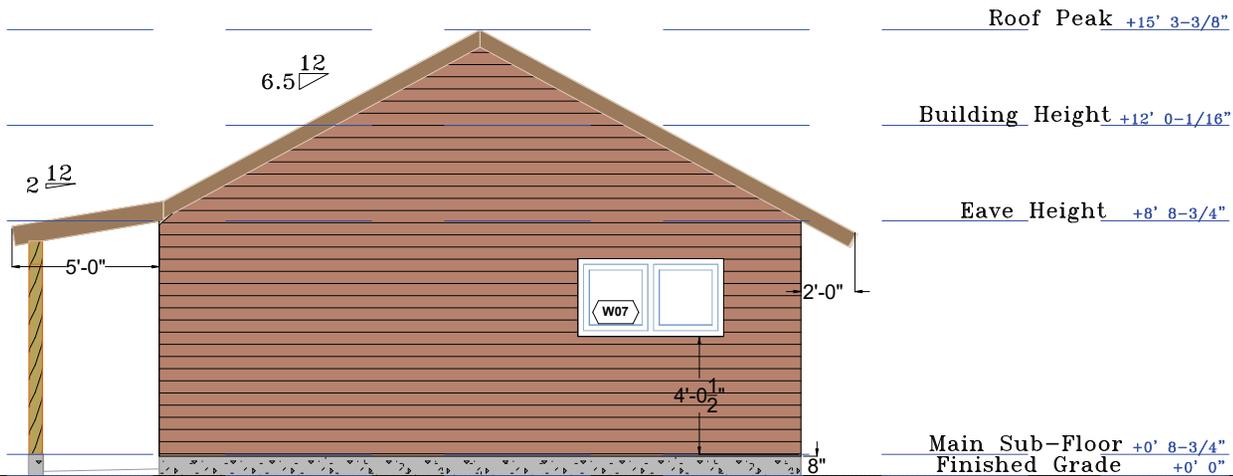
Project: Donaldson ADU  
 Project #: 2020078  
 Title: N/S Elevations  
 Drawn By: P.S.  
 Scale: 1:24  
 Date: May 3, 2021

A-3

# West Elevation



# East Elevation



A  
Proposed  
New Home  
For:

Peter  
Donaldson

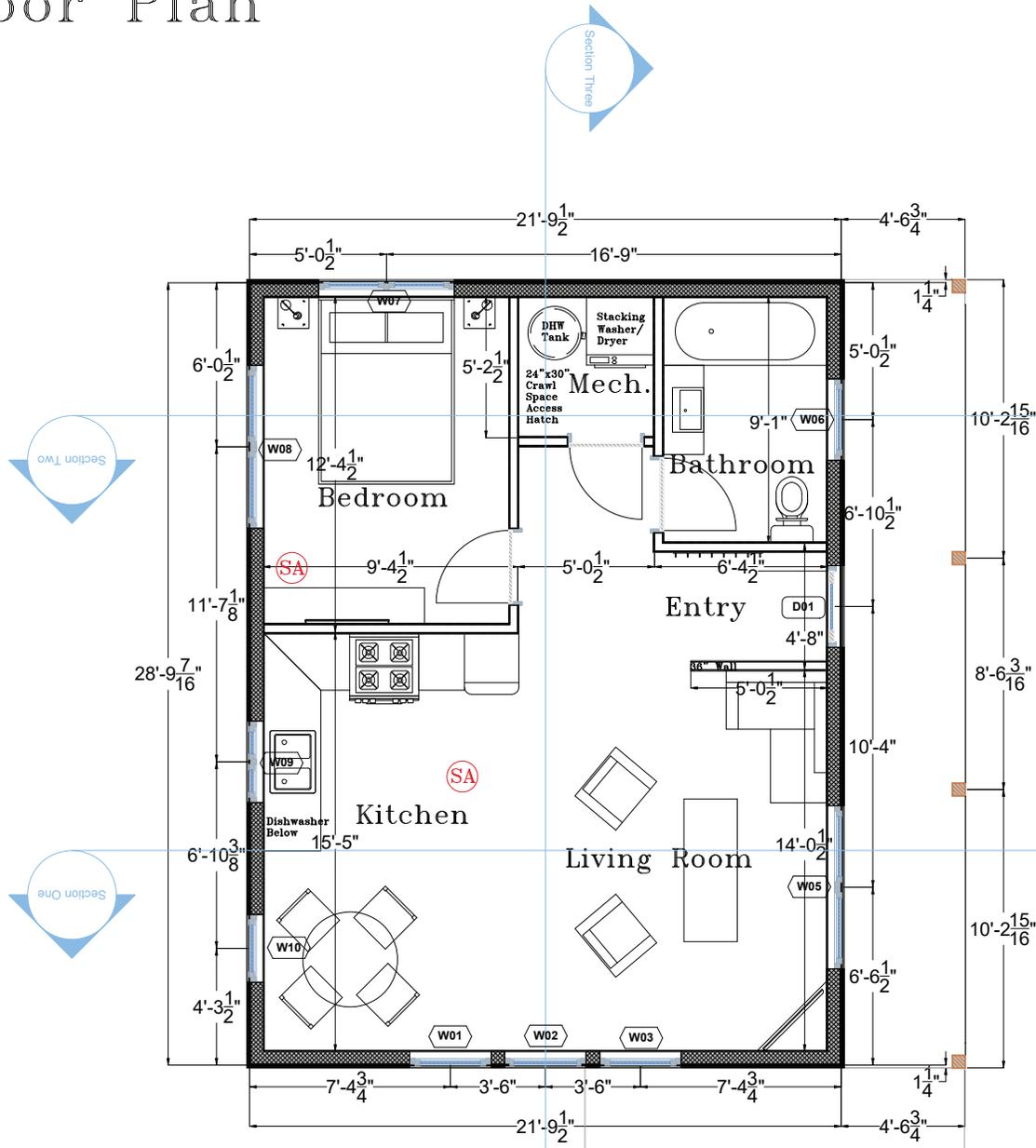
Ucluelet,  
British  
Columbia

CASCADIAN  
SUSTAINABLE  
Architectural Design &  
Energy Consulting

Project: Donaldson ADU  
Project #: 2020078  
Title: E/W Elevations  
Drawn By: P.S.  
Scale: 1:24  
Date: May 3, 2021

A-4

# Main Floor Plan



Note: Electric Baseboard Heat w/ Lunos e2 HRV per manufacturer

(SA) = Smoke Alarm

A  
Proposed  
New Home  
For:

Peter  
Donaldson

Ucluelet,  
British  
Columbia

CASCADIAN  
SUSTAINABLE  
Architectural Design &  
Energy Consulting

Project: Donaldson ADU  
Project #: 2020078  
Title: Main Floorplan  
Drawn By: P.S.  
Scale: 1:24  
Date: May 3, 2021

A-5



21  
SMITH DALE

15

1012

30

1420

1360

1340

1320 Smith Dale

1300 Smith Dale



Ita

L.18

L.10

Subject Property

HITACU

