



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

January 11, 2022

BEAVER CREEK ADVISORY PLANNING COMMISSION

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

- DVE21010 – 6081 & 6091 Beaver Creek Road (Francoeur)
- SE21003, Parcel Frontage Waiver - 6081 & 6091 Beaver Creek Road (Francoeur)
- SE21012, Parcel Frontage Waiver - 5598 Kitsuksis Road (Monrufet)

Please review these applications so that your Director can submit your recommendations to the Board of Directors on January 26th, 2022.

Your next meeting is scheduled for **Tuesday, January 18th at 7:00 pm** through Zoom Video Conferencing. Please refer to the email for details and Zoom invitation.

Thank you,

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 26, 2022

ACRD FILE NO.: DVE21010

APPLICANTS: Roger and Glenda Francoeur

ADDRESS AND LEGAL DESCRIPTIONS:

- 6081 Beaver Creek Road: LOT 5, DISTRICT LOT 88, ALBERNI DISTRICT, PLAN 910, EXCEPT THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY, AS SHOWN COLOURED RED ON PLAN 66 RW
PID: 008-265-542 **Folio:** 01059.000
- 6091 Beaver Creek Road: LOT A DISTRICT LOT 88 ALBERNI DISTRICT PLAN VIP77219
PID: 025-977-466 **Folio:** 01059.105

ELECTORAL AREA: "E" Beaver Creek

APPLICANT'S INTENTION: The applicants have applied for a development variance permit to reduce the required lot width requirement in the Small Holdings (A1) District to facilitate a boundary adjustment and lot consolidation proposal.

Recommendation: THAT the Board of Directors consider issuing development variance permit DVE21010, subject to neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVE21010:

- i. Development variance of the ACRD Zoning Bylaw, Schedule No. II: Bulk and Site Regulations, to reduce the required lot width from 50.3 m (165 ft) to 42 m (137.8 ft) in the Small Holdings (A1) District, for proposed Lot 1, to facilitate a boundary adjustment and lot consolidation proposal.

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 issues or denies the development variance permit.

Beaver Creek Advisory Planning Commission (APC) Recommendation: This application will be reviewed at the January 18, 2022, Beaver Creek APC meeting. APC recommendations will be included here following the meeting.

DVE21010

Observations:**i. Status of Property:**

The property located at 6081 Beaver Creek Road is 1.441 ha (3.56 ac) in size. The property located at 6091 Beaver Creek Road splits 6081 into two portions. The property located at 6091 Beaver Creek Road is 0.919 ha (2.27 ac) in size. The two properties are developed as one with the main single family dwelling and a shop located on 6091 Beaver Creek Road. There is an older home and barn located on 6081 Beaver Creek Road. Much of the two properties is treed, with area around the homes cleared for lawn and landscaping.

ii. Services:

- a. Sewage Disposal:** Onsite sewage disposal.
- b. Water Supply:** Beaver Creek Water System.
- c. Fire Protection:** Beaver Creek Fire Protection.
- d. Access:** Beaver Creek Road.

iii. Existing Planning Policies Affecting the Site:

- a. Agricultural Land Reserve:** Within the Agricultural Land Reserve.
- b. Official Community Plan:** The Beaver Creek Official Community Plan (OCP) designates the property as "Residential Use".

The property is impacted by Development Permit Area I – Riparian Areas Protection (DPA I). Issuance of a development permit, including a report completed by a qualified environmental professional, will be required prior to final approval of the boundary adjustment and lot consolidation.

The proposal complies with the policies and objectives of the Beaver Creek OCP. Issuance of a development permit will be required prior to final approval of the boundary adjustment and lot consolidation.

- c. Zoning:** Lot A, 6091 Beaver Creek Road, is zoned Small Holdings (A1) District. Lot 5, 6081 Beaver Creek Road, is also zoned A1 with a 0.404 ha (1 ac) portion near the road zoned Acreage Residential (RA2) District. The property was rezoned by Bylaw P1207 in June 2008 to facilitate a subdivision proposal that was never completed.

A1 Requirements		RA2 Requirements	
Min Lot Area	0.809 ha (2 ac)	Min Lot Area	0.404 ha (1 ac)
Min Lot Width	50.29 m (165 ft)	Min Lot Width	36.57 m (120 ft)
Lot Coverage	-	Lot Coverage	25%

The proposed boundary adjustment and lot consolidation layout complies with the minimum lot area requirements. Proposed Lot 1, which is within the A1 District portion, does not meet the minimum lot width requirements. Issuance of this development variance permit would bring the proposal into compliance.

DVE21010

Comments:

The applicants have applied to the Ministry of Transportation and Infrastructure (MoTI) for a boundary adjustment in order to consolidate a portion of Lot 5 into Lot A. A referral report was prepared and submitted to MoTI in June 2021. During the review, it was identified that the proposed Lot 1 would not meet the minimum lot width requirements for the A1 District. Issuance of this development variance permit is necessary prior to approval of the boundary adjustment and lot consolidation. The Regional District is also currently considering a parcel frontage waiver application and a development permit application to support the approval of the subdivision.

Planning staff support the boundary adjustment and lot consolidation and feel the proposed variance is appropriate as it supports a more functional layout of the two parcels. It is recommended that the Board of Directors consider issuing development variance permit DVE21010 following notification to neighbours.

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

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

Reviewed by: _____
Daniel Sailland, MBA, Chief Administrative Officer

DVE21010

Single Family Dwelling at
6091 Beaver Creek Road

General location of 0.331 ha
portion of 6081 Beaver Creek
Road (Lot 5)



Shop building on 6091
Beaver Creek Road



Sewage disposal system
area for 6091 Beaver
Creek Road





Barn structure on 6081
Beaver Creek Road



Uninhabited home on
6081 Beaver Creek Road



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: <u>ROGER/GLENDA FRANCOEUR</u>	Name:
Mailing Address: <u>6021 BEAVER CREEK RD PORT ALBERNI, BC V9Y 8X4</u>	Mailing Address:
Telephone: <u>250 720 7320</u>	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: <u>rgfrancoeur@gmail.com</u>	Email:

• Legal Description: LOT A, DL 88, ALD VIP 77219

• Particulars of Proposed Development:

- Existing OCP Designation: RESIDENTIAL USE
- Proposed OCP Designation: RESIDENTIAL USE - N/A
- Text Amendment: N/A
- Existing Zone: A1 / RA2
- Proposed Zone: A/A
- 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: RURAL RESIDENTIAL

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

North: RESIDENTIAL USE

South: RESIDENTIAL USE

East: RESIDENTIAL USE

West: RESIDENTIAL USE

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

CONSOLIDATE ORPHANED SECTION OF LOTS WITH LOT A

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

Reduce the minimum lot width requirement for proposed LOT A from 50-26 m (165 ft) to an average of 43.07 m (141 ft)

- 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.

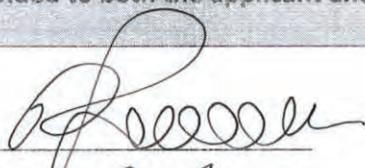
If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

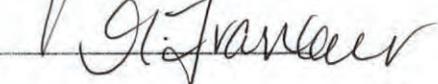
I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.

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

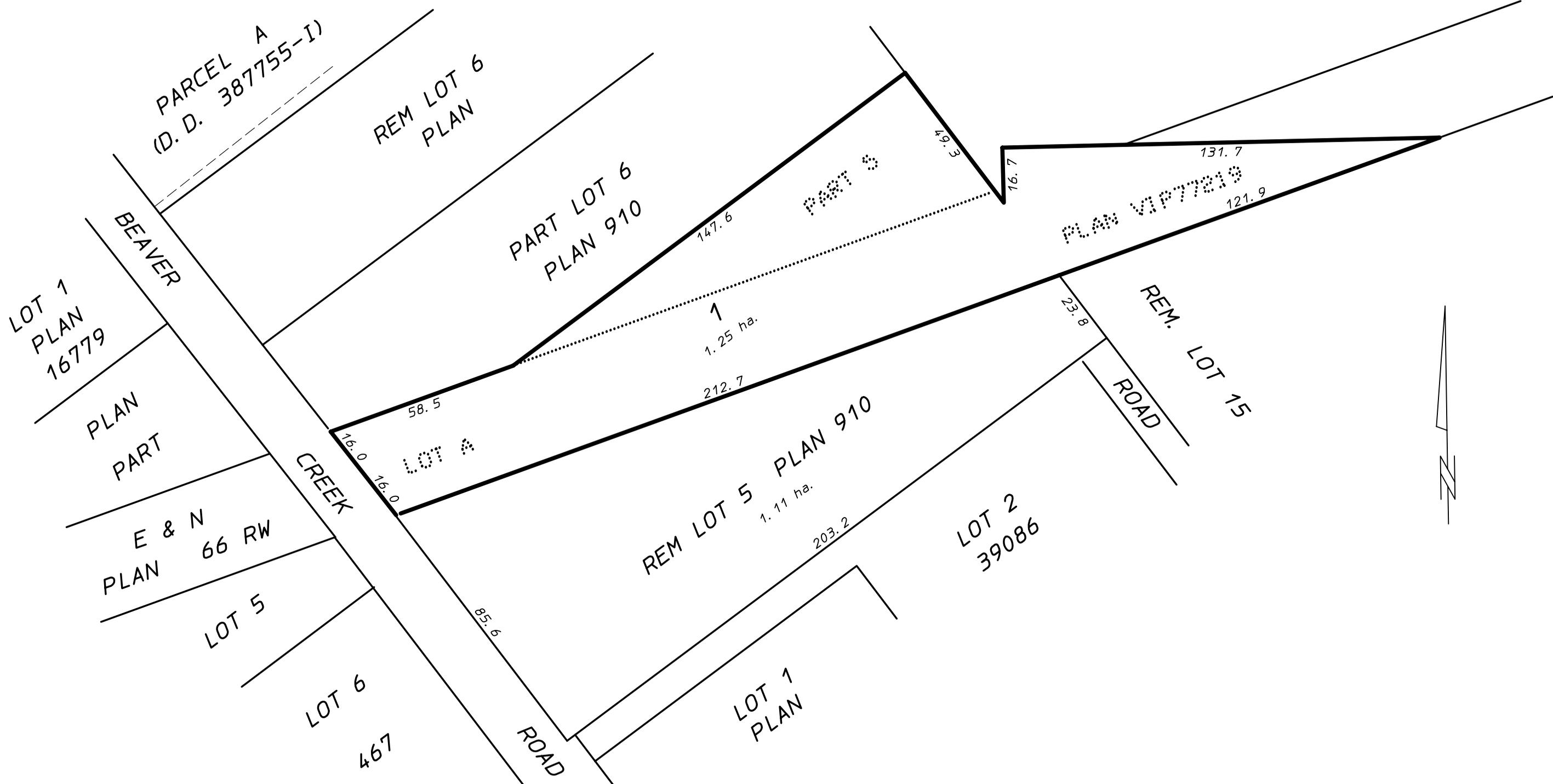
I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

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: ROGER FRANCOEUR 

Applicant/Owner Signature: GUENOA FRANCOEUR 

Date: NOV 16 / 2021



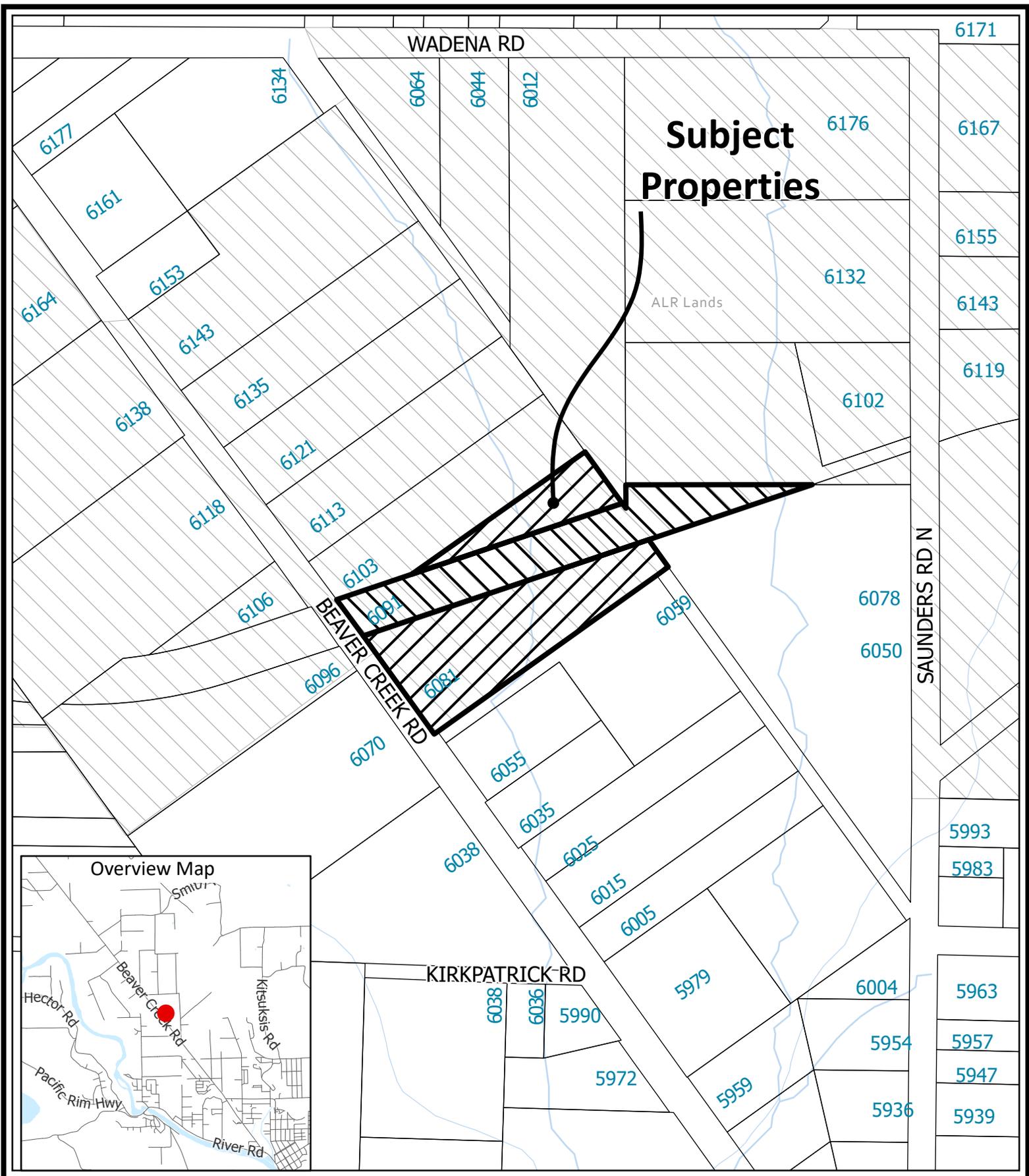
NOTE
THIS SUBDIVISION IS BEING APPLIED FOR
UNDER SECTION 10 OF THE ALR REGULATIONS

PLAN OF PROPOSED SUBDIVISION OF LOT A, PLAN VIP77219
AND PART OF LOT 5, PLAN 910 EXCEPT THE RIGHT OF WAY
OF THE E & N RAILWAY COMPANY, AS SHOWN COLOURED RED
ON PLAN 66RW, ALL OF DISTRICT LOT 88, ALBERNI DISTRICT.

SCALE 1: 1250
ALL DISTANCES ARE IN METRES.
ALL DIMENSIONS AND AREAS ARE
SUBJECT TO FINAL SURVEY.

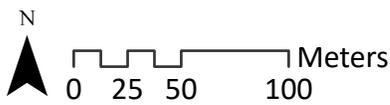
No.	DATE	REVISION
1	2017/08/29	

SIMS ASSOCIATES
LAND SURVEYING
223 FERN ROAD WEST,
QUALICUM BEACH, B. C.
V9K 1S4
PHONE: (250) 752-9121
FAX: (250) 752-9241
FILE: 17-286-S
COMP: 17-286.P1



Subject Properties

ALR Lands



Legal Description: LOT 5, DISTRICT LOT 88, ALBERNI DISTRICT, PLAN 910, EXCEPT THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY, AS SHOWN COLOURED RED ON PLAN 66 RW



Legal Description: LOT A DISTRICT LOT 88 ALBERNI DISTRICT PLAN VIP77219



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

MEMORANDUM

To: ACRD Board of Directors

From: Charity Hallberg Dodds, Planning Technician

Meeting

Date: January 26, 2022

Subject: Subdivision Application SE21003 – (Francoeur) Parcel Frontage Waiver for Proposed Subdivision/Boundary Adjustment & Lot Consolidation at 6081 and 6091 Beaver Creek Road, Port Alberni BC

Recommendation:

THAT the Board of Directors waive the 10% road frontage requirement for proposed Lot 1 as per subdivision plan of LOT A, PLAN VIP77219 and part of LOT 5, PLAN 910, EXCEPT THE RIGHT OF WAY OF THE E & N RAILWAY COMPANY, AS SHOWN COLOURED RED ON PLAN 66 RW, ALL OF DISTRICT LOT 88, ALBERNI DISTRICT.

Beaver Creek Advisory Planning Commission (APC) Recommendation:

The Beaver Creek APC will consider this application at their January 18, 2022 meeting. Their recommendation will be added here following the meeting.

Background:

The applicants have applied for a boundary adjustment in order to consolidate a portion of 6081 Beaver Creek Road (Lot 5) into 6091 Beaver Creek Road (Lot A).

Due to the irregular shape, proposed Lot 1 does not meet the ten percent (10%) road frontage as required by Section 512 of the *Local Government Act (LGA)*. Section 512(2) of the *Act* allows a local government to exempt a parcel from the 10% parcel frontage requirement by Board resolution. The proposed access is 32 m (105 ft) wide and will be reviewed and approved by the Ministry of Transportation and Infrastructure.

This subdivision proposal aligns with the policies and objectives of the Beaver Creek OCP and, with approval of the active development variance permit application for lot width, would comply with ACRD zoning. Planning staff are supportive of the proposed boundary adjustment and lot consolidation, and recommend that the 10% road frontage requirement be waived for proposed Lot 1.

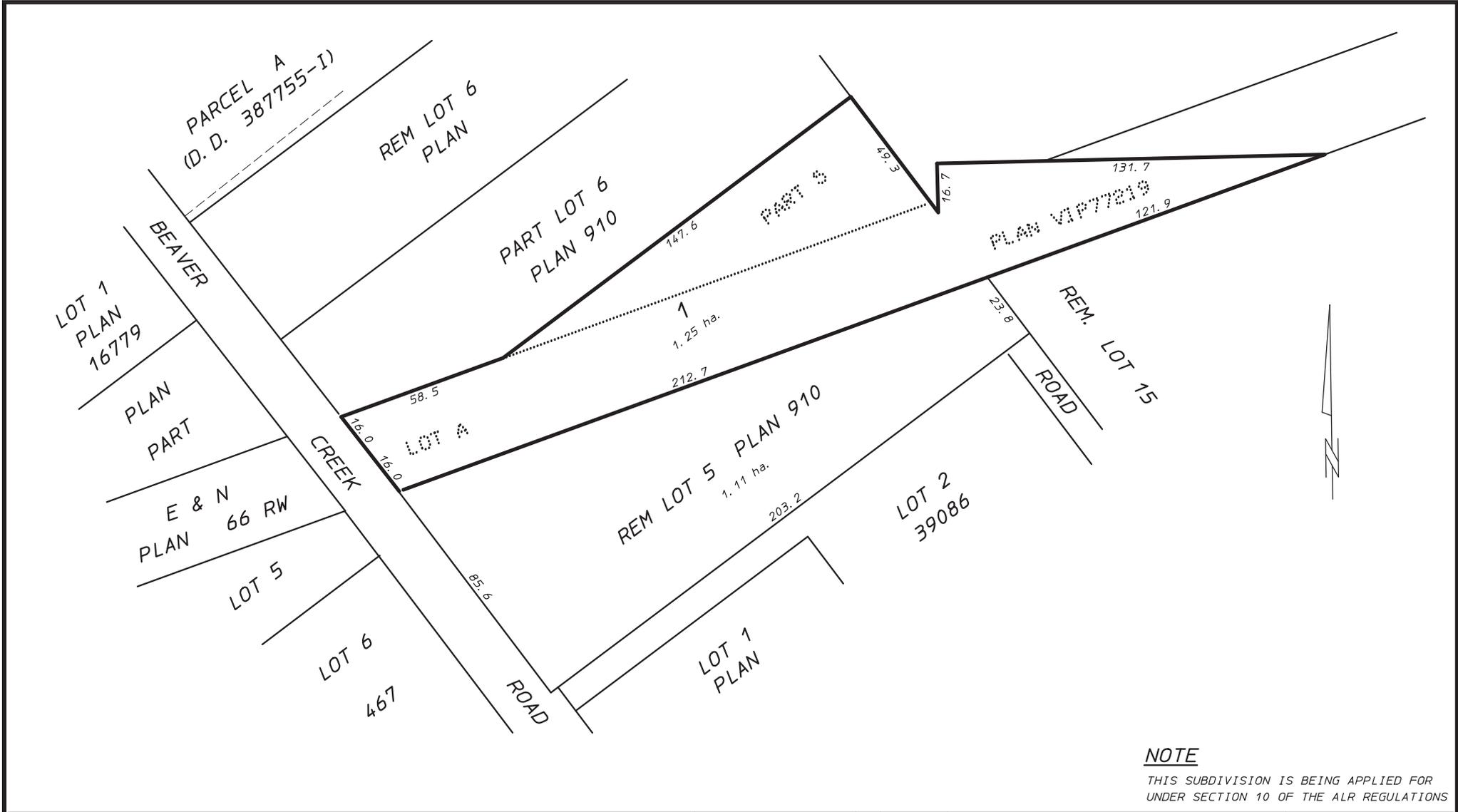
SE21003

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

SE21003



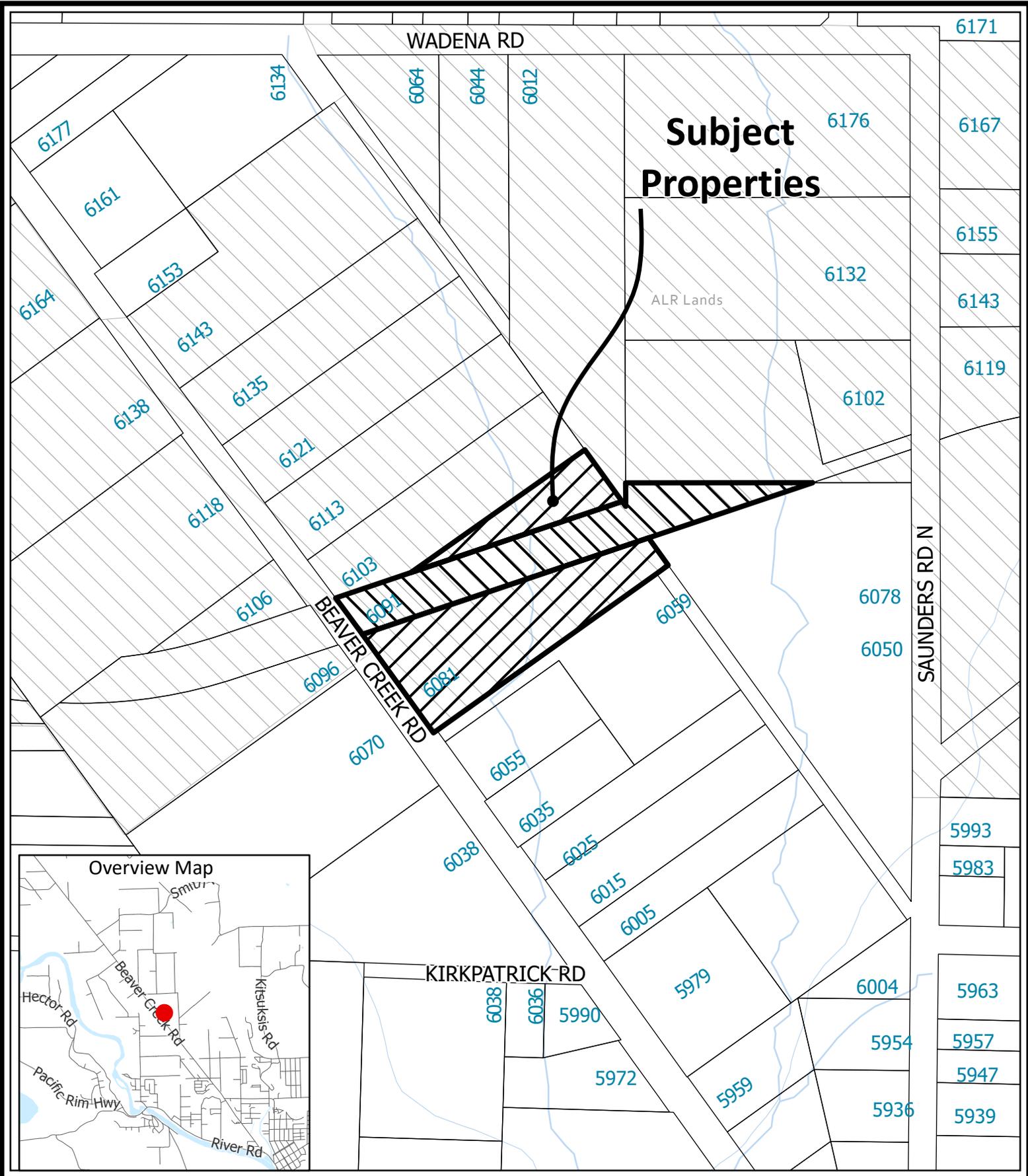
NOTE
 THIS SUBDIVISION IS BEING APPLIED FOR
 UNDER SECTION 10 OF THE ALR REGULATIONS

PLAN OF PROPOSED SUBDIVISION OF LOT A, PLAN VIP77219
 AND PART OF LOT 5, PLAN 910 EXCEPT THE RIGHT OF WAY
 OF THE E & N RAILWAY COMPANY, AS SHOWN COLOURED RED
 ON PLAN 66RW, ALL OF DISTRICT LOT 88, ALBERNI DISTRICT.

SCALE 1: 1250
 ALL DISTANCES ARE IN METRES.
 ALL DIMENSIONS AND AREAS ARE
 SUBJECT TO FINAL SURVEY.

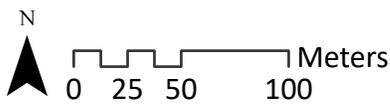
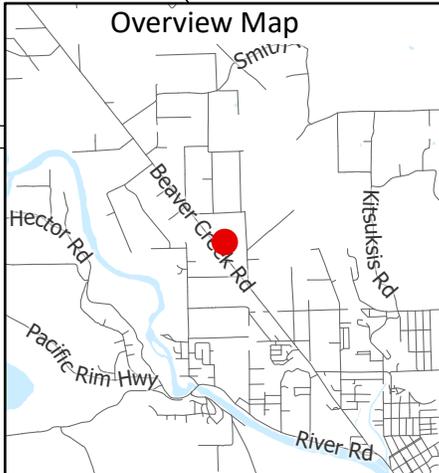
No.	DATE	REVISION
1	2017/08/29	

SIMS ASSOCIATES
 LAND SURVEYING
 223 FERN ROAD WEST,
 QUALICUM BEACH, B.C.
 V9X 1S4
 PHONE: (250) 752-9121
 FAX: (250) 752-9241
 FILE: 17-286-S
 COMP: 17-286-P1



Subject Properties

ALR Lands



Legal Description: LOT 5, DISTRICT LOT 88, ALBERNI DISTRICT, PLAN 910, EXCEPT THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY, AS SHOWN COLOURED RED ON PLAN 66 RW



Legal Description: LOT A DISTRICT LOT 88 ALBERNI DISTRICT PLAN VIP77219



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

MEMORANDUM

To: ACRD Board of Directors

From: Charity Hallberg Dodds, Planning Technician

Meeting

Date: January 26, 2022

Subject: Subdivision Application SE21012 – (Monrufet) Parcel Frontage Waiver for Proposed Subdivision at 5598 Kitsuksis Road, Port Alberni BC

Recommendation:

THAT the Board of Directors waive the 10% road frontage requirement for proposed Lot 1 as per subdivision plan of BLOCK 7, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 894.

Beaver Creek Advisory Planning Commission (APC) Recommendation:

The Beaver Creek APC will consider this application at their January 17, 2022 meeting. Their recommendation will be added here following the meeting.

Background:

The applicants have applied to subdivide the property into two (2) parcels, each of which will be 0.96 ha (2.4 ac) in size. Proposed Lot 1 will be accessed by a panhandle driveway, and does not meet the ten percent (10%) road frontage as required by Section 512 of the *Local Government Act (LGA)*. Section 512(2) of the *Act* allows a local government to exempt a parcel from the 10% parcel frontage requirement by Board resolution. The proposed panhandle is 6 m (19.7 ft) wide and will be reviewed and approved by the Ministry of Transportation and Infrastructure.

This subdivision proposal aligns with the policies and objectives of the Beaver Creek OCP and complies with ACRD zoning. Planning staff are supportive of the subdivision and recommend that the 10% road frontage requirement be waived for proposed Lot 1.

Submitted by: Charity Hallberg Dodds
Charity Hallberg Dodds
Planning Technician

SE21012

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

Approved by: _____
Daniel Sailland, MBA
Chief Administrative Officer

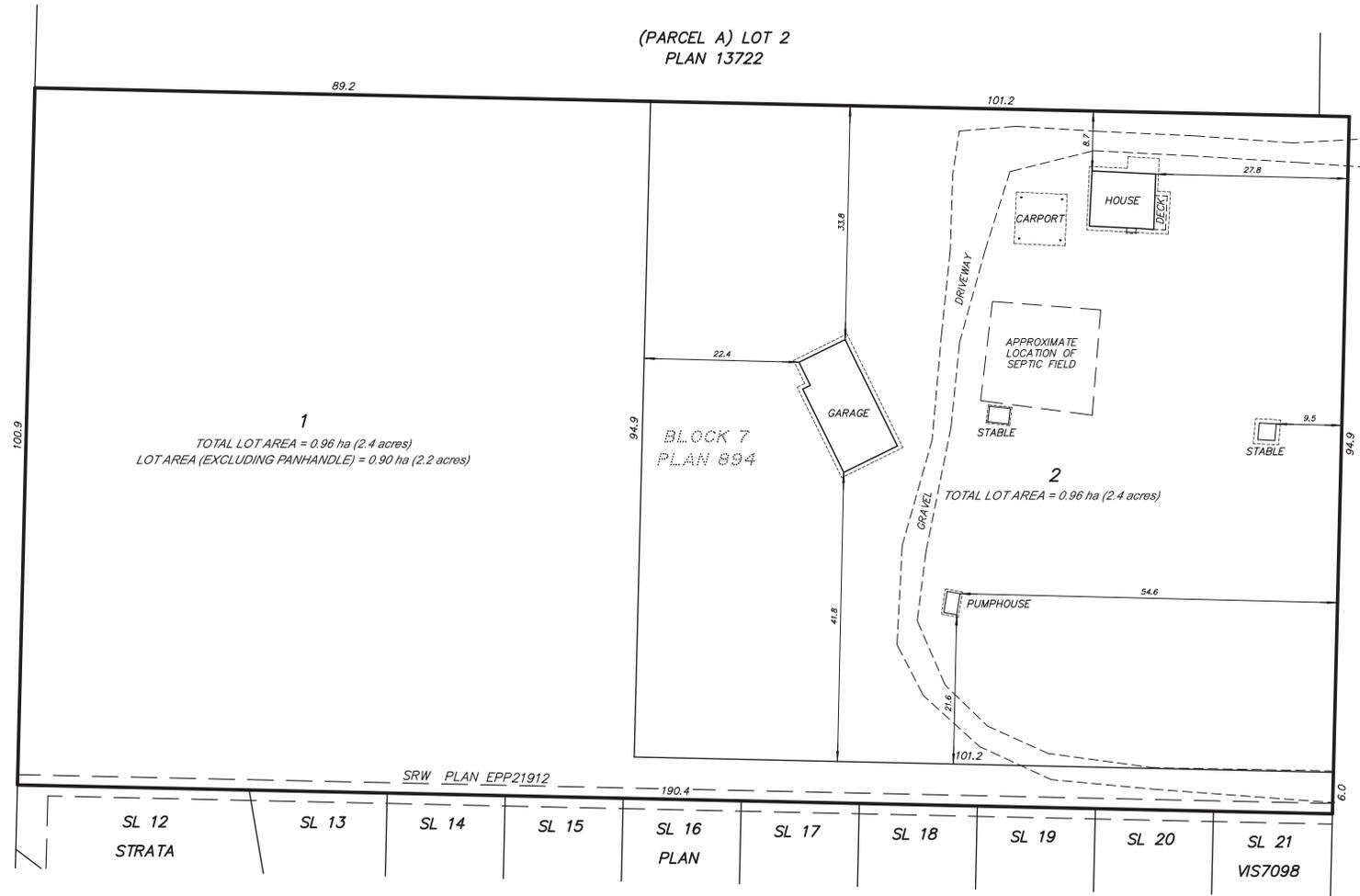
SE21003

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatᐢ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) & "F" (Cherry Creek)



(PARCEL A) LOT 2
PLAN 13722

LOT A
PLAN 1568



1
TOTAL LOT AREA = 0.96 ha (2.4 acres)
LOT AREA (EXCLUDING PANHANDLE) = 0.90 ha (2.2 acres)

BLOCK 7
PLAN 894

2
TOTAL LOT AREA = 0.96 ha (2.4 acres)

SL 12
STRATA

SL 13

SL 14

SL 15

SL 16
PLAN

SL 17

SL 18

SL 19

SL 20

SL 21
VIS7098

PROPOSED SUBDIVISION PLAN OF
BLOCK 7, DISTRICT LOT 20,
ALBERNI DISTRICT, PLAN 894.
SCALE 1:500



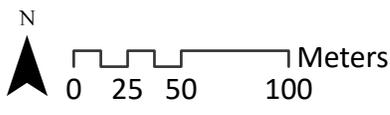
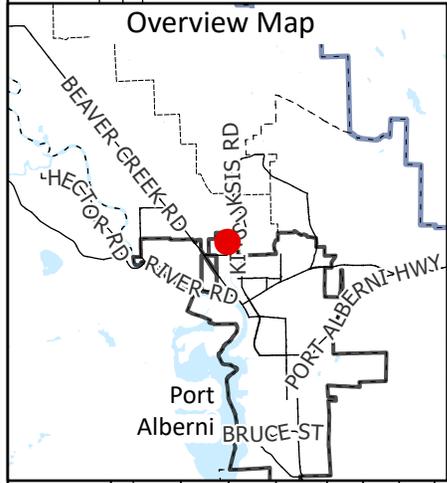
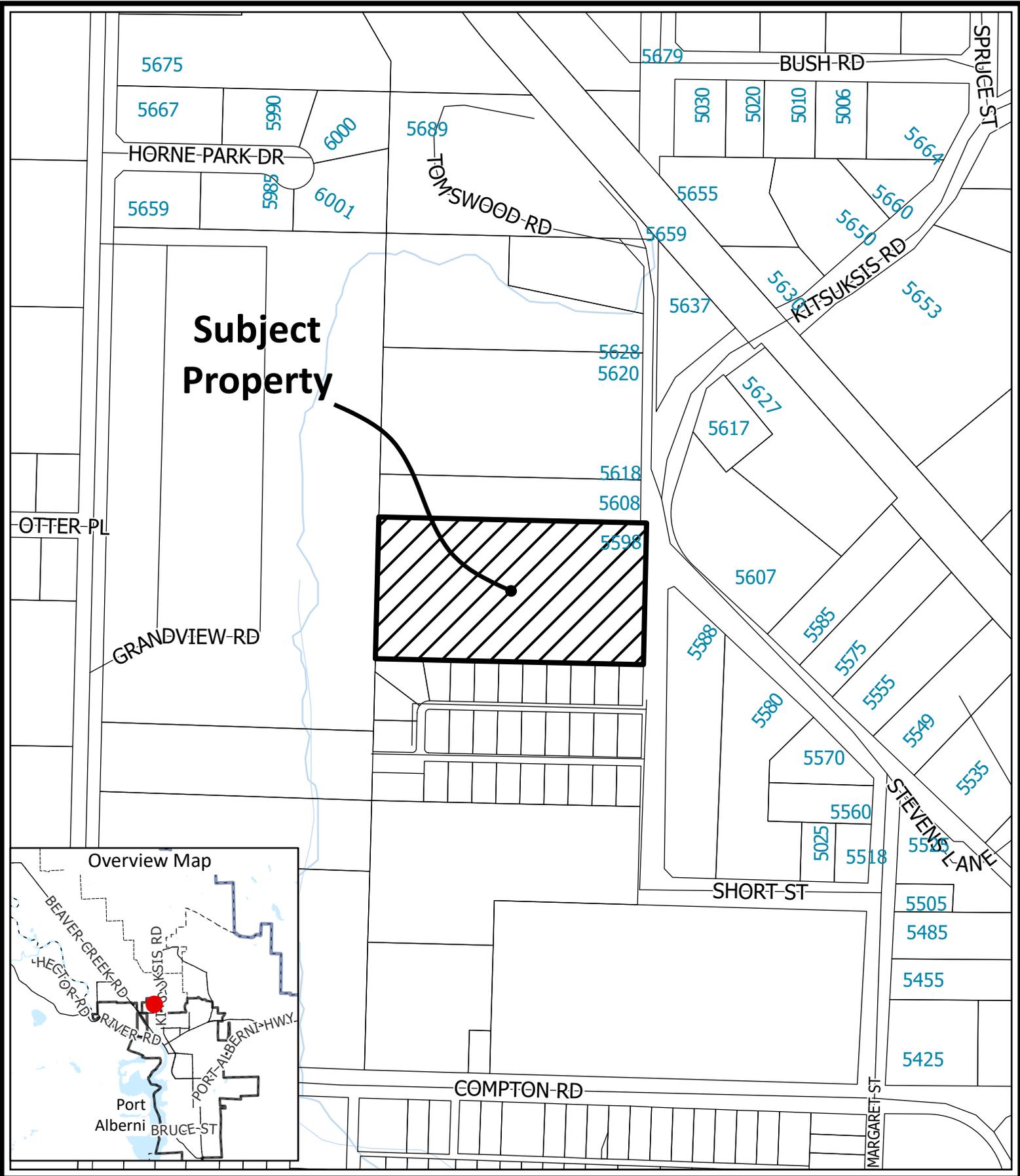
LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ALL DISTANCES ALONG CURVES ARE ARC DISTANCES.
ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.

- DL DENOTES DISTRICT LOT
- REM DENOTES REMAINDER
- ha DENOTES HECTARES
- DENOTES ROOF OVERHANG

No.	DATE	REVISION
1	2021/05/26	2 LOT SUBDIVISION PROPOSAL
2	2021/06/22	AMENDED LOTS TO BE EQUAL AREAS

PRISM
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 21-065-S
DRAWING NUMBER: 21-065 P2.DWG
DATE: 2021/06/22



Legal Description: BLOCK 7, DISTRICT LOT 20, ALBERNI DISTRICT, PLAN 894