



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

February 10, 2022

BEAVER CREEK ADVISORY PLANNING COMMISSION

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

- DVE21008 – 5389 Highland Drive (Zimmerman)
- RE21012 – 6629 Beaver Creek Road (Brooks)

Please review these applications so that your Director can submit your recommendations to the Board of Directors on February 23, 2022.

Your next meeting is scheduled for **Tuesday, February 15th 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: February 23, 2022

ACRD FILE NO.: DVE21008

APPLICANTS: Eric and Amanda Zimmermann

LEGAL DESCRIPTION: LOT 7 DISTRICT LOT 42A ALBERNI DISTRICT PLAN VIP79780

LOCATION: 5389 Highland Drive, Port Alberni

ELECTORAL AREA: "E" Beaver Creek

APPLICANT'S INTENTION: The applicants have applied for a development variance permit to reduce the required front yard setback to facilitate the siting and construction of a detached accessory building.

Recommendation: THAT the Board of Directors consider issuing development variance permit DVE21008, subject to:

- i. Neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVE21008:

- i. Development variance of the ACRD Zoning Bylaw, Section 6.5 Accessory Buildings and Uses, to reduce the required front yard setback from 12.2 m (40 ft) to 7.32 m (24 ft) in the Acreage Residential (RA2) District, to facilitate siting and construction of a detached accessory building.

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 tenants 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: The Beaver Creek APC will review this application at their February 15th meeting. Recommendations will be added here following the meeting.

DVE21008

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

The subject property is 0.405 ha (1 ac) and is accessed from Highland Drive. The property is mostly landscaped and is steeply sloped upwards from Highland Drive. Improvements include a single family dwelling on the upper eastern half of the property, and a small utilities shed on the lower western portion.

ii. Services:

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

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 (OCP) designates the property as "Residential Use". The objective of this designation is to allow for a range of housing options within the Plan area.

The proposal complies with the Beaver Creek Official Community Plan.

- c. Zoning:** The property is zoned Acreage Residential (RA2) District.

Building Setbacks		
RA2 - Accessory Buildings	Required	Proposed
Front lot line setback:	12.2 m (40 ft)	7.32 m (24 ft)
Rear yard setback:	0.914 m (3 ft)	-
Side yard setback:	0.914 m (3 ft)	-

The applicant is applying for a Development Variance Permit in order to reduce the required front yard setback from 12.2 m (40 ft) to 7.32 m (24 ft) in the Acreage Residential (RA2) District, to facilitate the siting and construction of a detached accessory building.

Comments:

The topography of the land is very steep and makes it challenging to find a suitable site for construction. It is unlikely that the increased height would impact views from surrounding homes, as they are located at the highest points on the neighbouring properties, and the proposed site is at the lowest point. The site is level and would be easily accessed from the driveway and road. The proposed variance is in compliance with the Ministry of Transportation and Infrastructure's (MoTI) setback from a roadway of 4.572 m (15 ft).

Due to the proposed siting of ~15 m (50 ft) from both side yard property boundaries, and ~ 60 m (197 ft) from the rear yard property boundary, a height variance is not required for this project.

DVE21008

ACRD staff is supportive of the variance as requested and recommends proceeding with neighbourhood notification.

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

DVE21008

**DVE21008 – Zimmermann, 5389 Highland Drive
Site Photos taken January 20, 2022**



Looking east from Highland Drive.



Looking at building site from bottom of driveway.



Looking down at building site from approximately mid-point of driveway.



Looking at building site and sewage disposal system area.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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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 checked="" 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: ERIC ZIMMERMANN	Name:
Mailing Address: 5389 HIGHLAND DR PORT ALBERNI BC V9Y 7G7	Mailing Address:
Telephone: 250 731 4719	Telephone:
Fax:	Fax:
Cell:	Cell:
Email:	Email:

• Legal Description: 5389 HIGHLAND DRIVE

• Particulars of Proposed Development:

➤ Existing OCP Designation: RESIDENTIAL

➤ Proposed OCP Designation: N/A

➤ Text Amendment: N/A

➤ Existing Zone: RA 2

➤ Proposed Zone: N/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: PERMINANT RESIDENCE

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

North: RES.

South: RES.

East: RES.

West: RES.

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

· REDUCE SETBACK IN R2A TO 24 FEET. (FRONT)
· FACILITATE CONSTRUCTION HEIGHT TO 18 FEET

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

TOPOGRAPHY CHALLENGES DO NOT FACILITATE CONSTRUCTION
ANYWHERE ELSE ON THE PROPERTY

- 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.

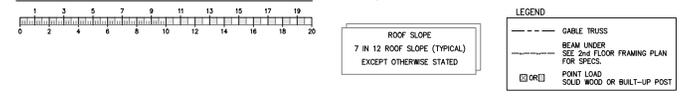
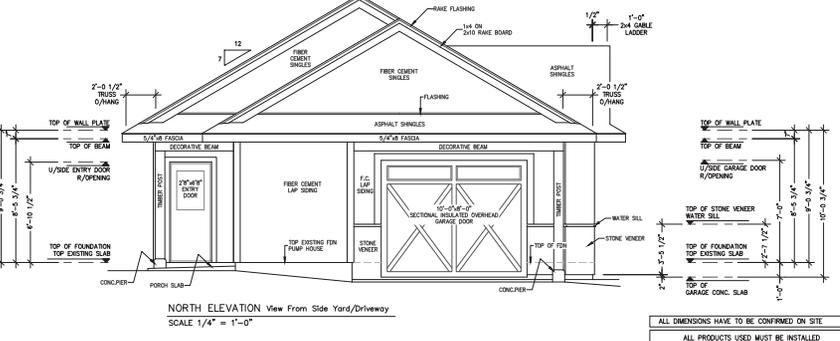
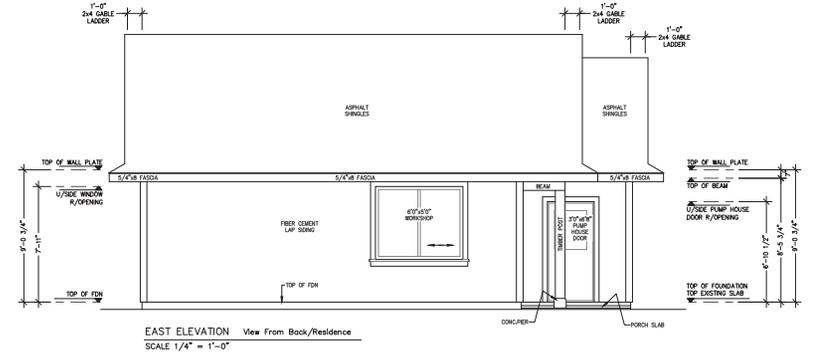
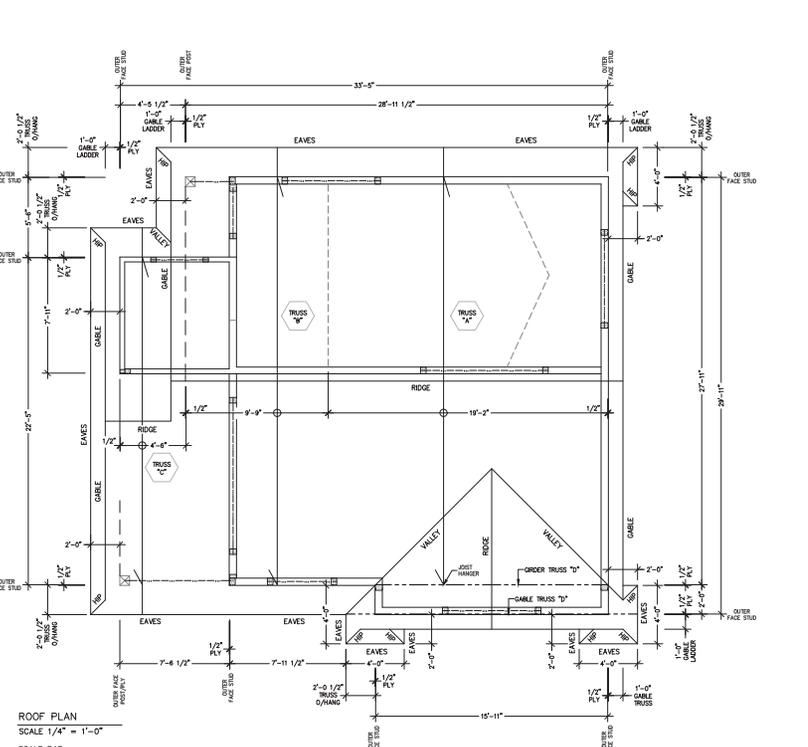
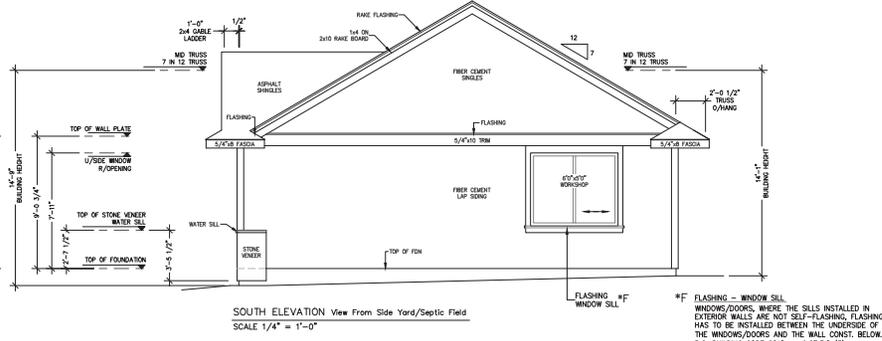
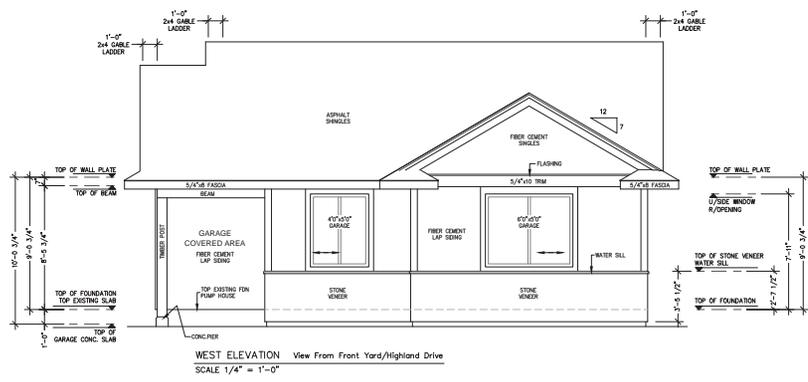
NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature: 

Applicant/Owner Signature: _____

Date: NOV 8, 2021

CONSTRUCTION NOTES
 (UNLESS OTHERWISE NOTED)
 ALL CONSTRUCTION TO CONFORM TO THE 2018 BRITISH COLUMBIA BUILDING CODES AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION
 DRAINAGE
 CONTINUOUS STORM DRAIN/PERFORATE DRAIN AS PER MANC. SPECIFICATIONS



EXTERNAL WALLS - FIBER CEMENT SIDING
 WALLS - COMBINATION OF PANEL W/ BATTEN & SHINGLES
 STREET VIEW & GARAGE DOOR WALL - STONE VENEER
 1x4 SmartTrim TRIM AROUND DOORS & WINDOWS
 1x6 SmartTrim FRAMED GARAGE DOOR
 1x6/1x4 SmartTrim PRIMED TRIM OUTER CORNERS
 SmartTrim 5/8" FASADA BOARDS

ROOF AREA - 7 IN 12 SLOPE
 35 YEAR LAMINATED FIBERGLASS SHINGLES (TYPICAL)
 STANDING SEAM METAL ROOF AT GARAGE ONLY
 5" ALUMINUM GUTTER & DOWN SPOUT
 VINYL SOFFIT TYPICAL, VENTED AS REQUIRED
 TAG SOFFIT AT PORCH & DECK ROOF
 W/ CONTINUOUS VENT STRIP AS REQUIRED
 ALL DOWN SPOUT DISCHARGES INTO EXISTING STORM WATER SYSTEM

HOUSE VENTILATION & HEATING
 ELECTRIC BASEBOARD HEATING
 SECONDARY WOOD BURNING PREPLACE
 NATURAL VENTILATION

FLASHING INSTALLATION
 Flashing shall be installed as:
 a) Every horizontal junction bet. cladding elements
 b) Every horizontal offset in the cladding, and
 c) Every horizontal line where the cladding substrates changes
 (1) Use manufacturer's instructions for the process to be concentrated along that line, or
 (2) Use the installation of the cladding on the lower substrate may compromise the integrity of moisture free behind the cladding above

AS PER B.C. BUILDING CODE 2018
 9.27.3 "SECOND PLANE OF PROTECTION"
 9.27.3.1 "FLASHING MATERIAL"
 9.27.3.8 "FLASHING INSTALLATION"

ALL DIMENSIONS HAVE TO BE CONFIRMED ON SITE
 ALL PRODUCTS USED MUST BE INSTALLED TO MANUFACTURER'S SPECIFICATION & LAYOUT
 DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL/MECHANICAL & ELECTRICAL DRAWINGS FOR STRUCTURAL DETAILS
 REFER TO STRUCTURAL ENGINEER DRAWINGS FOR STRUCTURAL DETAILS
 BEFORE ORDERING OR CUTTING TRUSSES/BEAMS/POSTS ACCURATE FINAL DIMENSION HAVE TO BE TAKEN ON SITE
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NOTE:
 GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE MAKING OF THIS DESIGN. SO DIRON DESIGN & DRAFTING SERVICES CANNOT ASSUME ANY RESPONSIBILITY FOR DAMAGE AS A RESULT OF ERRORS OR OMISSIONS. IT IS RECOMMENDED THAT THE OWNER AND/OR BUILDER CONSULT A LOCAL ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO THE START OF CONSTRUCTION.

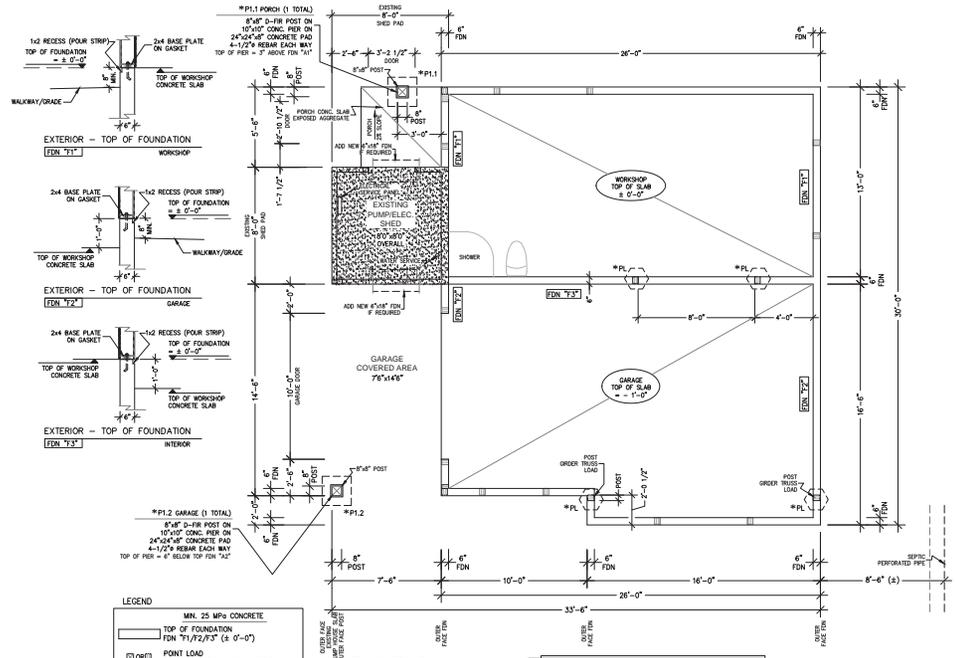
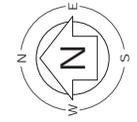
NO.	DATE	REVISION/ISSUE
1	Nov 2021	Development/Building Permit

3D
 Diron Design & Drafting Services
 915 Island Highway Soyward BC V0P 1R0
 Tel: 250 282 3695 3djens@gmail.com web: 3djens.com

New Garage/Workshop for Eric Zimmermann
 5389 Highland Frvc
 Port Alberni, BC
 Elevations & Roof Plan

General Contractor	Date Plotted:	Job No.
Eric Zimmermann	17.11.2021	#A210h
Owner	Designed	Dwg
Eric Zimmermann	JD	2
Scale:	Drawn	of
as Shown	JD	4
	Sheet No.	A02

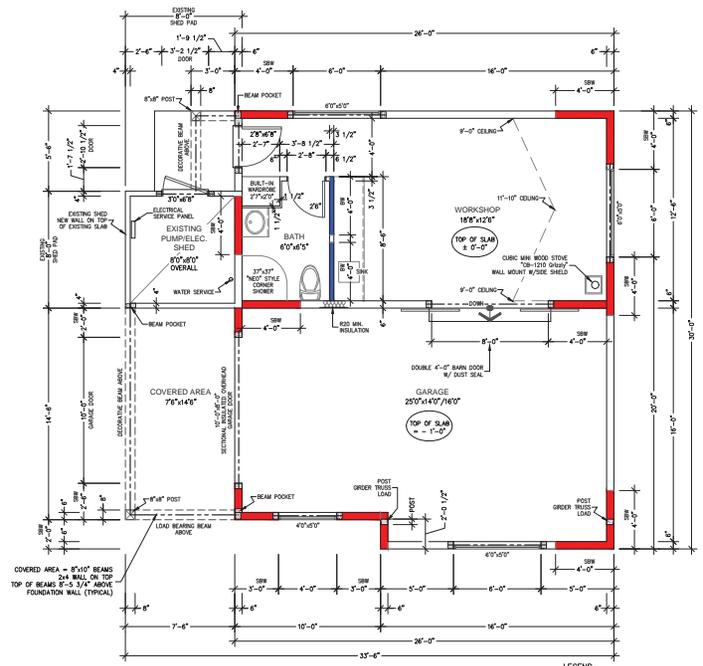
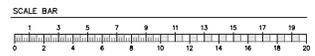
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LEGEND
 MIN. 25 MPa CONCRETE
 TOP OF FOUNDATION
 FDN 71,72,73 (± 0'-0")
 POINT LOAD
 SOLID WOOD OR BUILT-UP POST
 *P.L. POINT LOAD
 TYPICAL STRIP FOOTING
 1-1/2" BEAMS @ 7" o.c. AT POINT LOAD

FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

ATTENTION - NEW FOUNDATION WALLS = 6" (TYP)
 OUTER FACE FOUNDATION = OUTER PLY SHEATHING
 EXCEPT EXISTING PUMP HOUSE 2x4



1st FLOOR - Framing Plan / Brace Wall Layout
 SCALE 1/4" = 1'-0"

LEGEND
 --- 2-2x4 SPF #2 BEAM TYPICAL EXCEPT OTHERWISE STATED
 [OR] POINT LOAD SOLID WOOD OR BUILT-UP POST
 [OR] WOOD SHEATHED BRACE WALL 1/2" PLY SHEATHING ON SIDE
 [OR] GYPSUM BOARD BRACE WALL 1/2" PLY SHEATHING ON SIDE

References/Requirements
 Specification for Gypsum, update etc.
 CWC "The Span Book" 2020 Edition
 LP Engineered Wood Products, "Beam Quick Reference Tables"
 Energy & Thermal Performance
 Natural Resources Canada
 Tables of Calculated Effective Thermal Resistance of Opaque Assemblies
 5.0 Thermal Performance Tables
 5.1 Frame & Joint Components: Table 601 to 61-8
 5.2 Thermal Resistance of Continuous Material: Table C6-1
 Roof Snow Load 41.8 psf (± 2.6 kPa, S_s 0.4 kPa) (TABLE C-2)
 Lateral Bracing Requirements
 High Seismic Region
 Standard Provisions 0.70 < Sa (0.2) < 1.0
 (SA 0.887 (TABLE C-3))

Detached Garage - Brace Walls: Not Required, but Recommended
BRACE WALL CONSTRUCTION REQUIREMENT
 ANCHOR TO FOUNDATION
 MIN. 2 ANCHOR BOLTS PER BRACE WALL
 LOCATED WITHIN 18" (450mm) OF END OF BRACE WALL
 MAXIMUM SPACING
 5/8" A549 @ 9'-11" (3.0m)
 5/8" A549 @ 7'-10" (2.4m)
 FASTENERS FOR SHEATHING: TABLE 9.23.3.3-6
 43 mm NAILS AT:
 3" (76mm) EDGE SPACING
 12" (300mm) FIELD SPACING
INTERIOR WOOD SHEATHED BRACE WALL
 FASTENERS FOR SHEATHING
 43 mm NAILS AT:
 3" (76mm) EDGE SPACING
 12" (300mm) FIELD SPACING

WORKSHOP SLAB/FTN TO U/LDGE (INT'L/USE ROUGH OPENING)
 WINDOWS 7'-11" (TYP)
 EXTERIOR MAN DOORS 6'-1 1/2" & GARAGE DOOR 7'-0"
 EXCEPT
 INTERIOR DOORS = 80" HIGH DOORS
 ATTENTION - EXTERIOR 2x4 @ 24" o.c. WALLS (TYP)
 EXCEPT EXISTING PUMP HOUSE 2x4
 OUTER FACE #1 + OUTER FACE FEN
 TOP OF WALL = DOUBLE TOP PLATE
 = WORKSHOP SLAB TO TOP OF DOUBLE WALL PLATE
 = + 9'-0 3/4" TYPICAL

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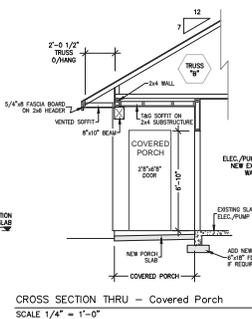
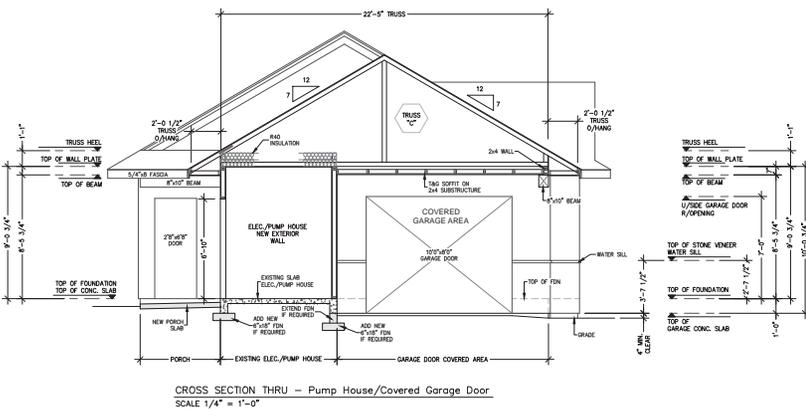
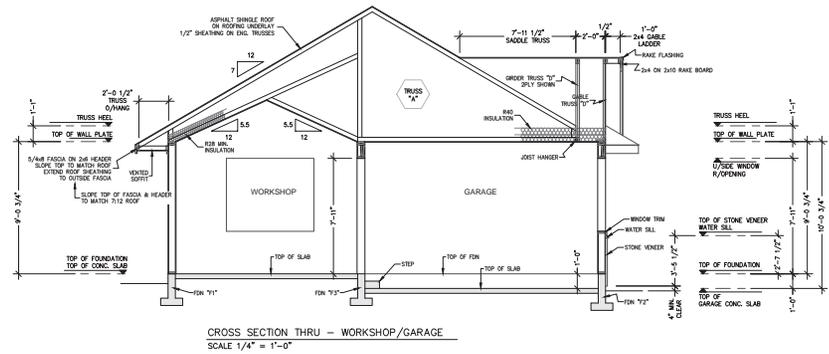
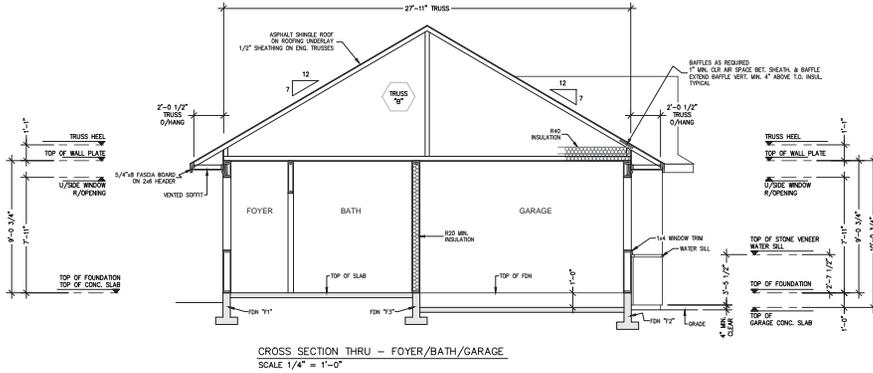
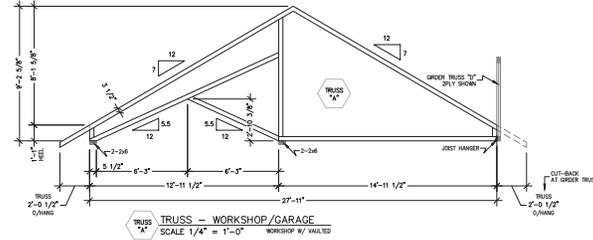
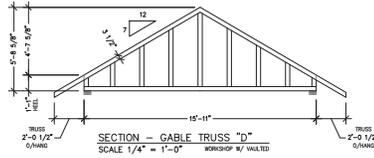
NO	DATE	REVISION/ISSUE
	Nov. 2021	Development/Building Permit

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 Tel. 1.250.282.3695 3djens@gmail.com web:3djens.com

New Garage/Workshop for Eric Zimmermann
 5389 Highland Frise
 Port Alberni, BC
Foundation Plan
 1st Floor - Framing Plan / Brace Wall Layout

General Contractor	Date Plotted:	Job No.
Eric Zimmermann	17.11.2021	#A210h
Designed: JD	Drawn: JD	Dwg of 3 4
Scale:	as Shown	Sheet No. A03

CONSTRUCTION NOTES
 (UNLESS OTHERWISE NOTED)
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 CONTINUOUS STORM DRAIN/PERFORATE DRAIN AS PER MFG. SPECIFICATIONS

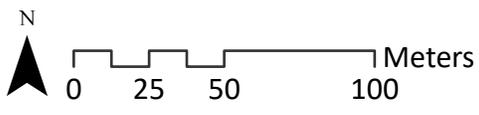
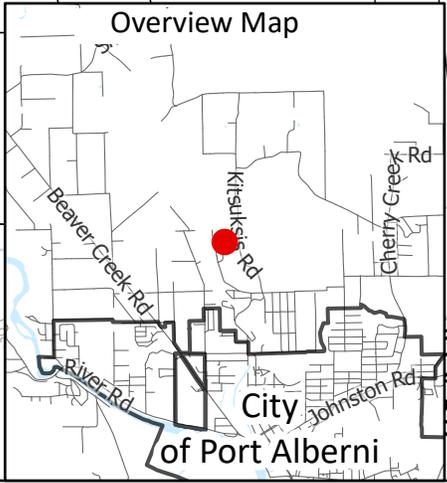
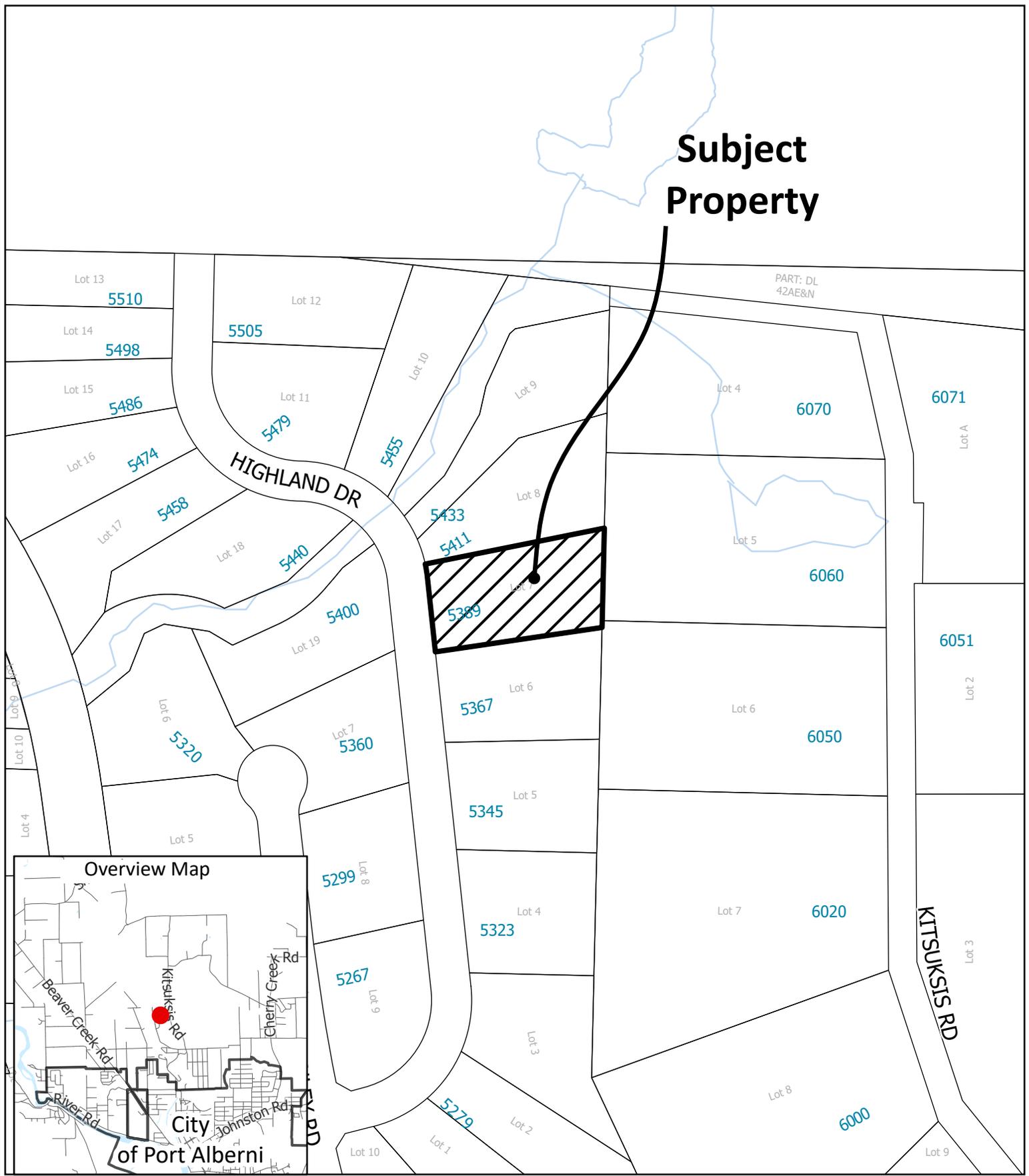


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NO	DATE	REVISION/ISSUE
	Nov. 2021	Development/Building Permit
3D Diron Design & Drafting Services		
915 Island Highway Seward BC V0P 1R0 Tel. 1250 282 3695 3djens@gmail.com web: 3djens.com		
New Garage/Workshop for Eric Zimmermann 5389 Highland Frise Port Alberni, BC Sections		
General Contractor	Date Plotted:	Job No.
Owner	17.11.2021	#A210h
Eric Zimmermann	Designed	Drawn
	JD	JD
Scale:	as Shown	Dwg of 4
		Sheet No. A04

Subject Property



 Legal description: LOT 7 DISTRICT LOT 42A ALBERNI DISTRICT
PLAN VIP79780



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: February 23, 2022

ACRD FILE NO.: RE21012

APPLICANTS: Justin Brooks

LEGAL

DESCRIPTION: LOT 15, DISTRICT LOT 162, ALBERNI DISTRICT, PLAN 1502

LOCATION: 6629 Beaver Creek Rd

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owner is applying to rezone the 2.02 hectare (5 acre) property to Acreage Residential (RA2) District to facilitate subdivision to a 1 acre minimum lot size. The applicant intends to subdivide the property into two parcels: a +/- 3.5 acre vacant parcel at the rear of the property accessed via panhandle and the remainder +/- 1.5 acre parcel with the existing house and improvements adjacent to Beaver Creek Road.

Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1439 be read a first time;
- THAT the public hearing for Bylaw P1439 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 P1439 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: The Beaver Creek APC will consider this application at a meeting to be held February 15th.

RE21012

Observations:

i) **Status of Property:** The property is 100.5 metres (330 feet) wide by 201 metres (660 feet) deep. The property slopes up away from Beaver Creek Road with the majority of the property being mostly level. There is an existing residence and a large, roofed structure with no walls located on approximately 1.5 acres adjacent to Beaver Creek Road. The property is surrounded by trees, but the interior has been mostly cleared. A portion of Plested Creek dissects the north side of the property line and the adjacent land slopes down towards the creek. There is a small area of marshy land roughly in the middle of the property.

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. Confirmation will be required prior to the public hearing.
- 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 any additional BCWS water connection requirements.
- c. **Fire Protection:** Beaver Creek Fire Department.
- d. **Access:** The existing residence is accessed from Beaver Creek Road. The proposed new lot would also be accessed from Beaver Creek Road via a 10 metre wide panhandle proposed along the southern boundary of the property. The final lot layout would be determined at the subdivision stage. Due to the proximity of Plested Creek, and the limited sightlines along Beaver Creek Road, it may be advisable to recommend a shared driveway access for the existing and proposed lots.

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

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve. The property is adjacent to ALR land at the north east boundary of the property.
- 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.

Plested Creek and a tributary run through the property, approximately following the northern boundary. The Beaver Creek OCP designates a 15 metre Development Permit Area I – Riparian Areas Protection along the creek and tributary. The development permit area covers most of the north half of the property, and a development permit will be required as part of any future subdivision application and prior to any development or land clearing.

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The zoning amendment complies with the policies and objectives of the Beaver Creek OCP. A development permit application to satisfy the requirements of DPA I – Riparian Areas Protection will be required at the time of subdivision.

- 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 property and structures on it conform to the existing A1 District and the siting of the house and existing accessory buildings would appear to comply with the RA2 District requirements following subdivision. The existing single family dwelling is located +/- 75 feet from the southern boundary. If the property is subdivided with a 30 foot wide panhandle along the southern boundary, the house would be located +/- 45 feet from the new parcel along the side lot line.

The proposed +/- 3.5 acre vacant parcel will comply with the minimum lot size and minimum average lot width required by the RA2 District zoning. The road frontage of the panhandle lot will not meet the minimum 10% road frontage requirements of the *Local Government Act* and a parcel frontage waiver application will be required at the time of subdivision.

Planning staff note that the 1 acre minimum density supported by the RA2 District zoning could facilitate subdivision of the 5 acre property in up to five lots. The applicant has only proposed a two-lot subdivision with the rezoning to RA2 required to allow the flexibility in creating a 1.5 acre lot with the existing improvements. There would be challenges to be addressed at the subdivision application stage if the property owner were to pursue the creation of any additional lots including: minimum lot width and road frontage requirements, road access, water connection, building and riparian setbacks and parkland dedication where applicable.

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

Comments: The rezoning is the first step in the applicant's proposal to subdivide the property to a 1 acre density. If the rezoning application proceeds, the following items would need to be

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addressed at the subdivision application process:

- Development Permit Application to address any impact to the riparian area of the Plested Creek and tributary that run through the property. The watercourse riparian area dissects the length of the north west side of the property.
- Depending on the final lot layout, a Parcel Frontage Waiver may be required to waive the 10% minimum road frontage required by the Local Government Act for the proposed vacant lot accessed via panhandle. Safe access to the proposed vacant parcel will be confirmed with the Ministry of Transportation & Infrastructure at the subdivision stage.
- Development Cost Charge payment of \$5,023 for the new lot created, 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 supportive of proceeding with the public hearing process to gather public input on the application. The proposed development complies with the policies and objectives of the Beaver Creek OCP and is located close to residential zoned lands that support small acreage lot sizes. The ACRD Board approved a similar rezoning for a two lot subdivision on the property directly across Beaver Creek Road in August 2021 and a rezoning for another small acreage subdivision approximately 300 metres to the north along the Beaver Creek Road corridor in 2020. The rezoning provides another opportunity for infill development that is in keeping with the character of the surrounding area.

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

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

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

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Property viewed from Beaver Creek Road



Looking northeast towards the rear of the property

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Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ 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) and "F" (Cherry Creek)

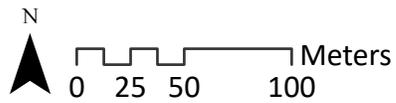
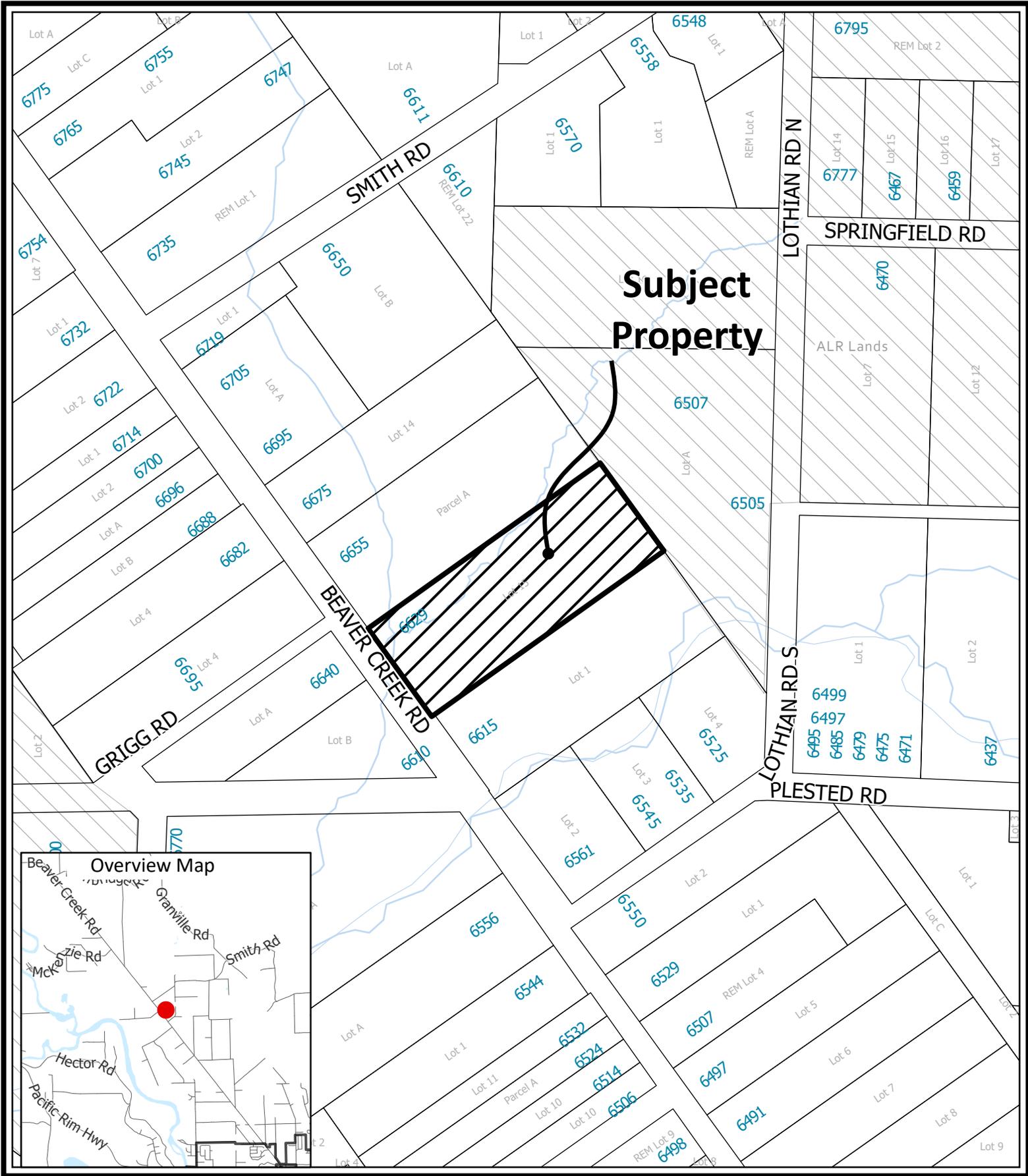


Looking towards the rear of the property from the centre.

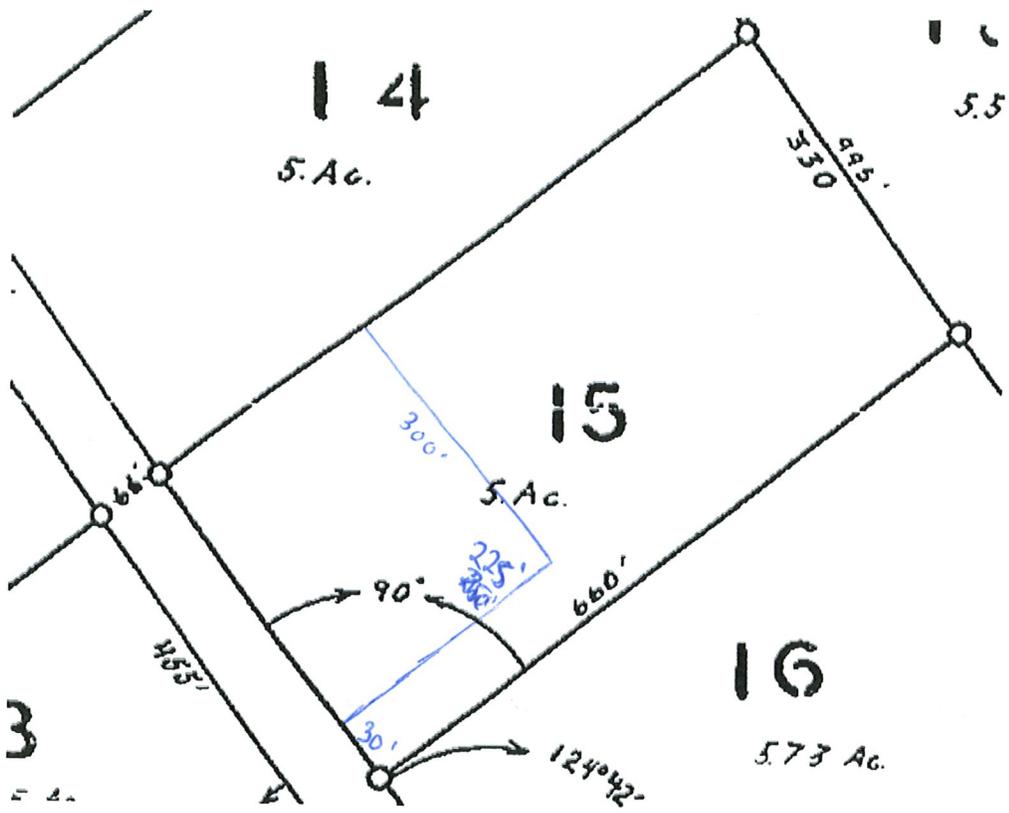


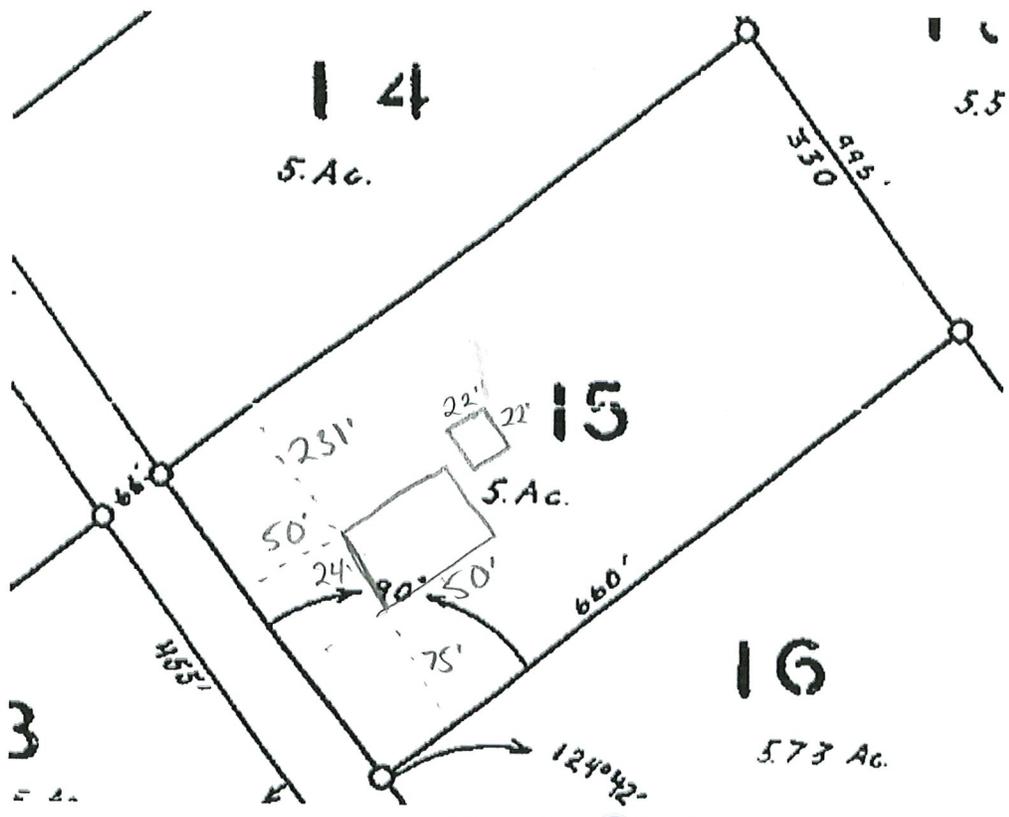
Looking northeast towards the creek. The marshy area can be seen in the foreground.

RE21012



Legal description: LOT 15, DISTRICT LOT 162, ALBERNI DISTRICT, PLAN 1502



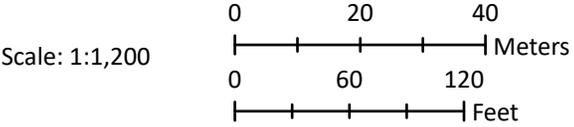




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6629 Beaver Creek Road



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1439

OFFICIAL ZONING ATLAS AMENDMENT NO. 747

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. P1439.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning LOT 15, DISTRICT LOT 162, ALBERNI DISTRICT, PLAN 1502 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 , 2022
Public Hearing held this day of , 2022
Read a second time this day of , 2022
Read a third time this day of , 2022

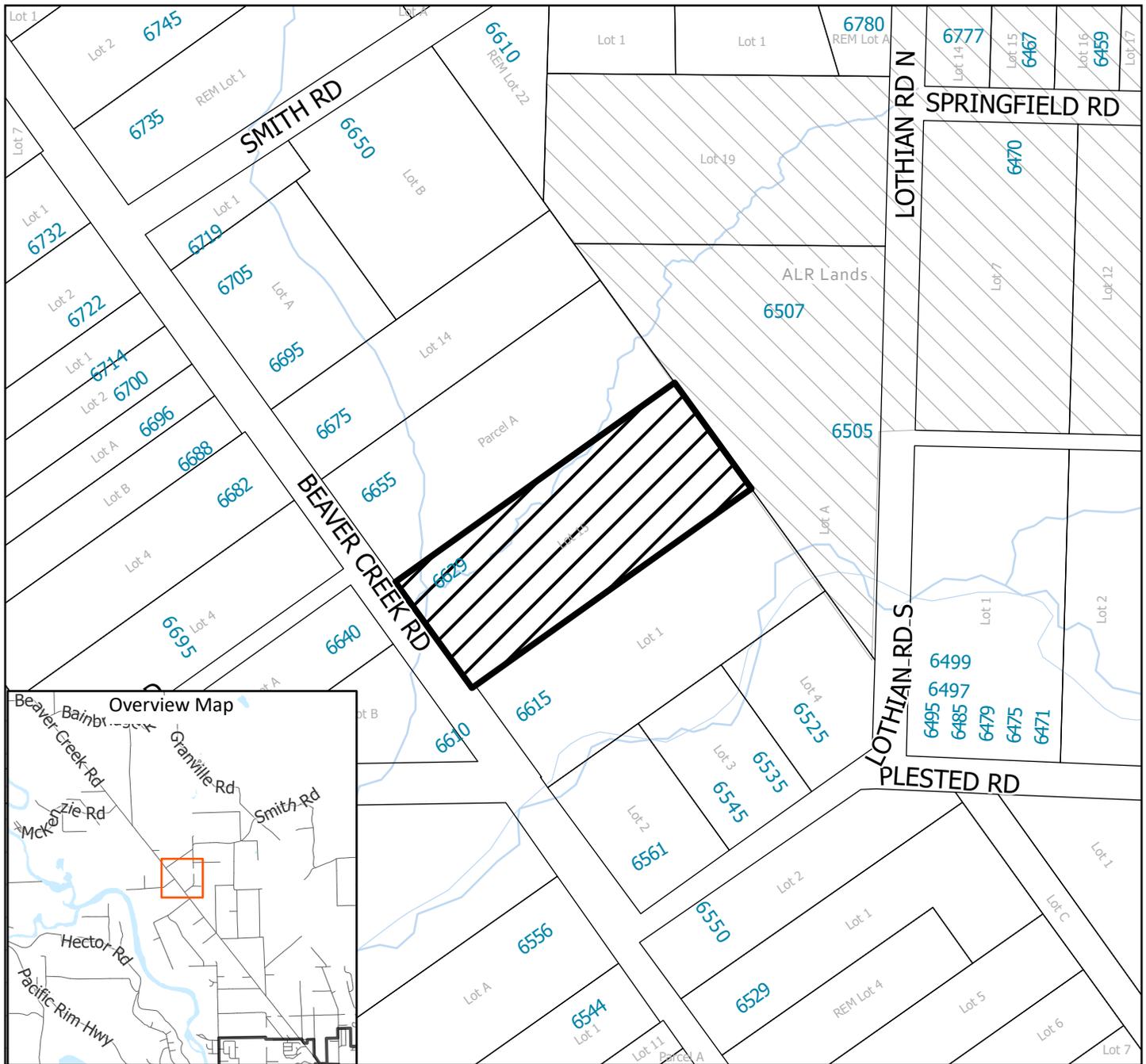
Adopted this day of , 2022.

Corporate Officer

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1439



P1439 Brooks

Legal description: LOT 15, DISTRICT LOT 162, ALBERNI DISTRICT,
PLAN 1502



0 25 50 100 Meters



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