

From: [Alex Dyer](#)
To: ["Kristine Paton"](#)
Cc: [Planning Shared](#)
Subject: RE: RC1 Zoning in Bamfield
Date: February 23, 2023 6:19:06 PM

Hi Kristine,

Thank you, your email was received earlier today and will be included with the correspondence received at the public hearing.

Regards,

Alex Dyer MCIP, RPP (he/him)

Planning Manager

Alberni-Clayoquot Regional District

3008 Fifth Avenue Port Alberni, BC V9Y 2E3

250-720-2708 (direct) | 250-723-1327 (fax) | adyer@acrd.bc.ca

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From: Kristine Paton [REDACTED]
Sent: February 23, 2023 10:27 AM
To: Alex Dyer <adyer@acrd.bc.ca>
Subject: Re: RC1 Zoning in Bamfield

[CAUTION] This email originated from outside of the ACRD

Hi Alex

As per our telephone conversation earlier today: I think we're on the same page, however, I would be against any rezoning if the parcel were to remain as is. Nowhere in the Rezoning Application No. RA2204, more specifically under the Applicant's Intention, does it state that the Applicant intends to subdivide off the western portion of Lot A, Plan VIP87491, nor is it listed as a condition of the Rezoning Application being approved (subdivision is not listed as one of the ACRD Recommendations). Without subdividing off the western 1.2 acre parcel, the existing buildings on the eastern waterside parcel will adversely affect the number of allowable constructions (i.e one main residence and one cottage will bring the number up to the maximum of five).

I would definitely feel better if this rezoning were conditional on a subdivision plan of the subject property being registered in the LTO to create a separate title and parcel for rezoning or if the intention to subdivide were, at the very least, in writing in the Application.

Thanks,
Kristine

On Feb 23, 2023, at 9:40 AM, Alex Dyer <adyer@acrd.bc.ca> wrote:

Hi Kristine,

Thank you for your comments. Your comments have been received and will be included with the correspondence that is received at the public hearing. I left you a phone message and please feel free to contact me today if you would like to discuss anything relating to the public hearing.

You are correct in that the RC1 District zoning restricts the density to a maximum of five units per parcel and that existing units located on the parent parcel on waterfront side of the road may have an impact on the ability to develop new cottages in the upland area that is under rezoning application. The applicants intend to subdivide the 1.2 acre portion west of the road and construct a single family dwelling and up to three cottages based on the permitted density of 1 unit per 1,000 square metres of lot area.

The definition of a cottage in the Zoning Bylaw is “a separate single family dwelling unit built upon continuous and full foundations and intended to be occupied on a short term temporary basis only by visitors or seasonal workers.” The intent of the zoning is for the cottages is to be used for short term or temporary accommodation.

Thank you, all the best.

Alex Dyer MCIP, RPP (he/him)
Planning Manager

Alberni-Clayoquot Regional District

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From: Kristine Paton [REDACTED]
Sent: February 19, 2023 1:23 PM
To: Planning Shared <planning@acrd.bc.ca>
Subject: Re: RC1 Zoning in Bamfield

[CAUTION] This email originated from outside of the ACRD

Hi Alex:

Thanks for sending the Official Zoning Text Amendment for RC1. After reading this and all of the documentation available in the Rezoning Application, I do have one concern. According to subsection 110D.2 Conditions of Use, specifically clauses (5) & (6):

(5) There shall be a **maximum of five units per legal parcel** or a density of one unit per 1000 square metres...of lot area, whichever is the lesser. For the purpose of this section, a **“unit” refers to both single family dwellings and cottages.**

(6) In no circumstance shall Section 110D apply to any lot not having a single family dwelling constructed and located thereon; nor shall any Section 110D apply to any lot less than 2 acres in area having 2 separate single family dwellings constructed and located thereon by virtue of **Section 6.1(3)**** or Section 6.5(2)(h) of the Bylaw 15.

Also, Clause (7), which is part of 110D.2 in RC-1 Zoning that you sent to me does not seem to be part of the Development Proposal Information (as vii, see Page 3 of 4) available for online viewing.

As the **legal parcel** exists now, there is already one principal residence, 2 cottages as well as the Bistro and the Bamfield Lodge. As only 5 units per legal parcel are allowed, it would seem to me that the western portion would need to be subdivided off to create its own legal parcel subject to rezoning in order to comply with Subsection 110D.2. It would then be possible to construction a primary residence and ancillary cottages on the newly created legal parcel.

The following would appear to apply solely to the east portion of Lot A, Plan VIP87491.

SECTION 6 - SUPPLEMENTARY REGULATIONS

6.1 Number of Principal Buildings on a Lot:

(1) No residential use building shall be located on the same lot as any other residential use building, except as otherwise provided for in this By-law.

(2) No residential use building shall be located on the same lot as any non-residential building or use, except as otherwise provided for in this By-law.

**** (3) Notwithstanding (1) and (2) above, where a residential use building existing at the time of the effective date of this By-law is located together with not more than one other residential or non-residential use building, in a circumstance not otherwise provided for in this By-law, on a lot which cannot be subdivided so as to give separate title to each principal building, such residential use building shall be deemed to be a permitted use subject to the Provisions of the Regulations governing Sewage Disposal.**

I am not against the development in and of itself, but I believe that the subject

property to the west of Cape Beale Trail would need to be subdivided off to qualify as a legal parcel and then rezoned to RC-1 in order for the proposed development to comply with the Zoning By-Law.

Please give me a call if you wish to discuss further and, yes, I would like this email and additional comments to be included with the public correspondence that will be received at the public hearing.

Thanks,
Kristine

On Feb 14, 2023, at 11:35 AM, Planning Shared <planning@acrd.bc.ca> wrote:

Hi Kristine,

Thank you for reaching out about the rezoning application at 275 Bamfield Boardwalk. I have left you a phone message if you would like to discuss. The permitted uses and conditions of use in the Cottage Residential (RC-1) District are identical to those in the RC District with the exception of the minimum lot size required for the zone. The minimum lot size in RC-1 is 0.6 acre and the minimum in the RC District is 0.5 acre. I have attached a copy of the RC-1 District zoning and the planning staff report for this rezoning application which provides some additional background.

The RC-1 zone was developed in order to be consistent with the minimum lot size in the Residential Use designation in the Official Community Plans, which supports a 0.24 ha (0.6 acre) minimum where the lots are connected to either communal/community water or sewer. The RC-1 zoning permits one single family dwelling and up to four cottages between 300 and 500 square feet of floor area on the main level. The number of cottages on a parcel is limited by a density of one dwelling or cottage per 1,000 square metre (0.1 hectare) of lot area. As the subject property is currently 0.8 hectare in lot area, the zoning would permit up to the maximum of one house and four cottages. If the upland portion is subdivided from the waterfront portion of the property, the upland lot size would be 0.485 hectare in area and the zoning would permit a maximum of one house and up to three cottages. I hope that makes sense, please feel free to call to discuss.

In consideration of your question about water, our Bamfield water staff engaged the engineering firm that helps design our water system to

complete a Water Model Analysis for this proposed development. The analysis found that there is capacity with the water system to add the additional water connections and meet peak demands and flows. If the proposal proceeds, the applicants will be required to pay a Development Cost Charge for each new cottage and any upgrades and connection costs required to connect to the water system.

Please give me a call if you have any questions. Would you like us to include this email with the public correspondence that will be received at the public hearing or would you like to submit any additional comments based on this information? Thank you, all the best.

Alex Dyer MCIP, RPP (he/him)
Planning Manager

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-----Original Message-----

From: Kristine Paton [REDACTED]
Sent: February 14, 2023 9:53 AM
To: Planning Shared <planning@acrd.bc.ca>
Subject: RC1 Zoning in Bamfield

[CAUTION] This email originated from outside of the ACRD

Further to my recent telephone calls, I am trying to find out if the RC1 Cottage Residential Zoning in Application RA22004, ByLaw P1453 is the same as RC in the ACRD Zoning Bylaws? If not, is it one of the bylaws in the DRAFT P1333 from October of 2022?

I can't seem to find the specific Zoning as indicated on your Notice of Public Hearing. Would you please forward to me a copy of the applicable RC1 Zoning.

My only concern about the density of development intended for temporary residences on this small parcel of land is the water that will be required to service this development and whether it is permitted by the

Bamfield Water District. I have been paying into this system since the upgrade and as yet do not have water access to my property. At some point in the very near future, I will be applying for water service and sincerely hope that it will still be available.

Thank you,
Kristine Paton