



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

November 10, 2020

LONG BEACH ADVISORY PLANNING COMMISSION

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

- DVC20007 – 1150 Sixth Avenue, Salmon Beach (Laing)
- TUP200003 – 212 Albion Crescent, Millstream (Lane)

Please review these applications so that your Director can submit your recommendations to the Regional Board on Wednesday, November 25th, 2020.

Your next meeting is scheduled for **Monday, November 16th at 7:00 pm** through Zoom Video Conferencing. Refer to the email for details and Zoom invitation.

Sincerely,

Charity Hallberg Dodds
Planning Assistant

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: November 25, 2020

ACRD FILE NO.: DVC20007

APPLICANT: Lauren Laing

LEGAL DESCRIPTION: LOT 1, BLOCK 47, SECTION 49, CLAYOQUOT DISTRICT, PLAN 510

LOCATION: 1150 Sixth Ave, Salmon Beach

ELECTORAL AREA: "C" Long Beach

APPLICANT'S INTENTION: The applicant has applied for a development variance permit to allow for an increase to the maximum height of a storage building from 3.66m (12 ft) to 4.34 m (14.25 ft) for a property in Salmon Beach. The storage building is partially constructed and the variance is required to finalize the building permit application.

Recommendation: THAT the Board of Directors consider issuing development variance permit DVC20007 subject to:

- Removing the attached covered porch from the storage building.
- Neighbouring properties being notified as per Local Government Act s.499.

Development Variance DVC20007:

- i. Development variance of Section 143.3(1) of the ACRD Zoning Bylaw to increase the maximum allowable height of a storage building from 3.66 m (12 ft) to 4.34 m (14.25 ft).

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 can issue or deny the development variance.

Advisory Planning Commission Recommendation:

Observations:

- i. **Status of Property:** The 60 foot by 120 foot lot is relatively flat and has been mostly cleared, leveled, and covered with gravel crush to prepare the driveway, accessory building, and RV

DVC20007

parking site. Second growth trees surround the northern and eastern property lines. A Stop Work Order was issued in July 2020 for the partially constructed accessory storage building. The ACRD received a building permit application for the structures on July 31st, 2020. The property is bounded by Victoria Street to the north, Sixth Avenue to the west, with similar recreational residential lots to the north, south, east, and west.

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:** Access to the property is from Sixth 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 subject property is not within a Development Permit Area.
- c. **Zoning:** The property is zoned Salmon Beach (SB) District which permits one trailer/portico accessory use and one storage building not exceeding a height of 3.66m (12 ft). The minimum setback and maximum height requirements are as follows:

	Required	Actual
Minimum setbacks		
Front lot line	6.1 m (20 ft)	12.8 m (42 ft)
Rear lot line	6.1 m (20 ft)	17.1 m (56 ft)
Side lot line	3.05 m (10 ft)	5 m (16.4 ft)
Maximum height		
Storage Building	3.66 m (12 ft)	4.34 m (14.25 ft)

The applicant is applying for a development variance permit to increase the maximum storage building accessory use height from 3.66 m (12 ft) to 4.34 m (14.25 ft) for a property zoned Salmon Beach (SB) District. The zoning does not allow for any habitable space or any recreational residential use to be located within the storage building.

The storage building is partially constructed. The applicants received a Stop Work Order in July 2020 and have since applied for a Building Permit, received by the ACRD on July 31st, 2020. The need for a Development Variance was identified in the Building Permit review. There is a 12 ft by 10 ft covered porch proposed to be attached to the storage building with the covered roof area having already been constructed. The SB District only allows for a deck or porch to be attached to either a cabin or a portico building; the zoning does not allow a deck or porch to abut a storage building.

DVC20007

The proposal requires a development variance in order to allow for an increase to the maximum allowable height for a storage building from 3.66 m (12 ft) to 4.34 m (14.25 ft) to proceed with construction of the building. The 120 square foot covered porch area attached to the storage building must be removed in order to comply with the SB District requirements.

Comments: The applicants submitted a building permit application after receiving a Stop Work Order from the ACRD Building Department. A development variance is necessary to allow for the increased maximum height for an accessory storage building before the issuance of a building permit.

The accessory storage building, as constructed, is 2 feet 3 inches over the maximum allowable height. The maximum permitted height of a storage building is 12 feet while the permitted height of a cabin or portico in the SB District is 18 feet. There are no other improvements other than the storage building on the subject property. While the maximum building heights in the SB District help to preserve views within the development, planning staff do not believe that a minor variance to increase the permitted height of the storage building poses any significant obstruction to neighbouring property views.

There is a roof area extending from the framed storage building that is intended to cover a 120 square foot deck/porch area. The SB District only permits a deck or porch to abut a cabin or portico; the zoning does not allow for a deck or porch attached to a storage building. The storage building does not allow for any habitable space or recreational residential use within the structure. As a condition of approval for the variance, planning staff recommend that the covered porch be removed from the structure.

Planning staff recommend that the Board of Directors consider this variance application a first time and proceed with the neighbour notification process to gather input from surrounding property owners.

Submitted by: 
 Alex Dyer, MCIP, RPP
 Planner

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

Approved by: 
 Douglas Holmes BBA, CPA, CA
 Chief Administrative Officer

DVC20007



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>Lauren Laing</u>	Name:
Mailing Address: <u>6020 Driftwood Pl</u>	Mailing Address:
<u>Nanaimo BC</u>	
<u>V9V 1B2</u>	
Telephone: <u>604 816 0129 (cell)</u>	Telephone:
Fax:	Fax:
Cell:	Cell:
Email: <u>adamslaurenclaybeth@gmail.com</u>	Email:

- Legal Description: Lot 1, Block 47, section 49, Clayoquot District, Plan 510

- Particulars of Proposed Development:

- Existing OCP Designation: one storage building not exceeding 12 feet

- Proposed OCP Designation: Storage building of 14 feet 3 inches

- Text Amendment: _____

- Existing Zone: Recreational

- Proposed Zone: same

- 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 RV + Blue Boy

- Method of Water Supply: Community System Onsite Water System Other Planned Rain Water Collection

- Other (explain): _____

- Describe the existing land use of the subject property: Recreational, RV camping

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

North: Vacant land and Victoria St.
 South: ^{Neighbours} with Cabin and accessory building
 East: Mobile home
 West: Cabins with accessory buildings

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

Two story shed for storage of camping furniture, fridge, surf boards. RV stored on site.

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

There is already a large number of second accessory buildings at Selmon beach that are over 12 feet, between 12-18 feet high.

- 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.

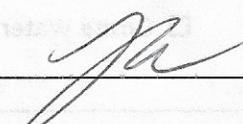
If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

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.

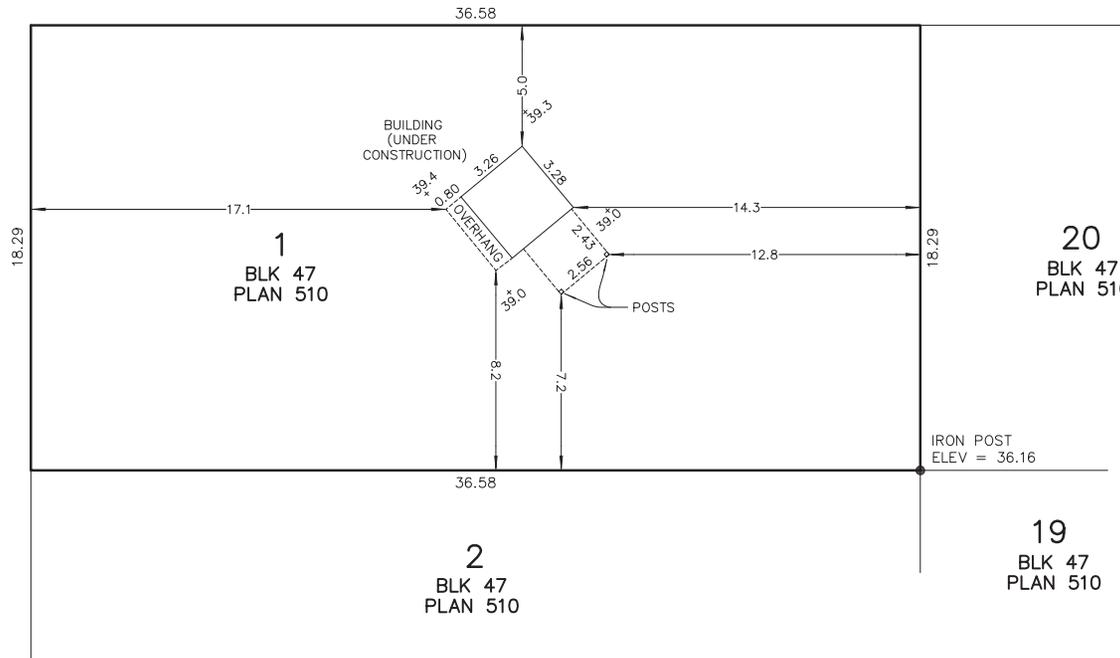
Applicant/Owner Signature: 

Applicant/Owner Signature: _____

Date: October 4, 2020

SIXTH AVENUE

VICTORIA STREET



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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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 29th Day of July, 2020.

This document is not valid unless digitally signed.

ELEVATIONS:

Elevations are to an Assumed Datum.
BENCH MARK – Top of Iron Post at SE Corner Lot 1 – Elevation = 36.16 m.

3.3. Denotes interpolated natural grade elevation

Average Grade around perimeter = 39.18 m.
Top Peak of Roof = 43.52 m
Therefore Height of Top Peak of Roof = 4.34 m (14' 3")

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



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 1, BLOCK 47, SECTION 49,
CLAYOQUOT DISTRICT, PLAN 510.**

PID 008-366-021

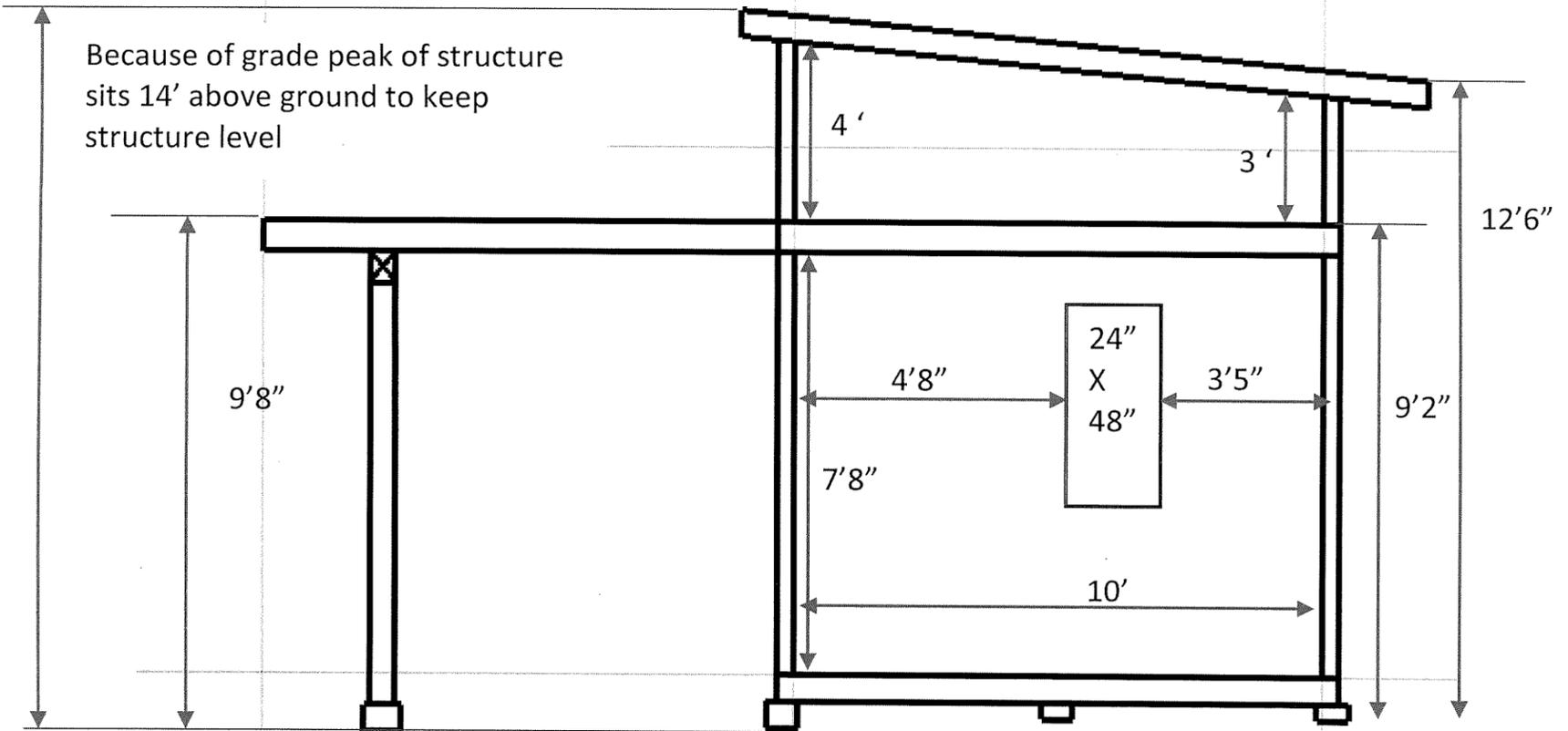
PREPARED FOR
LAUREN LAING

OUR FILE : 61725-1

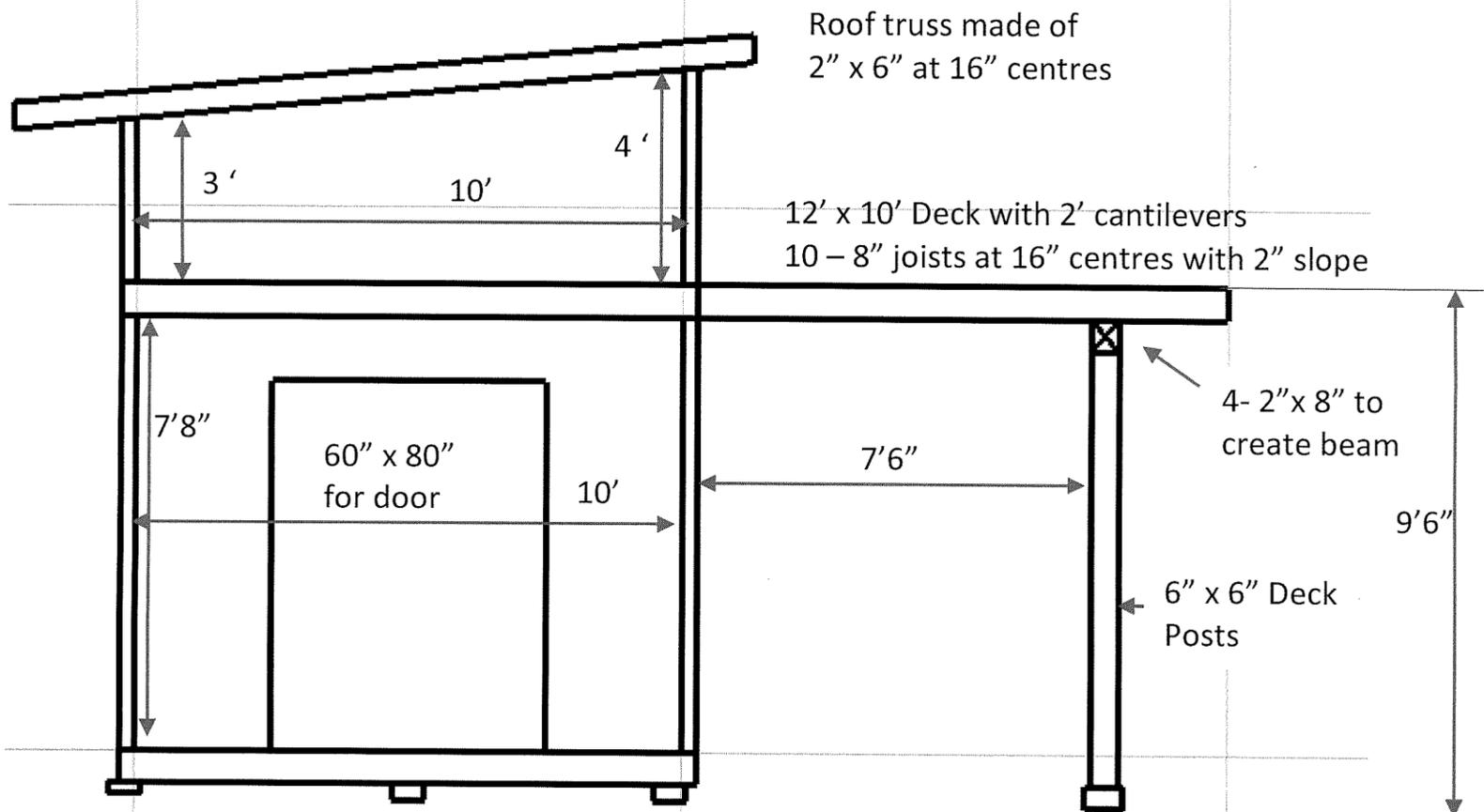
REVISION :

Lauren Laing
 Shed
 1150 Sixth Ave, Salmon Beach
 Lot 1, Block 47, Section 49
 Clayoquot District

North East Side



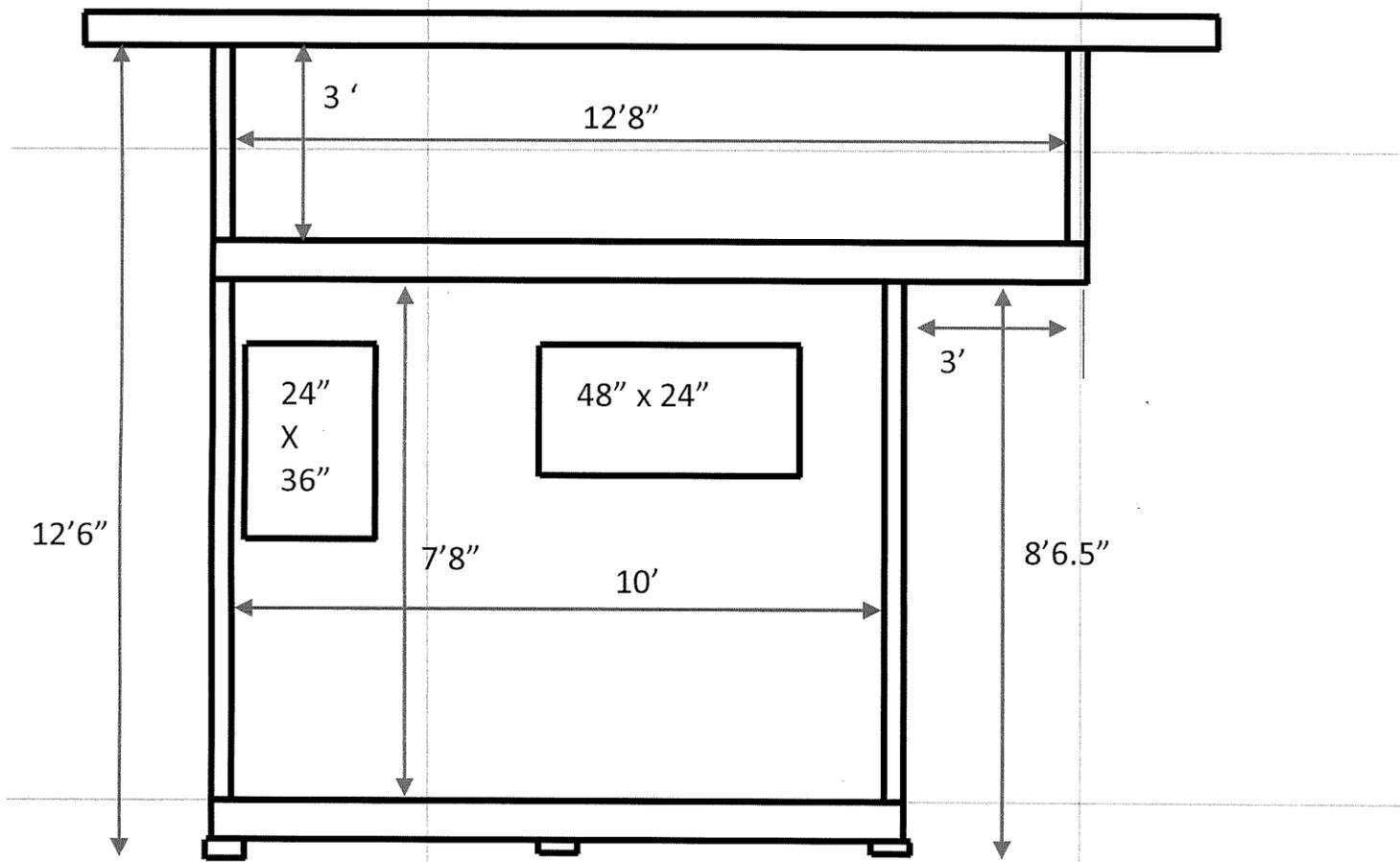
South West Side



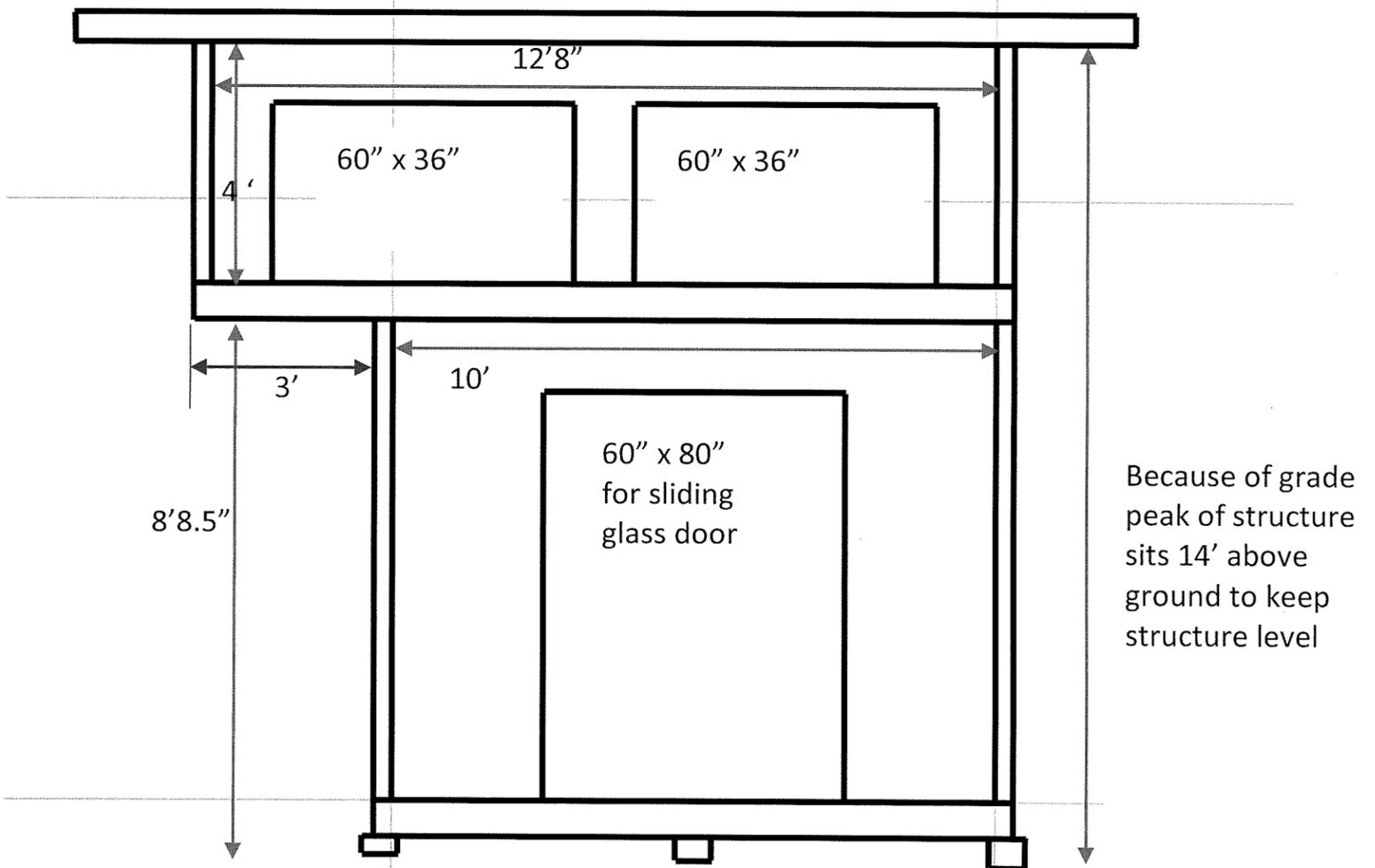
Both floor surfaces and deck
 5/8" T&G glued and screwed

Walls fabricated with 2x4s at 16" centres, or less to accommodate windows
 All windows and doors have headers; 2 ply 2" x 8" with 1/2" plywood spacer between (all laminated from both sides)

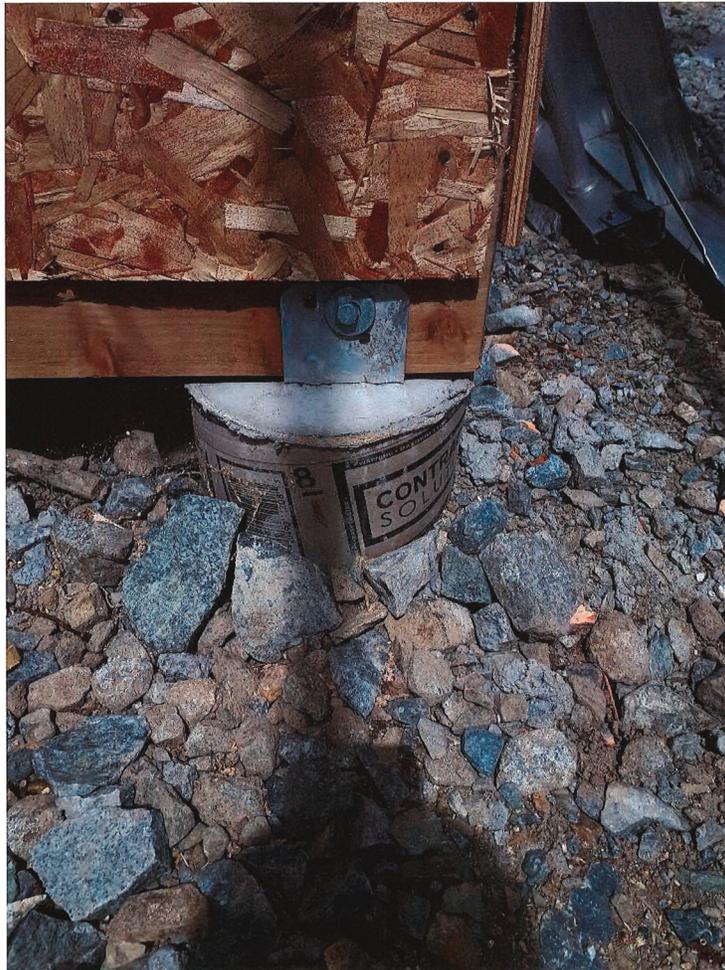
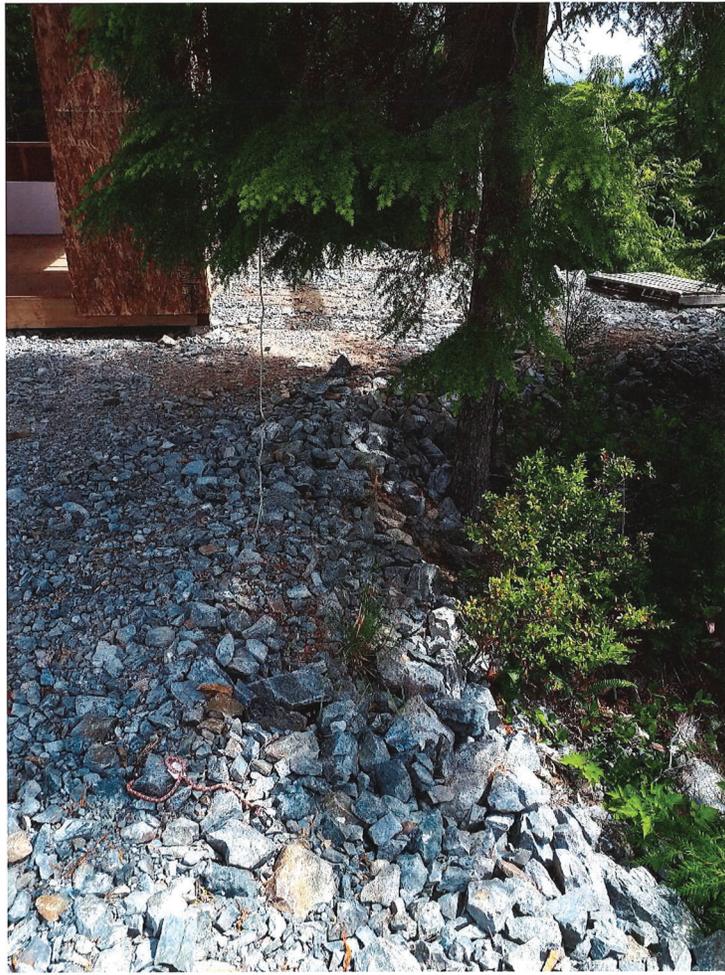
North West Side



South East Side











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: November 25, 2020

TUP APPLICATION: TUP20003

APPLICANT: John and Rose Lane

LEGAL

DESCRIPTION: LOT 4, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781

LOCATION: 212 Albion Crescent, Millstream

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: To continue operation of a three (3) bedroom short term vacation rental in a single family dwelling on the subject property.

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP20003 subject to neighbour notification as per Local Government Act s.494.*

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 +/- 0.16 ha (0.39 ac) subject property fronts onto Ucluelet Inlet in the Millstream area. The top, northwestern portion of the property slopes towards the inlet. The property is mostly cleared, apart from vegetation, consisting of mature trees and a thick understory, along the foreshore. There is a three (3) bedroom single family dwelling on-site used as a short term vacation rental (STR). The property is surrounded by similar residential uses to the east and west and across Albion Crescent to the north, and the Ucluelet Inlet to the south.

TUP20003

2. Services:

- (a) **Sewage Disposal:** On-site septic system. A new septic system, certified for a three bedroom house, was installed in July-August 2020.
- (b) **Water Supply:** Millstream Community Water System.
- (c) **Fire Protection:** Fire protection via agreement with the District of Ucluelet.
- (d) **Access:** Access to the property is off Albion Crescent.

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 III – Coastal Riparian Areas Protection and DPA IV – Natural Hazard Areas. As no new construction is taking place with this proposal, a Development Permit is not a requirement of this Temporary Use Permit.

The proposal complies with the policies and objectives of the South Long Beach OCP. A TUP may be issued to allow the use requested for the subject property.

- C. **Zoning:** The property is zoned Two Family Residential (R2) District. This zoning designation does not allow STRs, but the proposed TUP would allow the STR use to occur on a temporary basis under specific conditions.
- 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:
 - i. Allow a use not permitted under the Zoning Bylaw;
 - ii. Specify conditions under which the temporary use may be carried out;
 - iii. Allow and regulate the construction of buildings or structures with respect to the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in accordance with the requirements of the *Act*, which includes notifying the neighbouring property owners and tenants, and publishing a notice in the newspaper. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once.

TUP20003

After this time has expired, the property owner may have to apply to rezone the property to allow for the continued use or discontinue the specified use.

A Short Term Vacation Rentals Temporary Use Permit Policy was adopted by the Board on January 24, 2018. This policy specifies regulatory areas, notification requirements, terms and renewals, criteria for evaluation, and conditions that may apply to individual permits.

When issuing an STR TUP, the ACRD may specify conditions that restrict the permit including:

- a. The buildings to be used;
- b. The area of use;
- c. The hours of use;
- d. Form and character;
- e. Environmental protection;
- f. Site-related restrictions; and
- g. Any other relevant conditions determined by the ACRD.

Temporary Use Permit:

Should the Board of Directors wish to support this application, the Temporary Use Permit for LOT 4, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781 to operate as a Short Term Rental may be subject to the following conditions and any others that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued for the operation of a three (3) bedroom short term vacation rental (STR) unit at the subject property.
2. A maximum of two (2) persons shall be permitted per bedroom when the dwelling unit is being occupied as an STR.
3. The rental unit is limited to the single family dwelling on the subject property.
4. The rental use of the property shall not change the residential appearance of the single family dwelling.
5. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
6. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
7. This permit is valid for two (2) years from the date of execution.
8. At the time this permit expires, the property owner may apply to the Regional District to have it re-issued for a period of up to two (2) years or return the property to the original use permitted under the current zoning.
9. The operation of the STR must be in compliance with all Provincial Health Officer orders.
10. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

TUP20003

Comments:

The applicants own and reside at the bordering property to the east and have operated Pacific Rose Cottage in the neighbourhood without complaint for many years.

The applicants have provided staff with the required documentation to support their application. Enclosed with the application is the following documentation:

- An Island Health filing for a new the septic system, installed in July-August 2020, capable of supporting the three (3) bedroom dwelling;
- A WETT inspection approval from May 2019 for the wood stove;
- An electrical inspection from an electrical upgrade in August 2003; and
- Pictures of the house and property.

Based on staff's review of this application, staff are supportive of the existing house being used as a STR and recommend that the Board consider issuing the TUP and proceed with neighbourhood notification to gather input on the application.

Submitted by:



Alex Dyer, MCIP, RPP
Planner

Reviewed by:



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

Approved by:



Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

TUP20003



John & Rose Marie Lane
Pacific Rose Cottage
PO Box 84
Ucluelet BC V0R 3A0

Dear Mike

Thank you for the list of acceptable contractors.

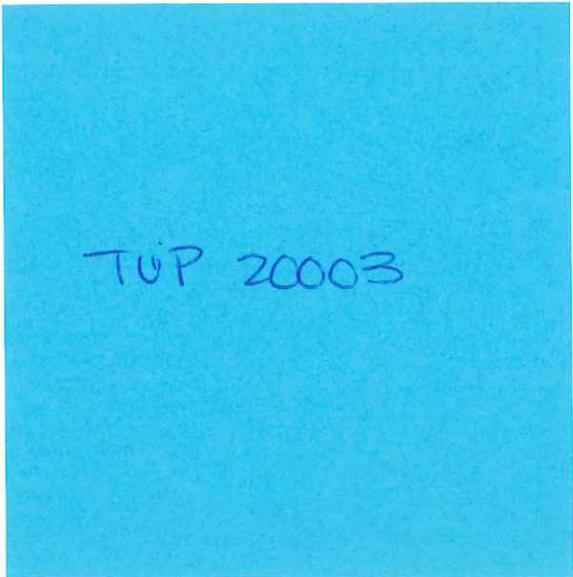
We enclose our application for a TUP for 212 Albion Crescent and would like it to start next April if we may. This year with Covid and renovations we are closing down our B and B at 208 and happily taking a break!

Terry Kelloway from Roto Rooter has been by to discuss upgrading our septic system and they will be starting work on August 3rd to bring it up to code.

We enclose a recent land survey, a WETT inspection report for the wood stove, the electrical inspection after the wiring upgrade by Evitt Electric in 2003 and a copy of our Land Title. Hopefully this will get the process started. Cheque for \$600 enclosed.

Rose Marie and I are happy to supply any other documentation you may need and if you are out this way the tea is always on.

All the best
John and Rose Marie
Pacific Rose Cottage
250-726-8998
jwmlane@hotmail.com



TUP 2003



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

Office use only

File No.:

Received:

Fee:

Receipt No.:

TEMPORARY USE PERMIT APPLICATION (SHORT TERM VACATION RENTAL)

Applicant/Property Owner Information	Agent Information (if applicable)
Name: JOHN AND ROSEMARIE LANE	Name:
Mailing address: PACIFIC ROSE COTTAGE Box 84 UCLUELET B.C. V0R3A0	Mailing address:
Phone:	Phone:
Cell: 250-726-8998	Cell:
Fax:	Fax:
Email: jwmlane@hotmail.com	Email:

Agent Authorization (if applicable)

If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed.

As owner(s) of the land described in this application, I/we hereby authorize _____ to act as applicant in regard to this Temporary Use Permit application.

Signature of owner:

Date:

Signature of owner:

Date:

Property Description

Civic address:

212 ALBION CRESCENT UCLUELET B.C. V0R3A0

Legal description:

LOT 4, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781

Zoning:

R2

OCP designation:

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

North: RESIDENTIAL R2

South: WATER

East: RESIDENTIAL R2 (OURSELVES)

West: RESIDENTIAL (R2)

Within the Agricultural Land Reserve (ALR): No Yes

Within a Development Permit Area (DPA): No Yes

(more information: www.acrd.bc.ca/development-permits)

Method of sewage disposal: Community system On-site septic system Other

Method of water supply: Community system On-site water system Other

Current Use (attach as a separate sheet, as required)

Describe the current use of the land and building(s) on the subject property:

RESIDENTIAL (R2)

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON LOT 4, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781

Civic Address—212 Albion Crescent, Ucluelet BC V0R 3A0

PID 001-474-642

Scale = 1 : 500

LEGEND

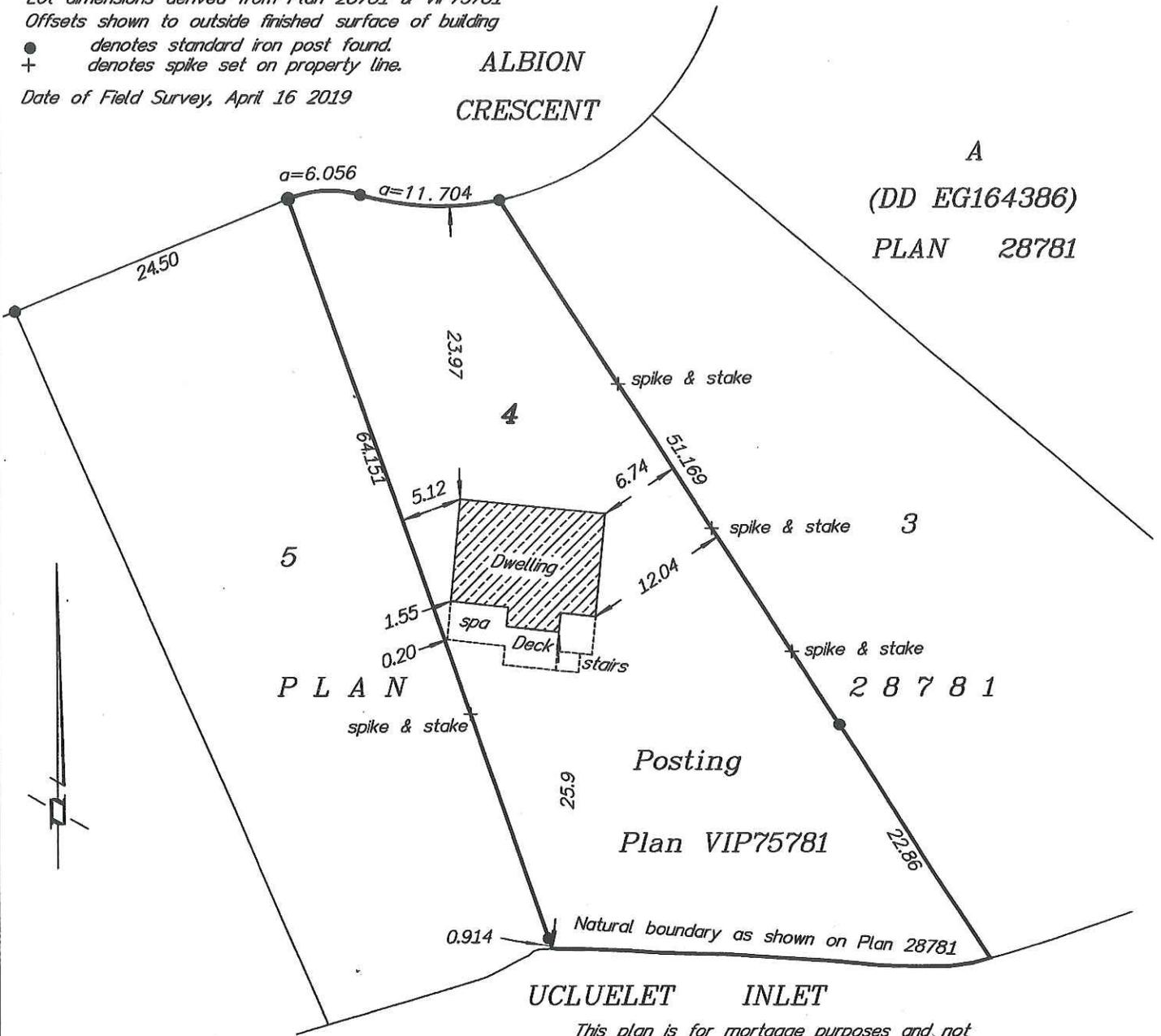
All distances are in metres.

Lot dimensions derived from Plan 28781 & VIP75781

Offsets shown to outside finished surface of building

- denotes standard iron post found.
- + denotes spike set on property line.

Date of Field Survey, April 16 2019



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G.W. LINDBERG LAND SURVEYING INC.

Professional Land Surveyor
 Surveying & Geomatics Services
 9261 Chemainus Road
 Chemainus, B.C. V0R 1K5
 Email gwlinberg@shaw.ca Tel. (250) 246-9393

This plan is for mortgage purposes and not for the re-establishment of property boundaries. This document has been prepared for the exclusive use of John & Rose Marie Lane & Gerald W. Lindberg, B.C.L.S. shall not be responsible for the unauthorized distribution and/or any use a third party makes of this document.
 Certified correct this 8 day of May, 2019

Gerald W. Lindberg
 Gerald W. Lindberg B.C.L.S.
 © G.W. Lindberg, 2019



Pacific Rose Cottage

3625 Fowlie Crescent Port Alberni, B.C. V9Y-1C6
250-735-0784

Solid Fuel-Burning Appliance Inspection Report

Date 07 May 2019

WETT Report # _____

Inspection For John Lane

Address 212 Albion Cres Colubet

Payment \$ _____ +GST 5%= Total 8500

Paid By Cash

Manufacturer Osburn Model 1600

Year Manufactured 2002

Installation Manual Provided Yes ___ No On Line ___

Chimney New ___ Existing Interior Exterior ___ Concealed Spaces Yes No ___

Masonry Flue Liner Yes ___ No Not Visible ___ Clearances from Combustibles Yes No ___ Not Visible ___

Metal: Conforms to ULCS629 Yes No ___ Installed to Manufacturer's Specs: Yes No ___ Not Visible ___

Heating Appliance Heater Fireplace Insert ___ Pellet Stove ___ Other ___ EPA Approved Yes No ___

Listing Agency: ULC ___ Warnock Hersey CSA ___ OTL ___ Other ___ Not Listed ___ # 32754

Construction & Clearances Floor Construction Wood Frame Concrete ___

Floor Protection as per Building Code (including hearth) Yes NO ___ Not Visible ___

Ember Protection: 8" sides 8" rear 18" loading/ash removal side) Yes No ___

Type of Floor Protection: Stone & Mortar

Appliance clearances to combustibles as per certification or building code

Right Side Yes No ___ Rear Yes No ___ Above Yes No ___
Left Side Yes No ___ Front Yes No ___

Shielding installed to provide acceptable clearances Yes ___ No Needed Yes ___ No

Flue Connector Single Wall Double Wall ___ Shielded ___

Correct Clearances Yes No ___ Mechanical Fasteners (3per pipe connection) Yes No ___

Positive Flue Connection (Fireplace Insert Only) Yes ___ No ___ Not Visible ___

Clean Out (Fireplace Insert Only) Yes ___ No

Combustion Air Yes ___ No ___ N/A

Comments _____

Approval. On the basis of what was visible at the time of the inspection, this appliance installation:

Appears to meet the requirements of B-365 ___ Failed to meet the requirements of B-365

___ Requires Corrections*

- If deficiencies were found then it is up to the owner/occupant to correct and call for a re-inspection.
- Todd Flaro has only inspected what was visible at the time of this inspection. Todd Flaro does not warrant that any portion of the installation was correctly constructed or suited for the use for which it was installed.

Insurance Company Schill IOS

Received By R. Duerr

Date Received May 14/2019

Todd Flaro
WETT # 9944

Certified Master Home Inspector
Certified WETT Inspector

User: EL02700 Electrical License No.: 2700

Contents

Order (Electrical Inspection Request) Now

You have successfully ordered this Inspection Request.

Permit Number: 2005212 Requested Date: 2003/08/30
Site: 212 ALBION CRESCENT
UCLUELET (82) Site Name:

Installation Name:
Registered Rep Name: BARKER, MICHAEL DOUGLAS
Registered Rep No: 27077

Work is in Progress All work is complete Installation Safe

Rough Wiring Inspection Required Rough Wiring Cover Date: 2003/09/04

Rough Wiring Progress: Partial Slab UFER Ground Under Ground
Complete
(none)

Partial Rough Wiring Area: all rooms except living room cieling coming out later

Electrical Installation Ready

Type of Electrical Installation:
Service Change From:
Service Change To:
Type of Grounding Electrode:
Other Type of Electrode:

Deficiencies are corrected

Deficiencies Corrected Date: yyyy/mm/dd

Remarks:

I, (27077) BARKER, MICHAEL DOUGLAS, a registered representative for EVITT ELECTRIC CO LTD have physically inspected the electrical work completed under the above-mentioned permit, and hereby certify that the electrical installation authorized thereby has been installed to comply with the Electrical Safety Act and Regulations of British Columbia.

Within a few minutes your inspection report should be available via the "Search Requests by Permit No." menu item to the left.

212 ALBION CRESCENT
40' X 27' 9"

DINING ROOM

LIVING ROOM

BATHROOM

BEDROOM 2

18' X 13'

8' 4" X 6'

11' 7" X 9' 2"

KITCHEN

13' 3" X 9' 6"

SITTING ROOM

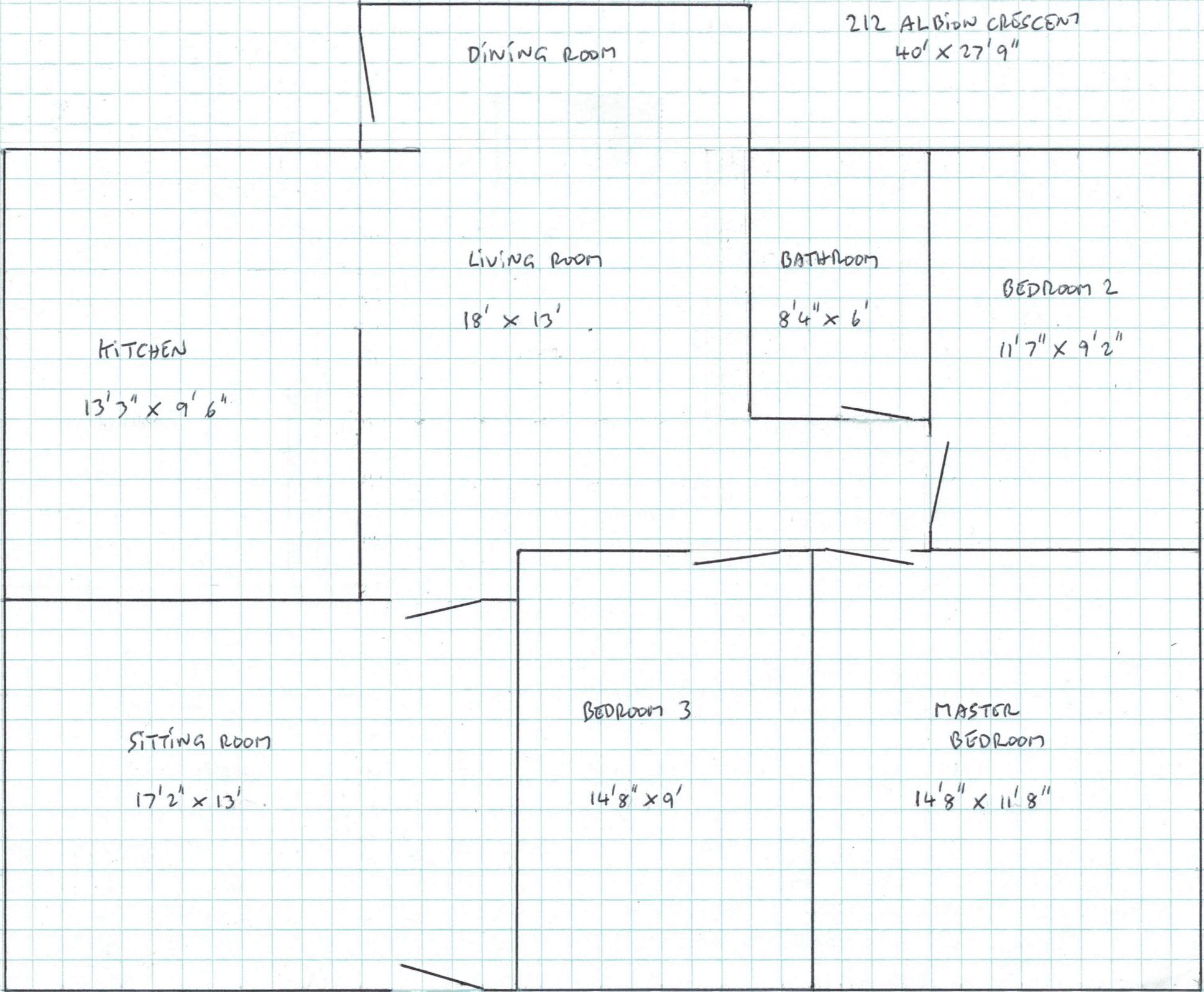
17' 2" X 13'

BEDROOM 3

14' 8" X 9'

MASTER
BEDROOM

14' 8" X 11' 8"



TUP20003_LANE



Front entrance – Pacific Rose Cottage.



Back door.



Living/Dining.



Living/Dining.



Living/Dining.



Kitchen.



Master bedroom.



Bedroom 2.

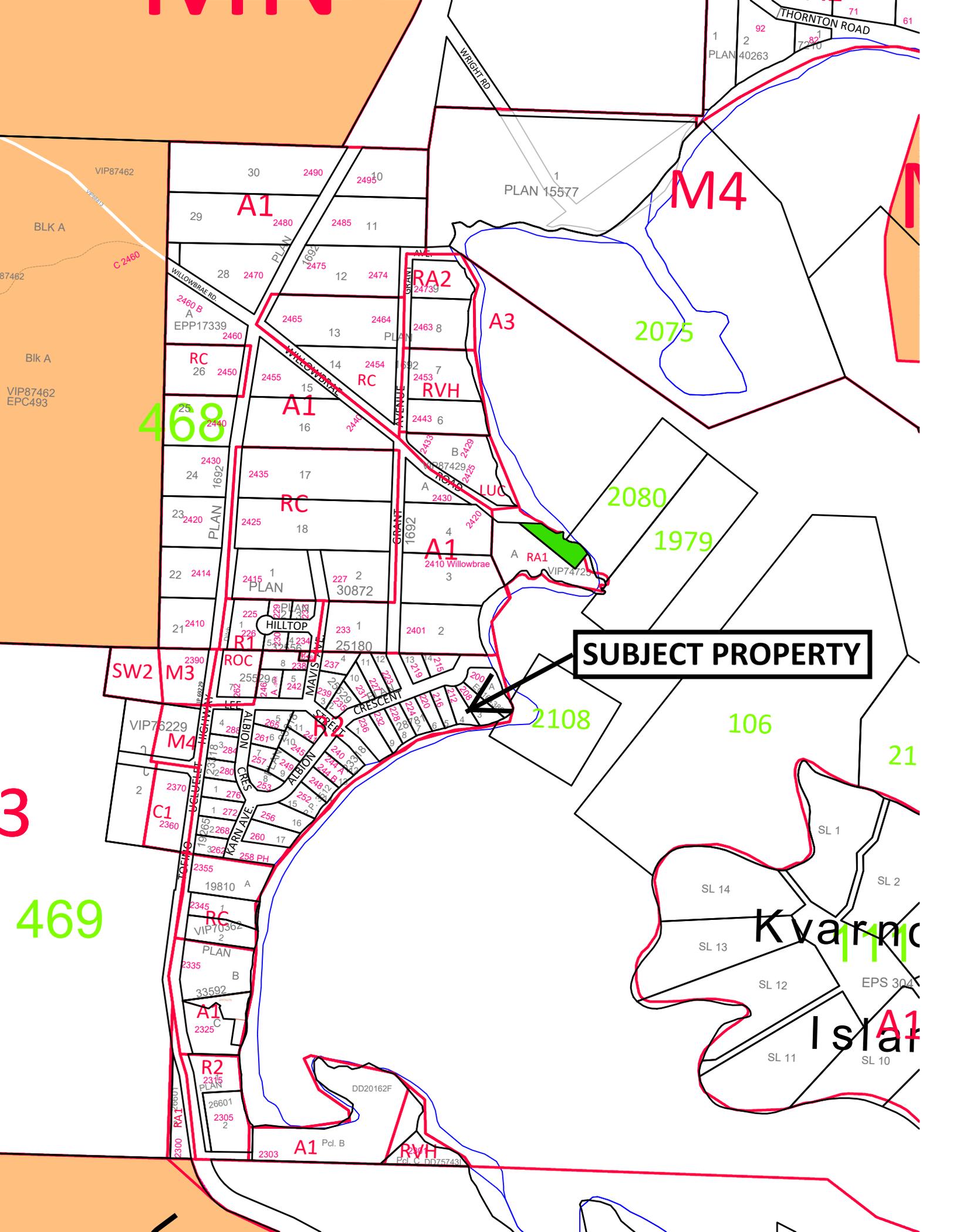


Bedroom 3.

TUP20003_LANE



Bathroom.



M4

468

2075

2080

1979

SUBJECT PROPERTY

2108

106

21

469

Kvarnerc

Istara

A1

RA2

A3

RC

RVH

A1

RC

A1

RA1

R1

ROC

SW2 M3

M4

C1

RC

A1

R2

A1

RVH

Pcl. B

Pcl. C

PLAN 40263

PLAN 15577

EPP17339

PLAN 1692

PLAN 1692

PLAN 30872

PLAN 25180

VIP76229

VIP70362

VIP70362

VIP70362

VIP70362

VIP70362

VIP70362

VIP70362

VIP70362

DD20162F

EPS 304

SL 11

SL 10

SL 12

SL 12

SL 14

SL 2

SL 1

VIP87462

Blk A

Blk A

VIP87462
EPC493

C 2460

PLAN 1692

30 2490 2495 10

29 2480 2485 11

28 2470 2475 12 2474

26 2450 2455 13 2464

25 2440 2445 14 2454

24 2430 2435 15 2444

23 2420 2425 16 2434

22 2414 2415 17 2424

21 2410 2415 18 2424

20 2400 2405 19 2414

19 2390 2395 20 2404

18 2380 2385 21 2394

17 2370 2375 22 2384

16 2360 2365 23 2374

15 2350 2355 24 2364

14 2340 2345 25 2354

13 2330 2335 26 2344

12 2320 2325 27 2334

11 2310 2315 28 2324

10 2300 2305 29 2314

9 2290 2295 30 2304

8 2280 2285 31 2294

7 2270 2275 32 2284

6 2260 2265 33 2274

5 2250 2255 34 2264

4 2240 2245 35 2254

3 2230 2235 36 2244

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2410 2415 35 2424

2410 2415 36 2424

2410 2415 37 2424

2410 2415 38 2424

2490 2495 10

2480 2485 11

2470 2475 12 2474

2450 2455 13 2464

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2490 2495 10

2480 2485 11