



June 19, 2024

LONG BEACH ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, June 24, 2024 at 5:00 pm** in a hybrid format at the Ucluelet Community Centre in Activity Room 1, with the option to join electronically via zoom or by calling in by phone.

The following items will be presented and discussed:

- **Advisory Planning Commission (APC) orientation**
 - APC Handbook (attached)
 - Staff presentation and discussion
- **Temporary Use Permit Renewal - TUP24005 - 1360 Smith-Dale Road (Donaldson)** (attached)
 - Staff summary and APC input discussion

- **South Long Beach (SLB) Official Community Plan (OCP) Update project introduction and visioning**

Link to current SLB OCP that will be reviewed and updated:

www.acrd.bc.ca/dms/documents/bylaws/planning-bylaws/p1166_south_long_beach_ocp.pdf

Link to OCP Maps 1 to 5: www.acrd.bc.ca/ocp

- Staff presentation and discussion on:
 - Project overview, branding and APC role
 - Challenges and opportunities, focused within the South Long Beach OCP area (Plan area shown on Map 1: www.acrd.bc.ca/dms/documents/planning-and-development/ocps/p1166_map1_planarea.pdf)
 - Community engagement
 - Next steps

Your recommendations on the Temporary Use Permit renewal application will be provided to the Board of Directors at the June 26, 2024 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca



To: ACRD Board of Directors

Meeting Date: June 26, 2024

From: Brooke Eschuk, Jr. Planner

File #: PL20240055 / TUP24005

Application Type: Temporary Use Permit

Voting Structure: Electoral Area Directors

Electoral Area: "C" Long Beach

Subject: Short Term Rental Temporary Use Permit Renewal – 1360 Smith-Dale Road (Donaldson)

Recommendation:

THAT the Board of Directors consider issuing Temporary Use Permit TUP24005 subject to neighbourhood notification as per Local Government Act s. 494.

Development Proposal: The applicant is applying to renew TUP21003, issued in March 2022, to provide short term rental accommodation on the parcel located at 1360 Smith-Dale Road on the west side of Ittatsoo Lake. The parcel is the applicant’s full-time residence, and they utilize the existing one bedroom, 625 square foot cabin built on the property in 2022 as short-term rental accommodation.

Advisory Planning Commission Recommendation: The Long Beach APC will review this application at their June 24 meeting. Staff will provide a verbal update of the APC recommendation to the Board at the June 26 Board meeting.

Property Owner(s)/Applicant(s): Peter Donaldson

Property Information:

| | | | | | | | |
|-------------------|---|-------|---------|------------|---|---------------|----------------|
| Civic Address | 1360 Smith-Dale Road | | | | | | |
| Legal Description | PARCEL "C" (DD2628N) OF DISTRICT LOT 1012, CLAYOQUOT DISTRICT | | | | | | |
| PID | 003-170-284 | Folio | 3578000 | ALR? (Y/N) | N | Lot Size (ha) | 0.66 (1.63 ac) |

| | | | |
|----------------------------|---|-----------------|-----|
| Current Zoning | Forest Rural (A3) District | Proposed Zoning | N/A |
| Current OCP | Rural Use | Proposed OCP | N/A |
| Development Permit Area(s) | DPA I – Sensitive Ecosystems Protection – Community Watershed | | |

Current Use & Description
The 0.66 ha (1.63 acre) property is located in the Port Albion area accessed from Smith-Dale Road and backing onto Ittatsoo Lake. The property is mostly treed apart from the area cleared for the existing improvements. The Accessory Dwelling Unit (ADU) that would be utilized for the short-term rental use was built in 2022 with occupancy granted in August 2023. There is a single family dwelling constructed in 2019-20 and an accessory building constructed in 2014 on the property. The subject property backs onto Ittatsoo lake and is the primary residence of the applicant.

PL20240055 / TUP24005

| Surrounding Zoning and Land Use | | | |
|---------------------------------|---|--|---------------------------------|
| North | Forest Rural (A3) District | | South Rural (A2) District |
| East | Forest Rural (A3) District, Ittatsoo Lake, and Yuułuʔiłʔatḥ Government lands east of the lake | | West Forest Rural (A3) District |

Services:

- a) **Sewage Disposal:** On-site wastewater system. A new septic system was installed in 2020 to accommodate the sewage disposal capacity for the single family dwelling, accessory building and accessory dwelling unit.
- b) **Water Supply:** The parcel is served by an on-site well system.
- c) **Fire Protection:** The parcel is not within a fire protection area.
- d) **Access:** The property is accessed off Smith-Dale Road which intersects with the east end of Sutton Road in the Port Albion area. The area where the cabin is located is accessed by a separate driveway.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated Rural Use. This designation applies to specific upland areas along the Ucluelet Inlet and Barkley Sound. These rural residential areas are intended to meet both local demand as well as for seasonal, tourism, and secondary home ownership by non-local residents. The Rural Use designation supports a maximum of four (4) boarders or lodgers in guest suites (s. 4.5.2 (d)) and the OCP supports the consideration of temporary use permits in all land use designations for a period of up to three years.

The parcel is impacted by DPA I – Sensitive Ecosystems Protection, Ittatsoo Watershed Community Water Supply area and DPA II – Freshwater Riparian Areas Protection. Development permits were issued for the construction of the single family home in 2018 and in 2022 for the construction of the Accessory Dwelling Unit satisfying the requirements of both DPAs.

This proposal generally complies with the requirements of the South Long Beach OCP. The OCP supports the consideration of TUPs in all land use designation for a period of up to three years.

- b) **Zoning:** The parcel is zoned Forest Rural (A3) District. The A3 zoning permits an ADU on a property with a minimum 0.4 ha (1 ac) lot size within the South Long Beach OCP area. The A3 zoning does not permit short-term vacation rentals. In 2022, the applicant was issued a temporary use permit for the construction of the cabin and subsequent rental on a short-term basis. The TUP was issued for a period of two (2) years. The South Long Beach Official Community Plan was amended in 2023 to extend the length of temporary use permits to three years.

| | Current: A3 |
|--|-------------|
| Minimum Lot Area (ha) | 4 |
| Minimum Lot Width (m) | 100.5 |
| Principal & Accessory Front Yard Setback (m) | 15.2 |
| Principal Side Yard Setback (m) | 4.5 |
| Principal Rear Yard Setback (m) | 9.1 |
| Accessory Side Yard Setback (m) | 4.5 |
| Accessory Rear Yard Setback (m) | 4.5 |
| Watercourse Setback (m) | 30 |

The short-term vacation rental proposal does not meet the requirements of the ACRD zoning bylaw. To allow the proposed use, the issuance of a Temporary Use Permit is required.

Temporary Use Permit Conditions:

The Temporary Use Permit to operate the existing Accessory Dwelling Unit as a short-term rental may be issued subject to the following conditions and any other conditions that the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued to allow an Accessory Dwelling Unit (ADU) located on the subject property to be operated as a short-term vacation rental (STR) unit.
2. A maximum occupancy of two (2) persons per bedroom shall be permitted when the ADU is being occupied as an STR.
3. The short-term rental use is limited to the existing 625 square foot ADU located on the property.
4. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
5. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
6. This permit is valid for three (3) years from the date of execution.
7. At the time this permit expires, the property owner may apply to the Regional District to re-issue the TUP or return the property to the original use permitted under the zoning.
8. 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.

Comments:

Staff recommend that the ACRD Board consider renewing the Temporary Use Permit subject to neighbouring properties being notified as per *Local Government Act Section 494*. The short-term rental has been operating under an existing TUP since 2022 and staff are not aware of any neighbourhood concerns. The neighbour notification and public advertising process will enable the Regional District to gather public input on the application.

The South Long Beach OCP was updated in 2023 to allow for the consideration of TUPs for a period of up to three years, which aligns with the maximum term permitted under the *Local Government Act*.

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

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

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

Site Plan of:

Parcel 'C' (DD. 2628N)

District Lot 1012, Clayoquot District

Parcel Identifier: 003-170-284

Civic address: 1360 Smithdale Road

SCALE - 1 : 1 0 0 0



All distances are in metres & decimals thereof.

(plot on 8.5" x 11" sheet)

LEGEND

Elevations are on an assumed datum of 50 Meters based off of the Iron Pin.

Average Natural Grade of Proposed Building = 49.75M

Proposed Main Floor Elevation = 50.35M

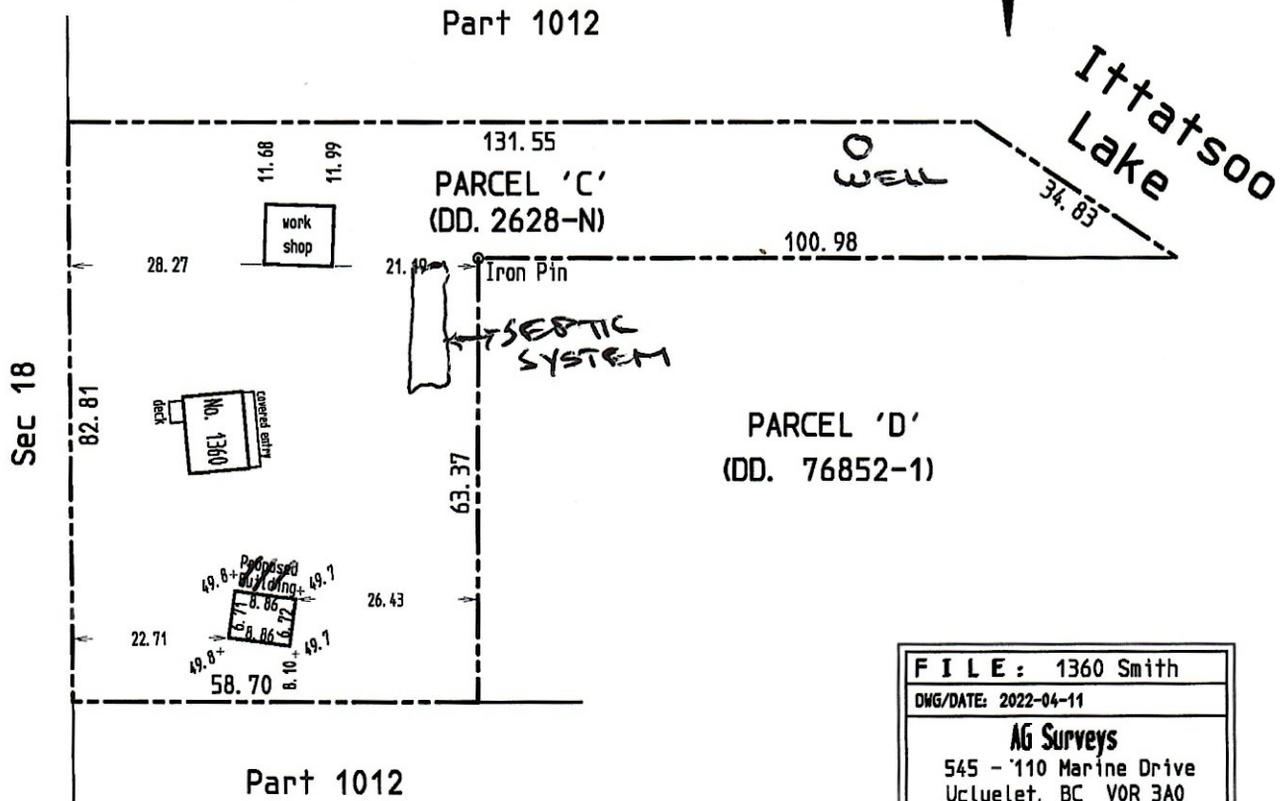
Percentage Lot Coverage of the

Proposed Building = 16.6%

The following non-financial charges are shown on the current title and may affect the property
CA7304305 - Covenant
CA7304307 - Covenant
CA7304309 - Covenant

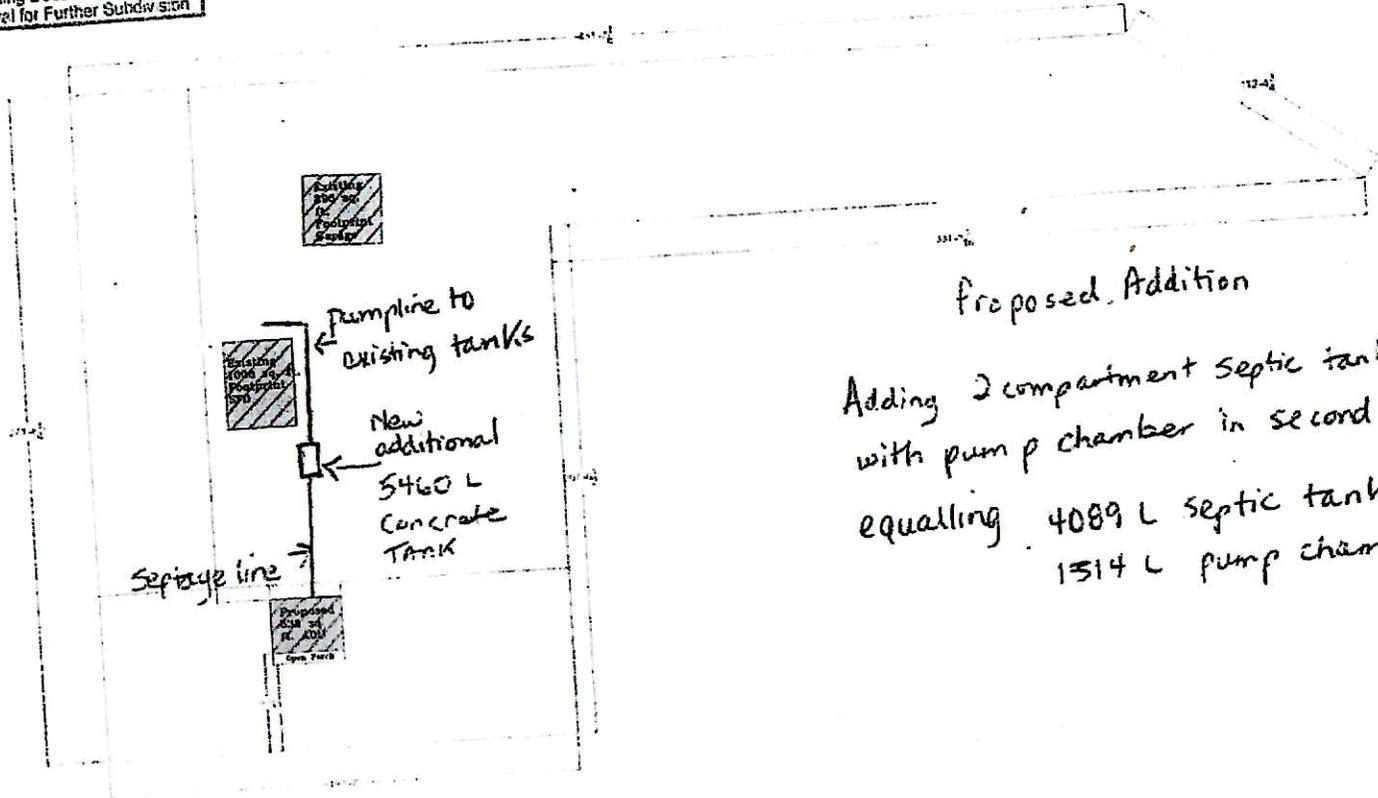
Parcel dimensions shown hereon are derived from Land Title Office records.

This sketch represents a site improvement survey and is not intended for the purposes of a survey/mortgage certificate.



| |
|-----------------------------|
| FILE: 1360 Smith |
| DWG/DATE: 2022-04-11 |
| AG Surveys |
| 545 - 110 Marine Drive |
| Ucluelet, BC V0R 3A0 |
| phone (250) 266-4536 |

ISLAND HEALTH
 FILING ACCEPTED
JAN 26 2022
 This filing Does Not Constitute
 Approval for Further Subdivision



Proposed Addition
 Adding 2 compartment septic tank
 with pump chamber in second half
 equalling 4089 L septic tank
 1314 L pump chamber

A
 Proposed
 New Home
 For:

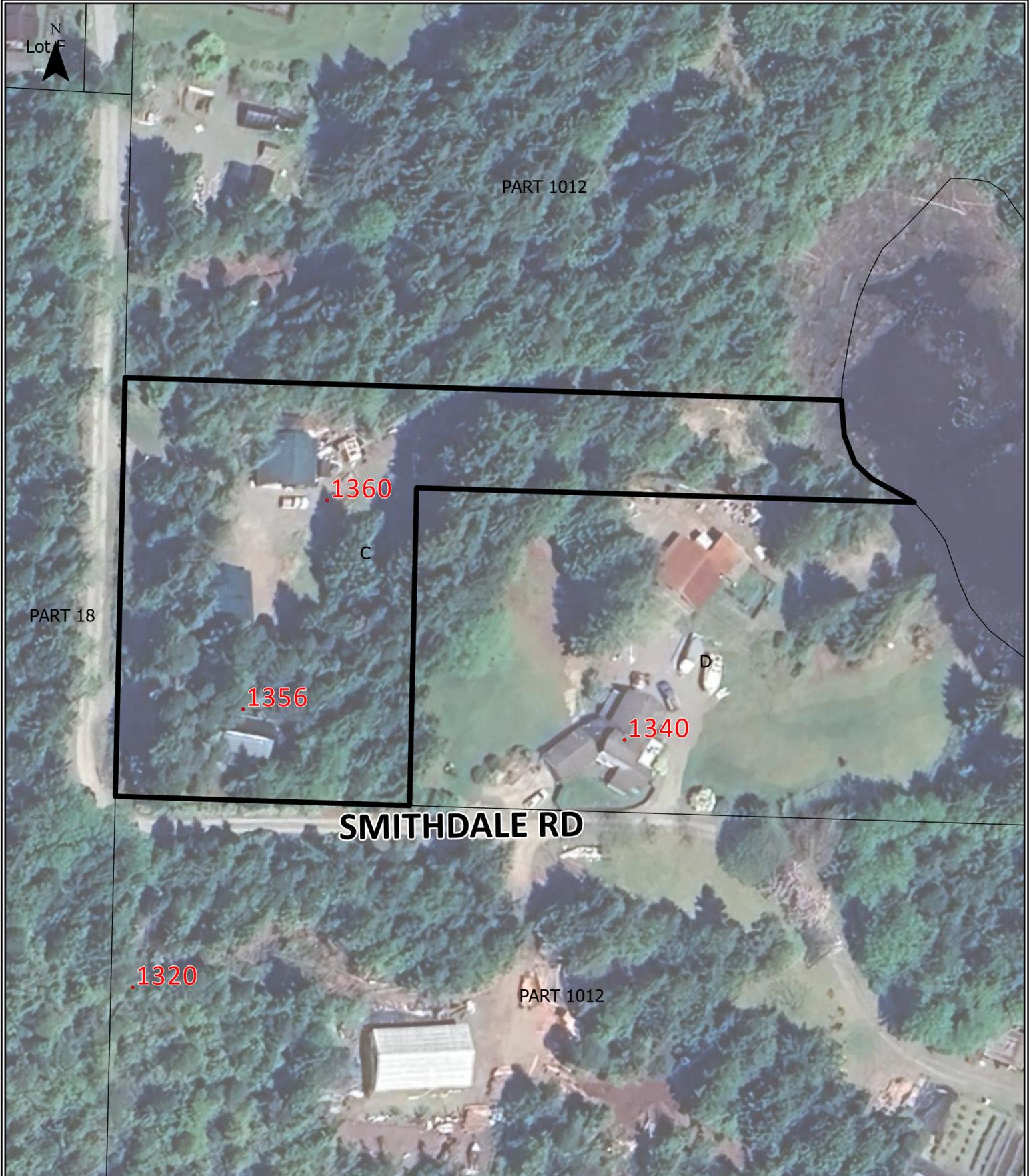
Peter
 Donaldson

Ucluelet,
 British
 Columbia

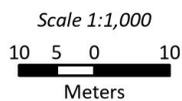
CASCADIAN
 SUSTAINABLE
 Architectural Design &
 Energy Consulting

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

A-2



1360 Smith – Dale Road
 PARCEL "C" (DD2628N) OF DISTRICT LOT 1012,
 CLAYOQUOT DISTRICT



-  Subject Property
-  Parcels



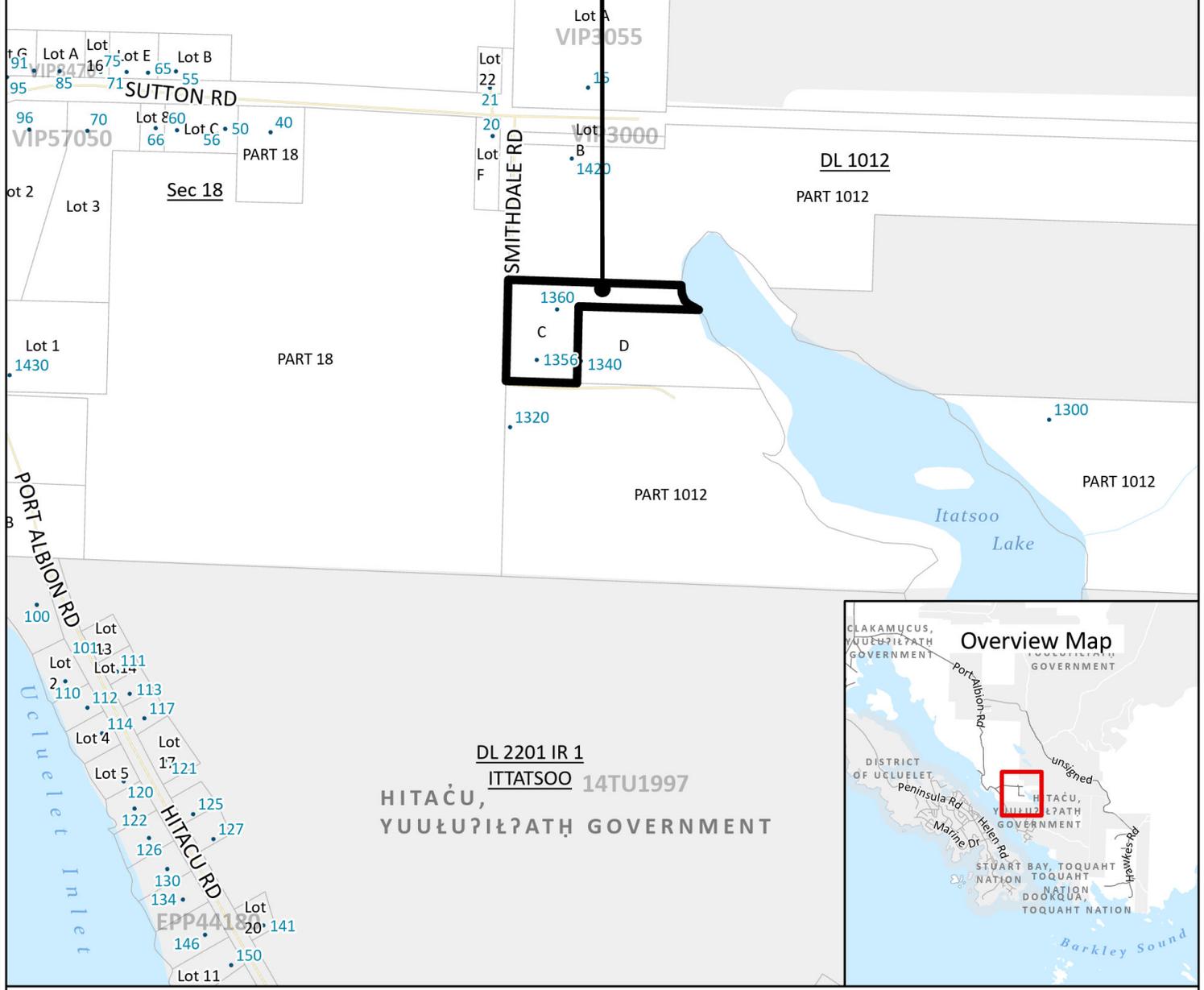
Prepared 2024-05-10
 Sources: © OpenStreetMap (and)
 contributors, CC-BY-SA,
 ParcelMapBC; GeoBC; ACRD

*This product is intended for general reference use
 only and should not be used for navigation or legal
 purposes.*

 Municipality or Treaty Land
 Subject Property

**Subject
Property**

YUULU?IL?ATH
GOVERNMENT



 Civic Address 1360 Smith – Dale Road
 Legal Description PARCEL "C" (DD2628N) OF DISTRICT LOT 1012,
 CLAYOQUOT DISTRICT.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

