



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Long Beach Advisory Planning Commission Meeting

Monday, December 1, 2025

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

5:30 PM

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/1-12-2025/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_Bjn1F57mTaKrUj3ncFHMMQ

1. CALL TO ORDER

Recognition of Territories.

Notice to attendees and delegates that this meeting is being recorded and
livestreamed to YouTube on the Regional District Website.

2. APPROVAL OF AGENDA

3. DECLARATIONS

(conflict of interest)

4. MINUTES

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

- | | |
|--|-------|
| a. TUP22007R – 2660 Tofino-Ucluelet Highway (Lost Shoe Campground) | 2-17 |
| b. TUP25015 – 232 Albion Crescent (Hetu/Reid) | 18-32 |

7. LATE BUSINESS

8. ADJOURN



To: ACRD Board of Directors

Meeting Date: December 10, 2025

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: C - Long Beach

Subject: Temporary Use Permit TUP22007R - 2660 Tofino-Ucluelet Highway (Kimola; Kaikkonen; Cowland; Baril-Dionne)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP22007R subject to:

- a. Safe and suitable access to the site confirmed by the Ministry of Transportation and Transit and the Ucluelet Fire Department.*
- b. Neighbour notification in accordance with Section 494 of the Local Government Act.*

Development Proposal: The property owners have applied to renew a Temporary Use Permit (TUP) issued in August 2022 to allow for the continued operation of a campground known as the Lost Shoe Campground and located at 2660 Tofino-Ucluelet Highway. The renewed TUP would include the operation of campsite consisting of 34 unserviced/partially-serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.

Advisory Planning Commission Recommendation: The Long Beach APC will be reviewing the application at their December 1st meeting.

Property Owner(s): Andre-Anne Baril-Dionne, Glen C Kaikkonen, Vincent M Kimola, Cowland Cottage Enterprises LTD.

Applicant/Primary Contact: Glen C Kaikkonen

Property Information:

Civic Address:	2660 Tofino-Ucluelet Highway						
Legal Description:	THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK						
PID:	009-008-918	Folio:	770-03464.850	ALR? (Y/N)	N	Lot Size (ha):	2.42 (5.98 ac)
Current Zoning:	MAC - Mixed Accommodation Commercial District	Proposed Zoning:	N/A				
Current OCP:	South Long Beach, Recreational Commercial Use	Proposed OCP:	N/A				
Development Permit Area(s):	N/A						

Current Use & Description: The 2.42 ha (5.98 ac) property, located south of the Tofino-Ucluelet Highway junction, is currently operated as a campground under an existing Temporary Use Permit, offering a mix of serviced and unserviced campsites for short-term and long-term stays. This application seeks to renew the permit to continue the same use that would include 34 unserviced/partially-serviced sites and 15 serviced sites intended for a mix of long-term (monthly) and short-term (daily) rental. The property is currently zoned Mixed Accommodation Commercial (MAC) District which permits a maximum of 24 campsites.

Surrounding Zoning and Land Use

North: Crown Land zoned Forest Reserve (A4) District	South: Campground Commercial (C8B) District/Storage Warehouse (SW1) District
East: Campground Commercial (C8B) District	West: Crown Land zoned Forest Reserve (A4) District

Services:

- Sewage Disposal:** On-site sewage disposal system. A type 3 engineered sewage treatment system was installed and certified by Island Health in August 2011.
- Water Supply:** On-site water. The well, pump and water treatment system have been inspected and approved by Island Health and a permit to Operate a Water Supply System was granted in January 2013. When the TUP was first considered, records showed that regular testing was being completed as required by Island Health.
- Fire Protection:** The parcel is protected by the Ucluelet Volunteer Fire Department under the South Long Beach Fire Protection Service agreement.
- Access:** The property is accessed from the Tofino-Ucluelet Highway, approximately 400 metres south of the junction with the Pacific Rim Highway. The Ministry of Transportation and Transit requires a Commercial Access Permit for the access into a commercial business.

Planning Policy Discussion:

- Official Community Plan:** The parcel is designated as Recreational Commercial Use in the South Long Beach OCP. The designation is intended to support the operation of campgrounds and provide opportunities for activities complementary to commercial uses. The OCP includes objectives for protecting existing recreational commercial uses and to allow for limited expansion of appropriate small-scale recreational commercial uses. The parcel is not within a Development Permit Area (DPA). The OCP supports the consideration of Temporary Use Permits in all land use designations for a period of up to three years.

This proposal generally complies with the requirements of the South Long Beach Official Community Plan.

- Zoning:** The property falls within the Mixed Accommodation Commercial (MAC) District. With a lot size of 2.42 ha (5.98 ac), the MAC zoning allows a density of up to twelve (12) cottages and twenty-four (24) campsites. This zone is primarily intended for short-term accommodation. In this case, the property owner proposes to continue operating a larger campground without cottage development, offering both daily and monthly options. No cottage will be utilized as a dwelling unit.

	Current:
Minimum Lot Area (ha)	1
Minimum Lot Width (m)	100

Principal & Accessory Front Yard Setback (m)	10
Principal Side Yard Setback (m)	10
Principal Rear Yard Setback (m)	10
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9
Watercourse Setback (m)	30

This Temporary Use Permit renewal application seeks to allow continued operation of 34 campsites – including unserviced/partially serviced (hydro only) sites and 15 fully serviced sites – for both long – term (monthly) and short – term (daily) stays.

Temporary Use Permit conditions: The Temporary Use Permit to operate the existing 49 campsites, with a mix of unserviced/partially-serviced/serviced sites intended for both long-term residence and short-term vacation accommodation, may be subject to the following conditions and any other conditions that the ACRD Board of Directors deems appropriate at the time of issuance:

1. This permit is issued to allow for the operation of a campground consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals, and security. No structure or cottage will be utilized as a dwelling unit.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. An overall site layout map of the campground shall be posted at the entrance to the property and each campsite shall have a clearly marked site number.
5. Fire suppression equipment must always be available on site.
6. Access to the campground must comply with all requirements of a Commercial Access Permit issued by the Ministry of Transportation and Transit.
7. Access points and internal access roads must be designed to accommodate suitable access for emergency vehicles and fire apparatus, and allow for safe access/egress for all vehicles in the event of an emergency that requires evacuation of the site.
8. Garbage disposal and recycling facilities will be provided and maintained daily to reduce attractants for wildlife.
9. Adequate washroom facilities and access to potable water must be available to customers, tenants, and visitors to the site.
10. Staff and/or the owner or caretaker will always be available on site.
11. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
12. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
13. This permit is valid for three (3) years from the date of execution.
14. At the time this permit expires, the property owner may apply to rezone the property or return the property to the original use permitted under the current zoning.
15. 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: The property owners are preparing an application to rezone the subject property to support the continued operation as the Lost Shoe Campground. In preparation for future rezoning, the property owners are applying for a TUP renewal, as an interim measure, to bring the current operation into compliance while they consider the future density, servicing, and management structure for the campground. With the ongoing demand for legal and safe camping areas on the West Coast, and in consideration of temporary and shorter-term housing needs in the area, the renewal of the TUP would be an appropriate interim solution.

Staff recommend that the Board consider Temporary Use Permit TUP22007R, subject to confirmation from the Ministry of Transportation and Transit and the Ucluelet Fire Department that safe and suitable access to the site is provided and subject to neighbour notification. The public notice process will allow for community feedback on the operation of the campground in accordance with the conditions of use outlined in the TUP.

Submitted by: *Alex Dyer*
Alex Dyer MCIP RPP, General Manager of Planning & Development

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

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

**TUP22007 – Lost Shoe Campground, 2660 Tofino Ucluelet Highway
Site Photos taken April 12, 2022**

EASTERN HALF OF PROPERTY:



Structure potentially being used as a dwelling unit, with highway in the background.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit (behind fence).

WESTERN HALF OF PROPERTY:



Unserviced sites area and office structure.



Unserviced sites area.



Unserviced sites area.



Unserviced sites area.

PERMIT

to OPERATE

A WATER SUPPLY SYSTEM

Water System Name: **LOST SHOE CAMPGROUND**
Premises Number: **KCYR-8W6PS4**
Premises Address: **2660 Tofino-Ucluelet Highway**
Ucluelet, BC
V0R 3A0

Water System Owner: [REDACTED]

Kimola-Kaikkonen is hereby permitted to operate the above potable water supply system and is required to operate this system in accordance with the Drinking Water Protection Act and in accordance with the conditions set out in this operating permit and conditions established as part of any construction permit.

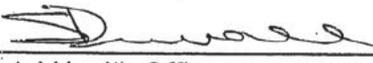
The water supply system for which this operating permit applies is generally described as:

Service Delivery Area: Ucluelet
Source Water: Lost Shoe Campground Well
Water Treatment methods are: Ion Exchange
Water Disinfection methods are: Ultra Violet

Number of Connections: 15-300 Connections - DWC

Operating conditions specific to this water supply system are in Appendix A.

Date: January 25, 2013

Issued By: 
Environmental Health Officer

**This permit must be displayed
in a conspicuous place and is not transferable**

Place Decal Here

APPENDIX A

WATER SYSTEM OPERATING CONDITIONS FOR

LOST SHOE CAMPGROUND
2660 Tofino-Ucluelet Highway
Ucluelet, BC, V0R 3A0

APPENDIX A

The permit holder is advised that the following Terms and Conditions are in addition to other legislated responsibilities and obligations.

Ensure familiarity with:

Drinking Water protection Act (SBC 201) Chapter 9

Drinking water Protection Regulation (BC Reg. 200/2003)

1. Monitoring and Sampling

Adhere to monitoring requirements to ensure the efficacy of disinfection and treatment technology according to industry standards. Adhere to a sampling program as approved by the Drinking Water Officer (DWO), and maintain detailed and accurate records of all monitoring performed. The sampling program is to include the following:

- Bacteriological Testing (including Iron Related Bacteria)
- Testing of physical and chemical parameters

2. Operation and Maintenance

Adhere to Maintenance and Operating Procedures as approved by the Drinking Water Officer and abide by BCWWA standards or equivalent.

Maintenance and Operating Procedures shall address:

- Well and wellhead protection
- Disinfection and Treatment Equipment
- Location/availability of spare equipment and parts
- Distribution System

3. Operator Training

Provide an operator with training acceptable to the DWO to operate the water system at all times. Minimum training required is the Water Safe Certification.

Date: January 25, 2013



Environmental Health Officer



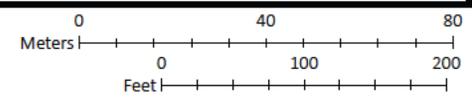
This map should not be used for navigation or legal purposes. This product was prepared by the Alberni-Clayoquot Regional District (ACRD) Planning Department and is intended for general reference use only. The ACRD makes no guarantees, expressed or implied, as to the use of the information obtained here and is not responsible for any damages or incidents resulting from any omissions, deletions or errors of data shown here within.

© OpenStreetMap (and) contributors, CC-BY-SA

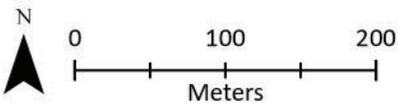
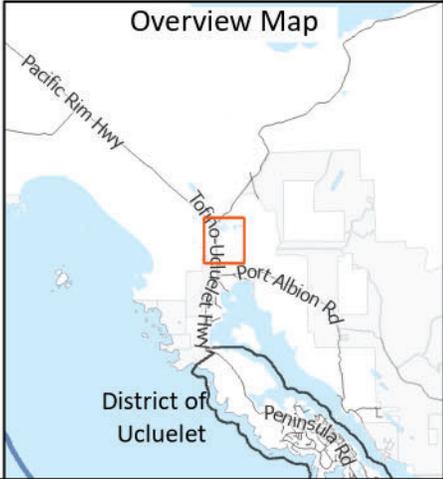
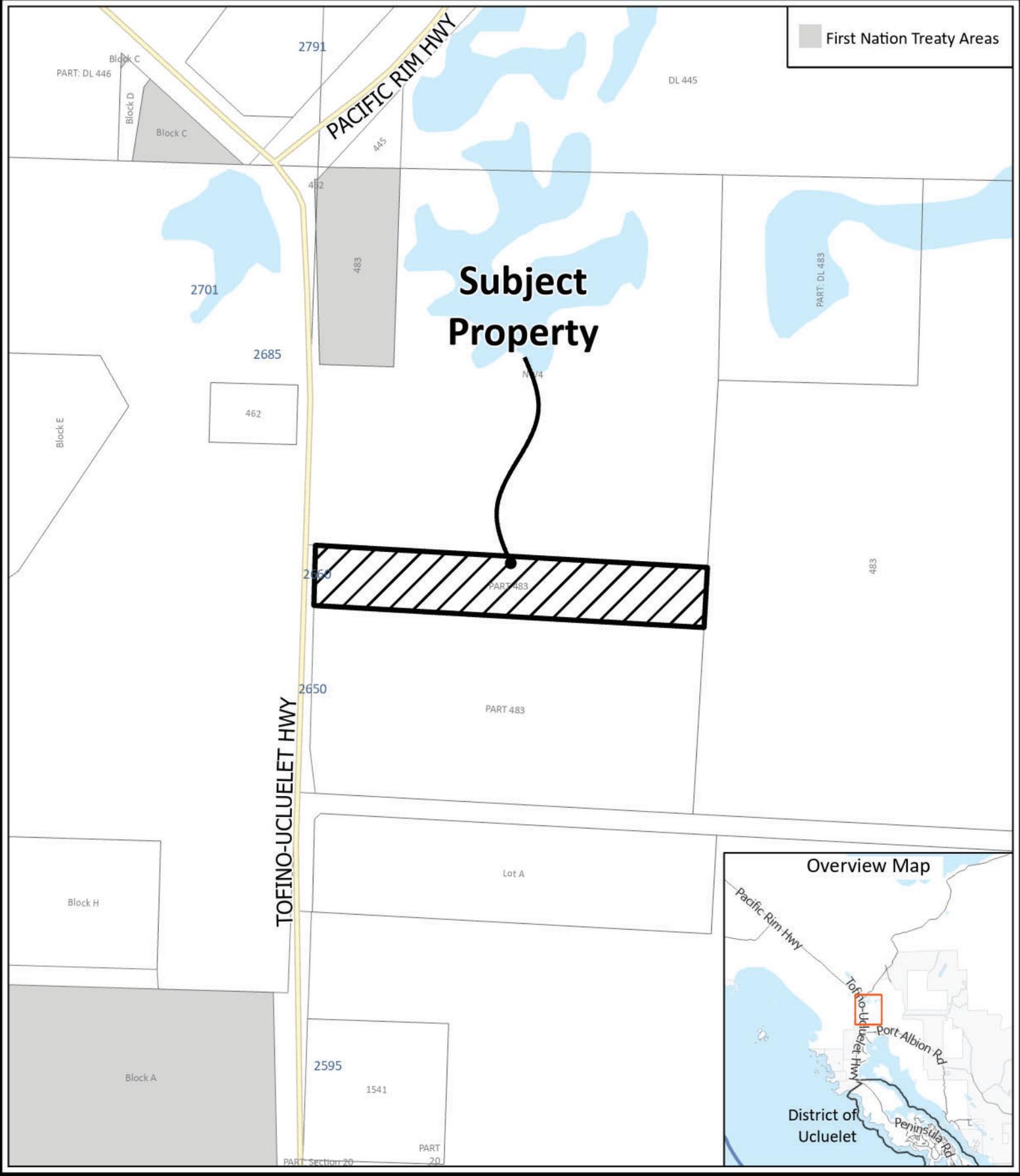


Lost Shoe Campground, 2660 Tofino-Ucluelet Highway

Prepared 28 April 2022, ACRD
Google Satellite imagery



■ First Nation Treaty Areas



Legal description: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK



TUP22007R

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

Name: ANDRE-ANNE BARIL-DIONNE, GLEN C KAIKKONEN, VINCENT M KIMOLA, COWLAND COTTAGE ENTERPRISES LTD.

Address: 2660 TOFINO-UCLUELET HWY, UCLUELET, BC

With respect to:

Legal Description: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK

PID: 009-008-918

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This permit is issued to allow for the operation of a campground consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals, and security. No structure or cottage will be utilized as a dwelling unit.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. An overall site layout map of the campground shall be posted at the entrance to the property and each campsite shall have a clearly marked site number.
5. Fire suppression equipment must always be available on site.
6. Access to the campground must comply with all requirements of a Commercial Access Permit issued by the Ministry of Transportation and Transit.
7. Access points and internal access roads must be designed to accommodate suitable access for emergency vehicles and fire apparatus, and allow for safe access/egress for all vehicles in the event of an emergency that requires evacuation of the site.
8. Garbage disposal and recycling facilities will be provided and maintained daily to reduce attractants for wildlife.
9. Adequate washroom facilities and access to potable water must be available to customers, tenants, and visitors to the site.
10. Staff and/or the owner or caretaker will always be available on site.
11. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
12. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.

13. This permit is valid for three (3) years from the date of execution.
14. At the time this permit expires, the property owner may apply to rezone the property or return the property to the original use permitted under the current zoning.
15. 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.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on _____.

This permit was issued this _____ of _____.

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Meeting Date: December 10, 2025

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: C - Long Beach

Subject: Temporary Use Permit TUP25015 - 232 ALBION CRESCENT (HETU/REID)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP25015 subject to:

- a. *Completion of a health and life safety inspection by the ACRD Building Inspector.*
- b. *Neighbour notification according to s. 494 of the Local Government Act.*

Development Proposal: The applicant is applying for a Temporary Use Permit (TUP) to allow the operation of a short-term rental for the main upper floor of a single-family dwelling. The use will be limited to approximately 1600 sq ft of living space and will include 3 bedrooms, excluding the basement suite. A TUP was issued to the previous property owner for the operation of a short-term rental in 2022. The new property owner resides on the property and will act as the on-site caretaker.

Advisory Planning Commission Recommendation: The Long Beach Advisory Planning Commission (APC) will review the application at their December 1st meeting.

Property Owner(s): Lucie Hetu; Charles-Antoine Hetu-Reid

Applicant: Charles-Antoine Hetu-Reid

Property Information:

Civic Address:	232 Albion Crescent		
Legal Description:	LOT 9, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781		
PID:	001-474-693	Folio:	770-03449.078 ALR? (Y/N): N Lot Area (ha): 0.16 (0.4 ac)
Current Zoning:	Two Family Residential (R2) District	Proposed Zoning:	N/A
Current OCP:	South Long Beach, Residential Use	Proposed OCP:	N/A
Development Permit Area(s):	DPA III – Costal Riparian Areas Protection DPA IV – Natural Hazard Areas Protection		
Current Use & Description:	The parcel is in a residential neighbourhood. The single-family dwelling consists of two floors with a legal basement suite. The applicant currently resides in the basement suite on a full-time basis. The developed		

PL20250085 / TUP25015

portion of the property is mostly cleared with the exception of second-growth conifer trees along the east and west parcel boundaries and natural vegetation along the foreshore. The topography slopes steeply up away from the waterfront to a level bench area where the house is located. The property contains a 3-bedroom single family dwelling that includes a separate 1-bedroom, 1-bathroom basement suite that was renovated in 2022 under building permit LB21-15.

Surrounding Zoning and Land Use

North: Two Family Residential (R2) District	South: Forest Rural (A3) District (Ucluelet Inlet)
East: Two Family Residential (R2) District	West: Two Family Residential (R2) District

Services:

- a) **Sewage Disposal:** On-site sewage disposal. A new septic was installed by a Registered Onsite Wastewater Practitioner (ROWP) and approved by Island Health in March 2022.
- b) **Water Supply:** Millstream Community Water system.
- c) **Fire Protection:** The parcel is protected by the Ucluelet Volunteer Fire Department under the South Long Beach Fire Protection Service agreement.
- d) **Access:** Access to the parcel is from a driveway on Albion Crescent.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Residential Use in the South Long Beach Official Community Plan (OCP). This designation is intended to respond to rural housing needs with a focus on rural lot sizes and densities. The OCP supports the consideration of temporary use permits in all land use designations for a period of up to three years.

This property is impacted by two Development Permit Areas: DPA III – Coastal Riparian Areas Protection, which includes all land within 30 metres of the Inlet; and DPA IV – Natural Hazard Areas Protection, which includes the tsunami inundation area. There is no additional development associated with this application that would require a development permit.

This proposal is in compliance with the South Long Beach Official Community Plan.

- b) **Zoning:** The parcel is zoned Two Family Residential (R2) District.

	Current: R2
Minimum Lot Area (ha)	0.05
Minimum Lot Width (m)	15.2
Principal & Accessory Front Yard Setback (m)	7.6
Principal Side Yard Setback (m)	1.5

Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9
Watercourse Setback (m)	30

This proposal is not in compliance with the permitted uses in the R2 District set out in the ACRD Zoning Bylaw. The applicant is applying for a temporary use permit to allow for the main floor of the single-family dwelling to be operated as a short-term rental.

Temporary Use Permit Conditions: A TUP to allow the short-term rental of an existing residence on 232 Albion Crescent 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 main and upper floor of the existing single-family dwelling at 232 Albion Crescent to be operated as a short-term vacation rental (STR) unit.
2. A maximum occupancy of two (2) persons per bedroom for a maximum of six (6) guests shall be permitted at any one time.
3. The short-term rental use is limited to the existing approximate 1,600 square foot living space, including three bedrooms, on the main floor of the house.
4. No overnight accommodation shall be permitted in a den.
5. The STR shall accommodate a minimum of three (3) off-street parking spaces on the property.
6. The Short-Term rental must be registered with the Province of British Columbia as per the *Short-Term Rental Accommodations Act*.
7. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
8. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
9. Information regarding Tsunami Evacuation Routes must be posted in a visible location on each floor.
10. This permit is valid for three (3) years from the date of execution.
11. At the time this permit expires, the property owner may apply to the Regional District to renew the TUP or return the property to the original use permitted under the zoning.
12. 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: The property owners have applied for a Temporary Use Permit for the main upper floor of a single-family dwelling. The house contains a legal basement suite, and the applicant resides in it on full-time basis. The main dwelling is used by one of the owners as a vacation residence. The current zoning does not permit short-term rentals and the TUP application would facilitate the STR use.

A new septic was installed and approved by Island Health in March 2022. The system is designed for the existing house and basement suite. A TUP was issued previously for the dwelling (TUP22005) for the property which expired in October 2024. Staff are not aware of any neighbourhood concerns. The property was vacant for months before the recent purchase in July 2025.

It is recommended that the Board consider Temporary Use Permit TUP25015, subject to neighbouring properties being notified as per *Local Government Act s. 494* and subject to a health and life safety inspection by the ACRD Building Inspector.

Submitted by: Alex Dyer
Alex Dyer, MCIP, RPP, General Manager of Planning & Development

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

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

Attachment to the TUP application for 232 Albion Crescent, Ucluelet

Current Use

The property consists of a two floor single-family home with a legal basement suite. It is jointly owned by an aunt (Lucie Héту) and her nephew (Charles-Antoine Héту-Reid). Charles-Antoine currently resides in the basement suite on a full-time basis, while the aunt uses the main and upper floors of the house as a vacation residence for herself and her family.

The property was vacant for many months before the recent purchase on July 10,th 2025.

The previous owner had obtained a TUP for the main and upper floors (permit number TUP22005) for the property. Such permit expired on October 2024, while the property was for sale on the real estate market and unoccupied.

Attachment to the TUP application for 232 Albion Crescent, Ucluelet

Proposed Temporary Use

Page 2.

The proposed temporary use of the property is for the main and upper floor of a family home to be used as a vacation residence by one of the owner, Lucie Héту and her family. The basement suite, which is legally designated as a separate living space, will continue to be used as a full-time residence by Charles Antoine Héту Reid , the nephew.

The proposed temporary use of the main and upper floors as a short term rental is proposed to begin as soon as possible and continue for as long as the temporary use permit (TUP) remains valid.

Lucie Hetu and her family wish to utilize the house as a vacation retreat for their personal use from time to time. The temporary use permit will contribute to the mortgage payment, and other costs related to the property.

- 1. Floor Area:** The temporary use will be limited to the main and upper floor of the house, which is approximately 1600 square feet of living space, excluding the basement suite.
- 2. Bedrooms:** 3 bedrooms and small den (as shown on the house plan provided) on the main and upper floors.
- 3. Affected Land Area:** The temporary use will not extend beyond the main house's footprint, the deck and the surrounding residential yard area, and will not involve any additional land development or use (other than the possible installation of a hot tub in the future).
- 4. Buildings to be Used:** Only the main and upper floors of the house will be used for vacation purposes. The basement suite will continue to be used by Charles Antoine as his full-time residence.
- 5. Parking:** Existing parking facilities will be used to accommodate up to 3 vehicles for the family/guests during their stay. No additional parking spaces will be created, and street parking will not be utilized for the temporary use. The house rules will not permit to have an RV, trailer etc. on site.

Attachment to the TUP application for 232 Albion Crescent, Ucluelet

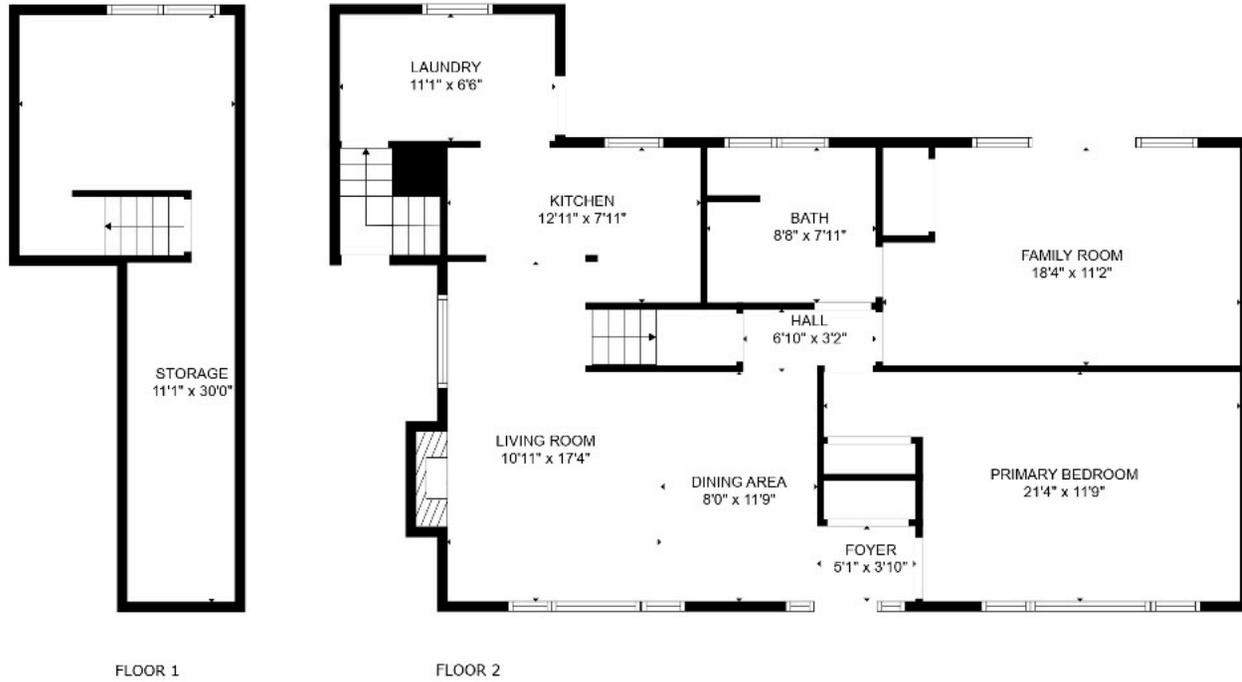
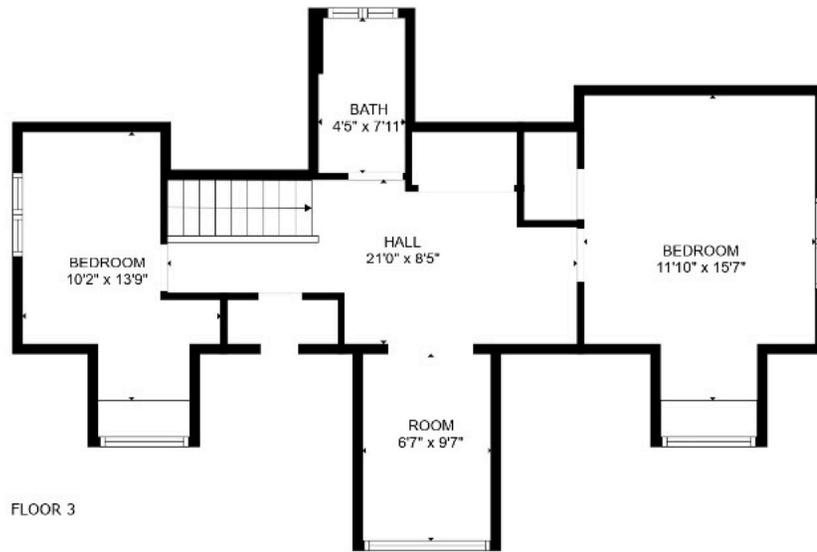
Proposed Temporary Use

Page 2.

6. Hours of Operation: The property will remain in residential use with no commercial activities or events. Quiet time will be from 10pm until 8am.

7. Sewage and Water: The property will continue to utilize the existing septic installation and public water system. The septic system was totally replaced in 2022 and should be sufficient for use of both the basement suite and the main house.

8. Caretaker: Charles Antoine will act as the on-site caretaker for the property. The owners, Lucie Hetu and Charles Reid, will be responsible for maintaining the property, and ensuring it is in good condition.



TOTAL: 1507 sq. ft
 Below Ground: 0 sq. ft, FLOOR 2: 1017 sq. ft, FLOOR 3: 490 sq. ft
 EXCLUDED AREAS: STORAGE: 234 sq. ft, LOW CEILING: 123 sq. ft, FIREPLACE: 5 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



ISLAND HEALTH
FILING ACCEPTED

FEB 14 2022

This filing Does Not Constitute
Approval for Further Subdivision

RECORD OF SEWERAGE SYSTEM

Filing # (OFFICE USE ON

PA22-08

1. Property Information	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Amendment - Original Filing #			
	Tax Assessment Roll #		PID #	
	Legal Description (Plan, Lot, District Lot, Block Numbers)		001 474 693	
Lot 9, Plan VIP28781, District Lot 469, Land District 09		Street (Civic) Address or General Location		City
232 Albion Crescent		Ucluelet		
2. Owner Information	Name of Legal Owner		Mailing Address	
	[Redacted]		[Redacted]	
3. Authorized Person Information	Name of Authorized Person		Mailing Address	
	Denis Francoeur		6614 Andrews Lane	
	Phone	City	Prov	Postal Code
	250 724 1789	Port Alberni	B.C.	V9Y 8T5
	Registration #	Email		
OW0218	denifran@shaw.ca			
4. Structure Information	Sewerage System Will Serve:			
	<input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Structure (specify) _____ <input checked="" type="checkbox"/> Other Dwelling (specify) <small>home w/rental suite</small>			
5. Site Information	The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one)			
	<input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres			
	Depth of native soil to seasonal high water table or restrictive layer (cm)		Information respecting the type, depth and porosity of the soil is attached	
110		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
GPS Location of System (decimal degrees) Latitude N48 58 08"		Longitude W125 35 16"		
Horizontal Accuracy (m) 15		<input checked="" type="checkbox"/> Recreational GPS <input type="checkbox"/> Differential GPS		
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	If yes, attach a professional's report and specify the intended distance _____ (m)			
Distance of proposed sewerage system to the closest body of surface water		30+ _____ (m)		
7. System Information	Sewerage treatment method <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3			
8. Legal or Regulatory Considerations	<input checked="" type="checkbox"/> Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.		Is this filing submitted as the result of an order from the Health Authority? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No	
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	<input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice Source of Standard Practice: <input checked="" type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other			
10. Authorized Person's Signature	Signature		OFFICE USE ONLY	
	 Date February 03, 2022		Filing Accepted Date 14-Feb-2022 Receipt Number 258190	

FINAL



Handwritten notes:
As per
Site plan

PLAN 25529



POSTED

FINAL

Print Form



island health

SEWERAGE SYSTEM LETTER OF CERTIFICATION

Filing#: PA22-08 Folio or PID#: 001 474 693 Date: March 18, 2022

Civic Address: 232 Albion Crescent

Legal Description: Lot 9, Plan VIP28781, District Lot 469, Land District 09

The construction of the proposed sewerage system on the above property was completed on: March 17, 2022

This system was installed:

- By or under the supervision* of a professional
By a Registered Onsite Wastewater Practitioner Installer (checked)
By the property Owner under the supervision* of

I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326.2004." The signature and seal of the undersigned on this document certifies that:

- The Owner has been provided with:
A copy of the sewerage system plans and specifications as filed with the Health Authority;
A maintenance plan for the sewerage system that is consistent with standard practice;
A copy of this Letter of Certification as filed with the Health Authority;
The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) February 14, 2022;
The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters;
If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

* Where the authorized person is a professional, "supervisor" means conducting field reviews of the construction of the above system that the professional in his or her professional discretion considers necessary to ascertain whether the construction substantially complies with the plans and specifications filed with the Health Authority.

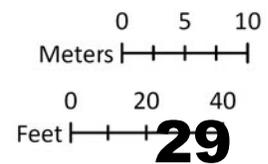
Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

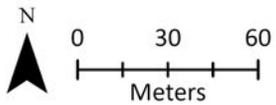
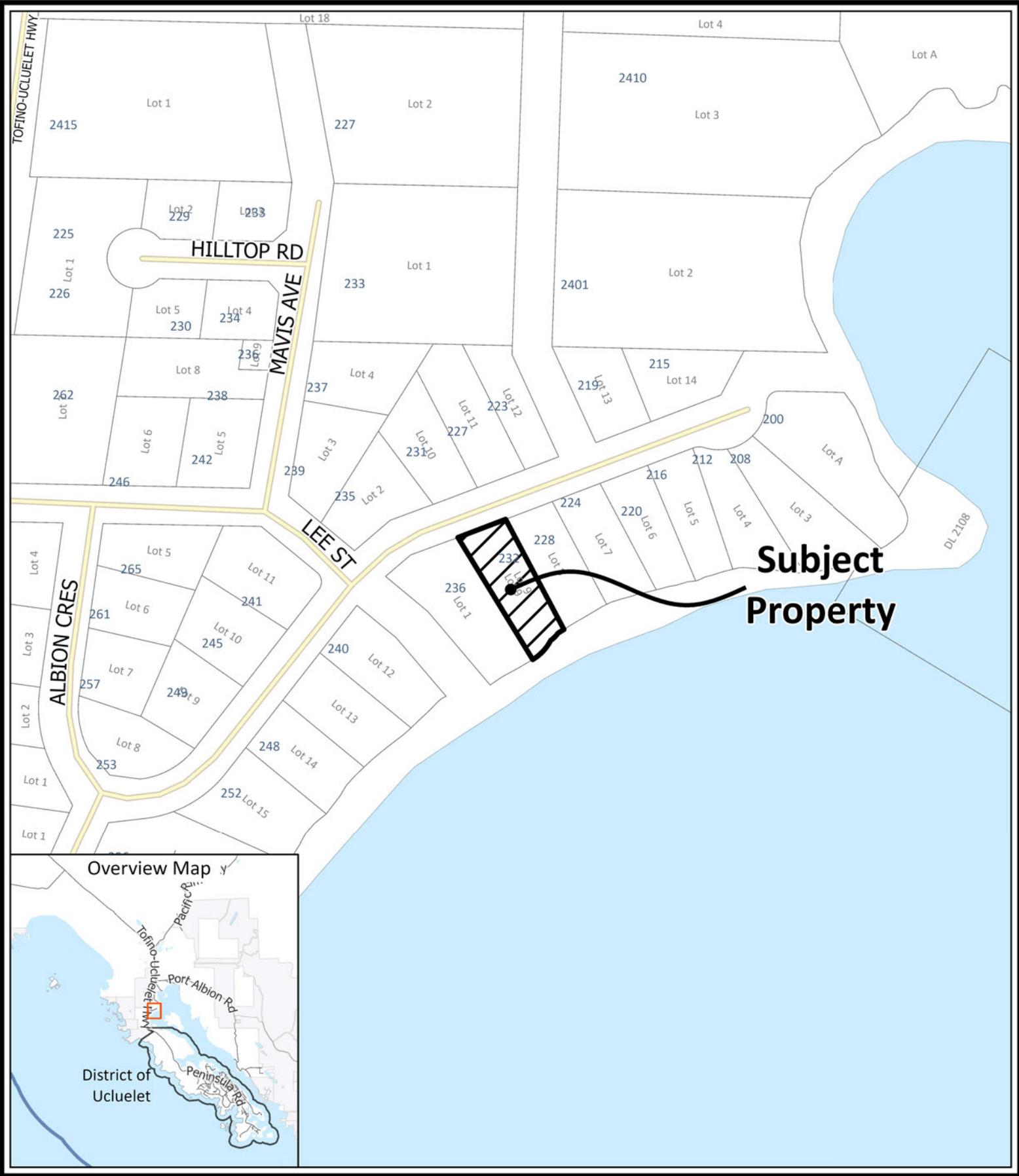
Form containing Name (please print), Signature, Authorized Person's Seal, Health Authority Use Only, Island Health - Port Alberni Health Protection & Environmental Services, DATE RECEIVED, MAR 21 2022, and Received By (VIHA Staff Signature).



This map should not be used for navigation or legal purposes. This product was prepared by the Alberni-Clayoquot Regional District (ACRD) Planning Department and is intended for general reference use only. The ACRD makes no guarantees, expressed or implied, as to the use of the information obtained here and is not responsible for any damages or incidents resulting from any omissions, deletions or errors of data shown here within.

232 Albion Crescent
LOT 9, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781





 Legal description: LOT 9, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781



TUP25015

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

Name: LUCIE HETU, CHARLES-ANTOINE HETU-REID
Address: 232 ALBION CRES, UCLUELET, BC

With respect to:

Legal Description: LOT 9, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781
PID: 001-474-693

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This permit is issued to allow main and upper floor of the existing single-family dwelling at 232 Albion Crescent to be operated as a short-term vacation rental (STR) unit.
2. A maximum occupancy of two (2) persons per bedroom for a maximum of six (6) guests shall be permitted at any one time.
3. The short-term rental use is limited to the existing approximate 1,600 square foot living space, including three bedrooms, on the main floor of the house.
4. No overnight accommodation shall be permitted in a den.
5. The STR shall accommodate a minimum of three (3) off-street parking spaces on the property.
6. The Short-Term rental must be registered with the Province of British Columbia as per the *Short-Term Rental Accommodations Act*.
7. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
8. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
9. Information regarding Tsunami Evacuation Routes must be posted in a visible location on each floor.
10. This permit is valid for three (3) years from the date of execution.
11. At the time this permit expires, the property owner may apply to the Regional District to renew the TUP or return the property to the original use permitted under the zoning.
12. 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.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on .

This permit was issued this of .

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors