



## NOTICE OF TEMPORARY USE PERMIT

The Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Temporary Use Permit at their next meeting.

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### MEETING DETAILS

**When:** Wednesday, January 14, 2026 at 1:30 pm  
**Where:** Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available.

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### WHAT'S THIS ABOUT?

**File #:** TUP25015

**Property Owner/Applicant:** Lucie Hetu & Charles-Antoine Hetu-Reid

**The subject property** is located at 232 Albion Crescent and is legally described as LOT 9, DISTRICT LOT 469, CLAYOQUOT DISTRICT, PLAN 28781.

**The property owner has applied for a temporary use permit (TUP) to allow the operation of a short-term rental in the main and upper floor of a single-family dwelling. The use will be limited to approximately 1,600 sq ft of the house and will include 3 bedrooms.**

### HOW CAN I LEARN MORE?

All related information, including background documents, report and permit, is available at the ACRD office and linked as supplementary information on the ACRD website at [www.acrd.bc.ca/events/14-1-2026/](http://www.acrd.bc.ca/events/14-1-2026/).

Planning staff can answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. The ACRD Office will

be closed from December 24, 2025 to January 5, 2026.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD office, or electronically on our website at [www.acrd.bc.ca/events/14-1-2026/](http://www.acrd.bc.ca/events/14-1-2026/).

### PROVIDE INPUT!

Providing an opportunity for public input is a top priority for the ACRD. Written correspondence can be submitted by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on Tuesday, January 13, 2026.**

Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at [www.acrd.bc.ca/delegation](http://www.acrd.bc.ca/delegation) and submit the completed form by **12:00 pm on Thursday, January 8, 2026.** For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

### ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

**Alberni-Clayoquot Regional District**  
Planning Department  
3008 Fifth Ave, Port Alberni, BC V9Y 2E3  
Phone: 250-720-2700  
Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)





**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 and 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) reviewed the application at their December 1st meeting and passed a recommendation to support the application as presented.

**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 and upper 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 and the upper 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 and 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*  
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*  
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

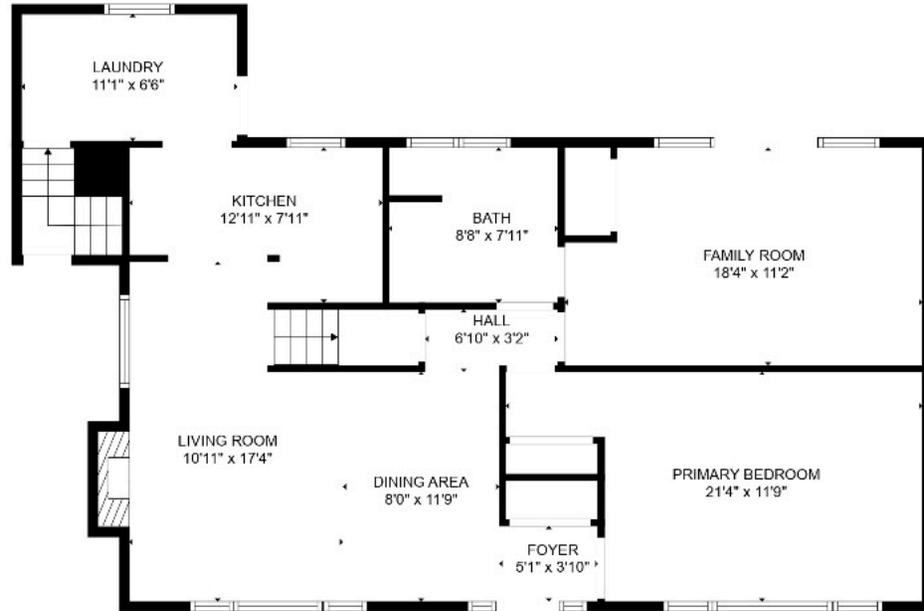
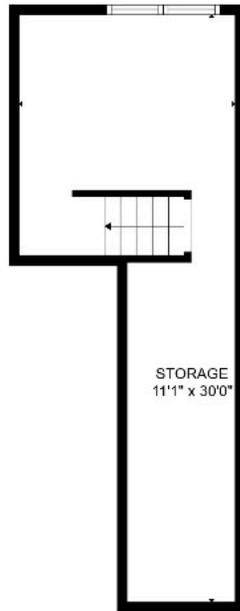
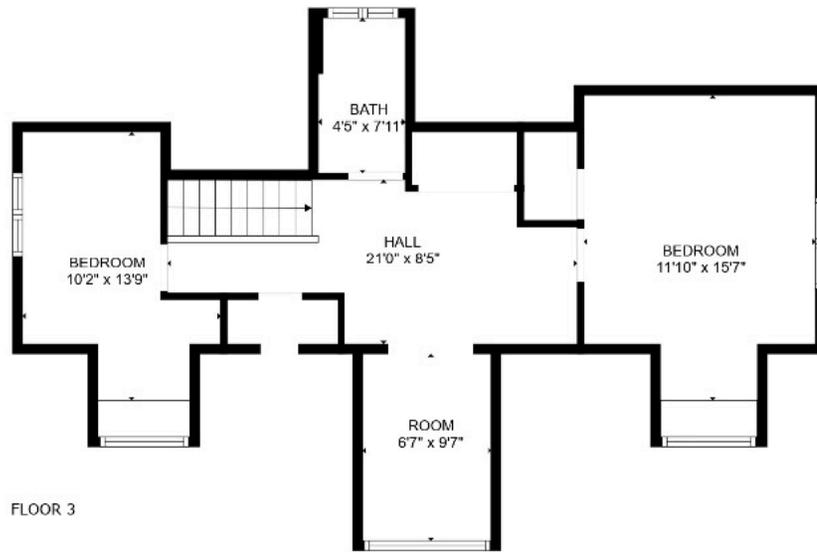
## Proposed Temporary Use

### 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**

New Construction     Alteration     Repair     Amendment - Original Filing #

Tax Assessment Roll # \_\_\_\_\_ PID # **001 474 693**

Legal Description (Plan, Lot, District Lot, Block Numbers)  
**Lot 9, Plan VIP28781, District Lot 469, Land District 09**

Street (Civic) Address or General Location \_\_\_\_\_ City **Ucluelet**

**232 Albion Crescent**

**2. Owner Information**

Name of Legal Owner \_\_\_\_\_ Mailing Address **232 Albion Crescent**

**Shannon, William Norman & Shannon, SAKHORN KHOMSEAN**

Phone \_\_\_\_\_ City **Ucluelet** Prov **B.C.** Postal Code **V0R 3A0**

**3. Authorized Person Information**

Name of Authorized Person \_\_\_\_\_ Mailing Address **6614 Andrews Lane**

**Denis Francoeur**

Phone \_\_\_\_\_ City **Port Alberni** Prov **B.C.** Postal Code **V9Y 8T5**

Registration # **OW0218** Email \_\_\_\_\_

**4. Structure Information**

Sewerage System Will Serve:

Single Family Dwelling     Other Structure (specify) \_\_\_\_\_     Other Dwelling (specify) home w/ rental suite

The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one)

Less than or equal to 9,100 litres     More than 9,100 litres but less than 22,700 litres

**5. Site Information**

Depth of native soil to seasonal high water table or restrictive layer (cm) **110** Information respecting the type, depth and porosity of the soil is attached  Yes  No

GPS Location of System (decimal degrees) Latitude **N48 58 08"** Longitude **W125 35 16"**

Horizontal Accuracy (m) **15**  Recreational GPS  Differential GPS

**6. Drinking Water Protection**

Will the sewerage system be located less than 30 m from a well?  Yes  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  Type 1  Type 2  Type 3

**8. Legal or Regulatory Considerations**

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?  Yes (attach a copy of the order)  No

**9. Plot Plan and Specifications**

Plot Plan (to scale) and specifications are attached  Yes  No

The plans and specifications are consistent with Standard Practice

Source of Standard Practice:  Ministry of Health Standard Practice Manual  Other

**10. Authorized Person's Signature**

Signature *Denis Francoeur* OFFICE USE ONLY

Date **February 03, 2022** Filing Accepted Date **14-Feb-2022**

Receipt Number **258190**

# FINAL



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 (Denis Francoeur, OW0218)
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, "supervision" 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.

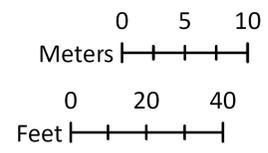
Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Form containing signature of Denis Francoeur, Authorized Person's Seal, and Health Authority Use Only section with date received MAR 21 2022.



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**







**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 and the upper 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      .

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Daniel Sailland, MBA  
Chief Administrative Officer

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Chair of the Board of Directors