



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.

MEETING DETAILS

When: Wednesday, August 28, 2024 at 1:30 pm

Where: Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC. Electronic or in-person attendance options are available.

WHAT'S THIS ABOUT?

File #: TUP19018R

Property Owner/Applicant: Catherine Braiden

The subject property is located at 8467 Bothwell Road and is legally described as LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN EPP128996.

The property owner has applied to renew the temporary use permit (TUP) to continue operating a 350 square foot studio cabin on the property as a short term rental accommodation.

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/28-8-2024/.

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.

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/28-8-2024/.

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

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, August 27, 2024.**

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 and submit the completed form by **12:00 pm on Thursday, August 22, 2024.** 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



To: ACRD Board of Directors

Meeting Date: July 24th, 2024

From: Brooke Eschuk, Jr. Planner

File #: PL20240053 / TUP19018R

Application Type: Temporary Use Permit

Voting Structure: Electoral Area Directors

Electoral Area: 'D' Sproat Lake

Subject: Temporary Use Permit Renewal Application – 8467 Bothwell Road (Braiden)

Recommendation:

THAT the Board of Directors consider Temporary Use Permit renewal application TUP19018R subject to the following:

- **Neighbourhood notification as per Local Government Act s. 494.**

Development Proposal: The applicant received a Temporary Use Permit (TUP) in August 2020 to operate a 350 square foot studio cabin on their property as short term rental accommodation and is seeking to renew the TUP. A renewal will allow the continued rental of the cabin for a period of three years.

Advisory Planning Commission (APC) Recommendation: The Sproat Lake APC considered this application at their July 15th, 2024 meeting. The APC members present at the meeting passed a recommendation to support TUP application.

Property Owner(s)/Applicant(s): Catherine Braiden

Property Information:

Civic Address	8467 Bothwell Road						
Legal Description	DISTRICT LOT 41, ALBERNI DISTRICT, EXCEPT PLANS 1191, 1880, 14018, AND 29251						
PID	008-421-226	Folio	0781.002	ALR? (Y/N)	N	Lot Size (ha)	1.6

Current Zoning	Acreage Residential (RA1) District	Proposed Zoning	N/A
Current OCP	Residential Use	Proposed OCP	N/A
Development Permit Area(s)	DPA I – Foreshore and Riparian Areas Protection minor (15m) DPA I – Foreshore and Riparian Areas Protection major (30m)		
Current Use & Description	The 1.6 ha (4.22 ac) parcel is mostly treed and accessed by a long driveway. The cabin is not visible from the road or neighbouring parcels. The applicant resides at the property full time and rents a 350 square foot studio (2 guest) cabin on a short term basis. The parcel is affected by DPA I 15m and 30m, however no additional development is proposed as part of this renewal application.		

Surrounding Zoning and Land Use			
North	Acreage Residential (RA1) District	South	Acreage Residential (RA1) District
East	Acreage Residential (RA1) District	West	Acreage Residential (RA1) District

PL20240053 / TUPD19018R

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?ił'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Services:

- a) **Sewage Disposal:** Onsite sewage wastewater disposal system. The applicant has provided documentation indicating the onsite wastewater disposal system is sufficient.
- b) **Water Supply:** Onsite water system. The applicant draws water from Sproat Lake.
- c) **Fire Protection:** The parcel is included in the Sproat Lake Fire Protection Area.
- d) **Access:** The parcel is accessed from Bothwell Road.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Residential Use in the Sproat Lake Official Community Plan (OCP). This designation provides for a range of residential uses and housing types including vacation rentals, recreational properties, small lots, and acreages. No development is proposed within the development permit areas identified on the property.

This proposal generally complies with the requirements of the Sproat Lake Official Community Plan. The OCP supports the consideration and issuance of TUPs in all land use designations for a period of up to three years.

b) **Zoning:**

	Current: RA1
Minimum Lot Area (ha)	0.16
Minimum Lot Width (m)	27.4
Principal & Accessory Front Yard Setback (m)	12.1
Principal Side Yard Setback (m)	4.5
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

The applicant intends to continue operating an STR on the property currently zoned RA1. The intended use is not permitted and as such the property owner is applying to renew the Temporary Use Permit. If the application is successful, the TUP renewal may be granted for up to three years. When the term ends, the property owner has the option to apply to renew the TUP, apply for a zoning bylaw amendment, or return the parcel to those uses specified in the RA1 district.

Temporary Use Permit Conditions:

The Temporary Use Permit to allow the short term rental of an existing cabin 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 the short term rental (STR) of a 350 square foot studio cabin located on the applicant's property at 8467 Bothwell Road.
2. The STR is limited to an occupancy of two (2) guests at one time.
3. The STR use is limited to the existing Accessory Dwelling Unit (Cabin) on the subject property.
4. The owner or caretaker must live onsite or be able to attend the property within 20 min.
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 a term of three (3) years from the date of execution.
7. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or

return the property to the original use permitted under the current 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:

The proposed short term rental will not remove long term rental units from the Sproat Lake community. The application is to renew the TUP issued in August 2020. The applicants have provided staff with the required documentation to support their application, including confirmation of the on-site sewage system being capable of supporting a typical occupancy of the house and ADU. Parking is also available for guests. To date, Planning staff are not aware of any complaints regarding the rental.

Staff recommend that the ACRD Board consider issuing Temporary Use Permit TUP19018R, subject to neighbouring properties being notified as per *Local Government Act Section 494*.

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

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

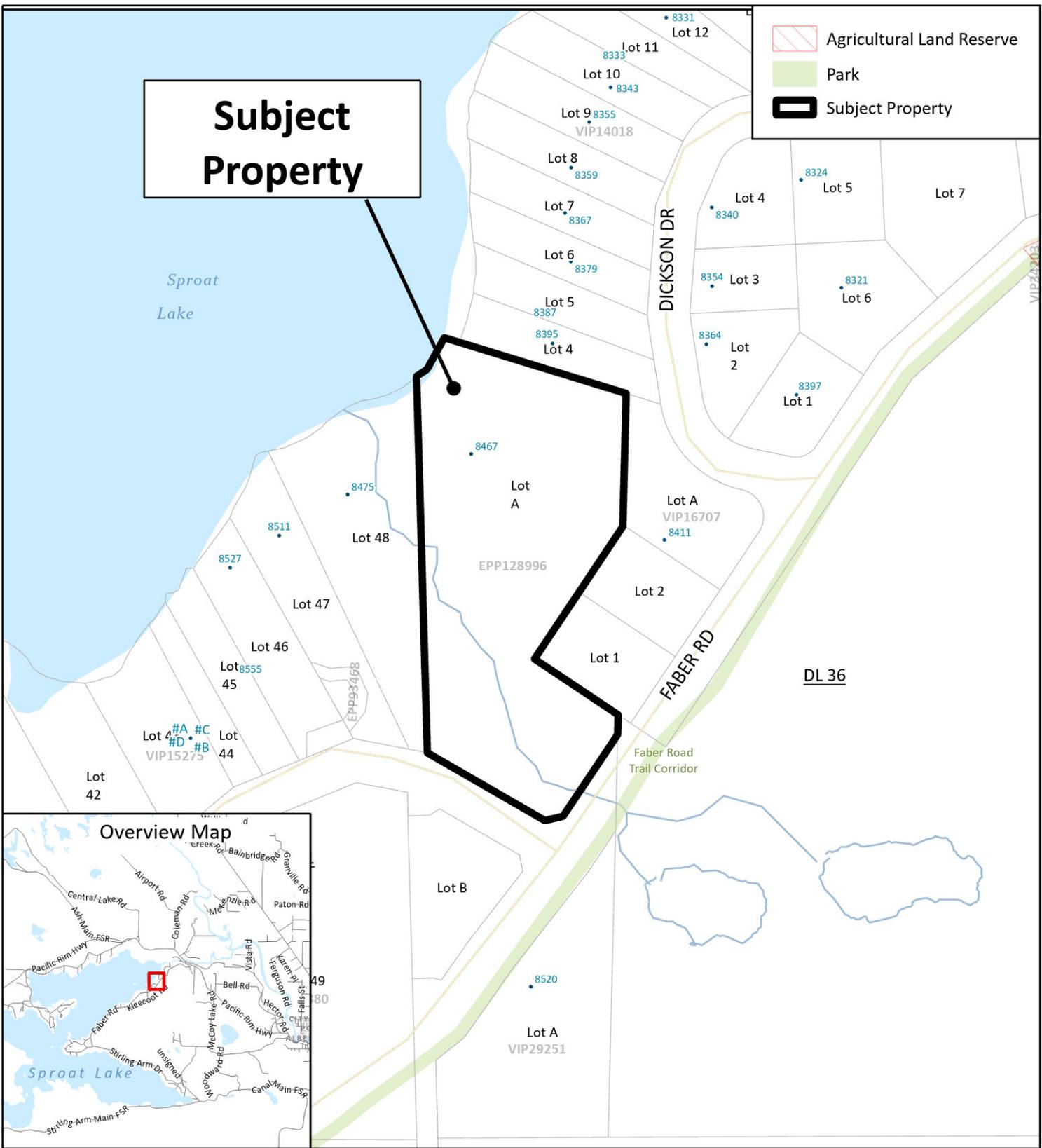
Reviewed by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer



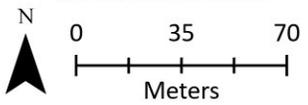
Proposed STR for renewal – Max two guests, 350 sf.

Subject Property

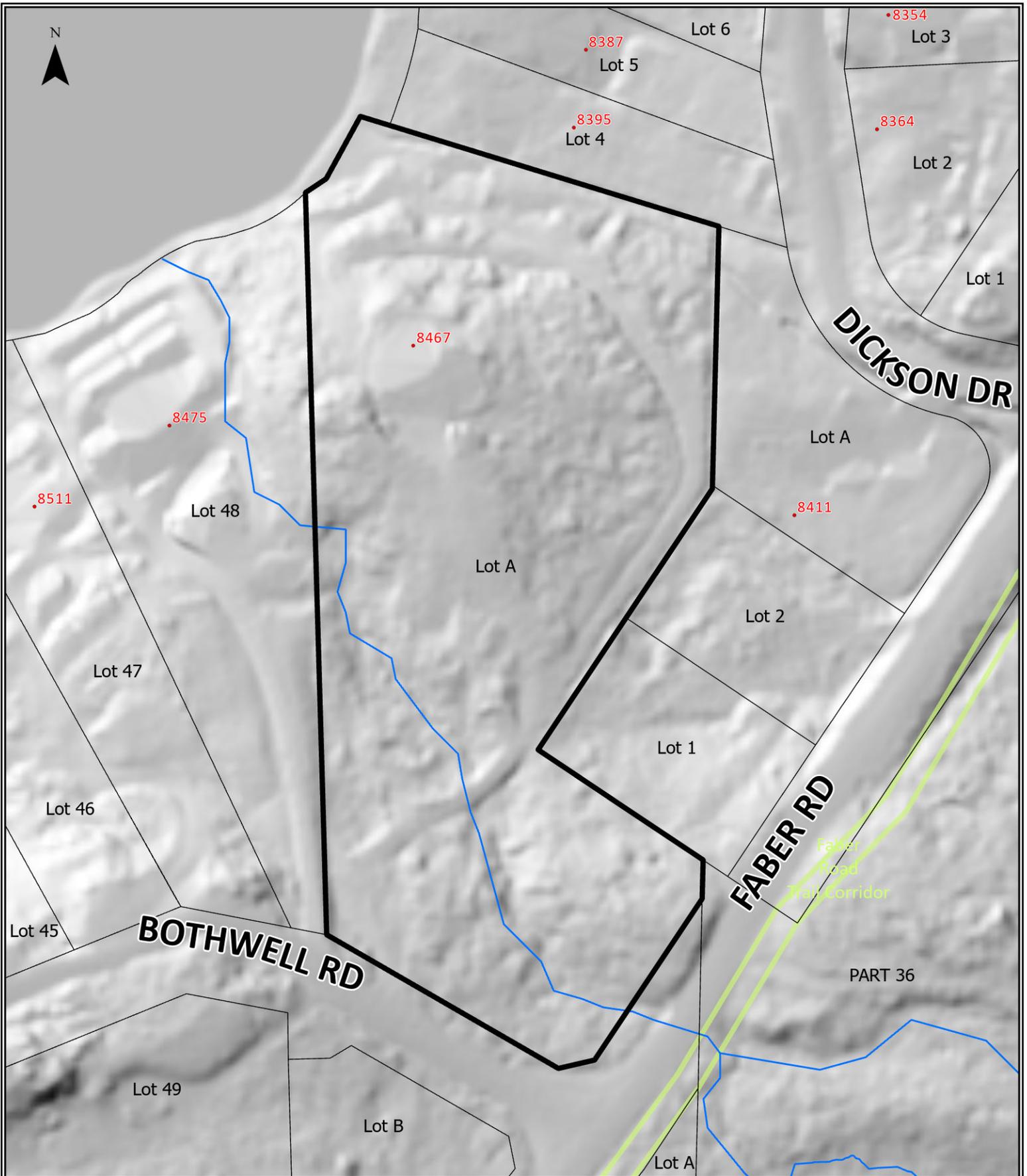
-  Agricultural Land Reserve
-  Park
-  Subject Property



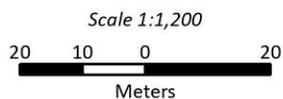
ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



 Civic Address: 8467 Bothwell Road
 Legal Description: LOT A DISTRICT LOT 41 ALBERNI
 DISTRICT PLAN EPP128996



8467 Bothwell Road
 LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN
 EPP128996

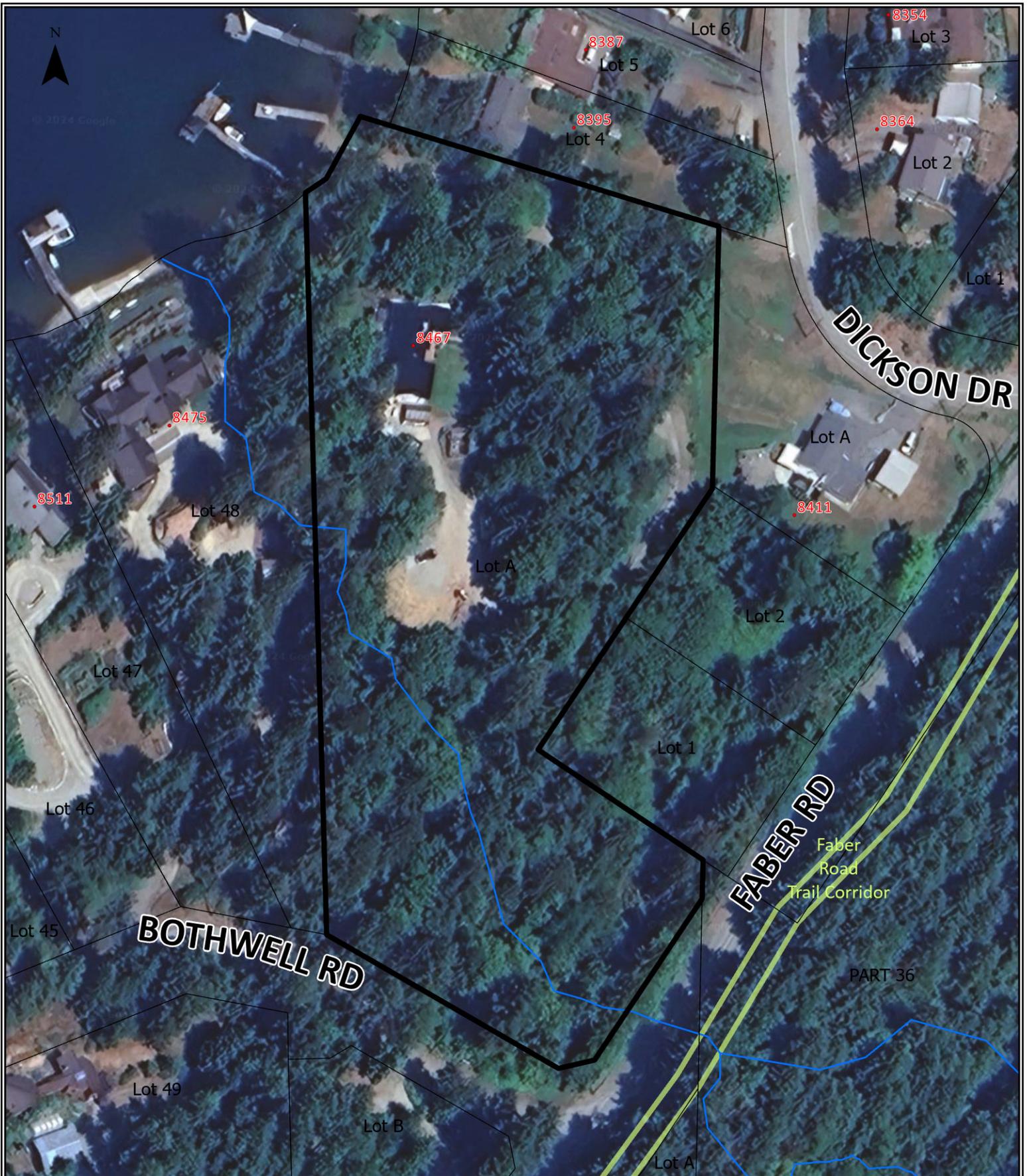


-  Subject Property
-  AV Stream Atlas
-  Parcels
-  Park



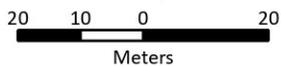
Prepared 2024-06-24
 Sources: ParcelMapBC; GeoBC;
 ACRD

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8467 Bothwell Road
 LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN
 EPP128996

Scale 1:1,200



-  Subject Property
-  AV Stream Atlas
-  Parcels
-  Park



Prepared 2024-06-24
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