



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, July 24, 2024 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.

WHAT'S THIS ABOUT?

File #: TUP24002

Property Owners/Applicants: Dora Pichor
(Agent: Darren Johnston)

The subject property is located at 10250 Stirling Arm Crescent and is legally described as [LOT 15, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 20613](#)

The property owners have applied for a temporary use permit (TUP) to continue using an existing recreational vehicle (RV) for personal and seasonal recreational use on the 0.18 ha (0.44 ac) subject property.

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/24-7-2024/.

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/24-7-2024/.

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 July 23, 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, July 18, 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: June 26, 2024

From: Brooke Eschuk, Jr. Planner

File #: PL20240032 / TUP24002

Application Type: Temporary Use Permit

Voting Structure: Electoral Area Directors

Electoral Area: 'D' Sproat Lake

Subject: Temporary Use Permit Application TUP24002 – 10250 Stirling Arm Crescent (Pichor)

Recommendation:

THAT the Board of Directors consider Temporary Use Permit application TUP24002 subject to the following:

- *Neighbourhood notification as per Local Government Act s. 494.*
- *Confirmation from Island Health that the on-site management of any sewage or grey water from the recreational vehicle complies with the Sewerage System Regulation.*

Development Proposal: The applicants intend to continue using an existing recreational vehicle (RV) for personal seasonal recreational use on the 0.18 ha (0.44 ac) property. There is no dwelling located on the property and the applicants intend to continue to use the RV as a temporary dwelling intermittently over the summer months. The Acreage Residential (RA1) District zoning does not permit dwelling in an RV for a period exceeding 24 hours and the property owners have applied for a Temporary Use Permit to allow for the use.

Advisory Planning Commission Recommendation: The Sproat Lake APC considered this application at their June 17, 2024 meeting. The APC passed a recommendation to support the TUP application as presented.

Property Owner(s)/Applicant(s): Dora Pichor

Agent: Darren Johnston

Property Information:

Civic Address	10250 Stirling Arm Crescent						
Legal Description	LOT 15, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 20613						
PID	003-613-976	Folio	1468.038	ALR? (Y/N)	N	Lot Size (ha)	0.18
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						
Current Use & Description	The 0.18 ha (0.44 ac) parcel is used for seasonal recreation and is zoned for residential use. The property contains a 5 th wheel RV used for family accommodation during the summer months in addition to a small dock. The property has been owned by the applicant for longer than 30 years. The applicant added a wooden deck in front of the 5 th wheel in 2011. No further development for the parcel is planned. The applicant is aware they require a						

PL20240032 / TUP24002

development permit should their plans change.

Surrounding Zoning and Land Use

North	WF1 Sproat Lake	South	Acreage Residential (RA1) District
East	Acreage Residential (RA1) District	West	Acreage Residential (RA1) District

Services:

- a) **Sewage Disposal:** The parcel does not have a septic system installed on the property. The applicants place a portable toilet on the parcel each summer which is emptied as required from May through September by a disposal company. Any on-site disposal of grey water or sewage would not be permitted without an approved on-site sewage disposal system or an approved pump and haul system authorized by Island Health.
- b) **Water Supply:** Onsite water from the lake.
- c) **Fire Protection:** The parcel is included in the Sproat Lake Fire Protection Area.
- d) **Access:** The parcel is accessed from Stirling Arm Crescent. The driveway is steep, curving down to the property from Stirling Arm Crescent. There is a small parking area at the bottom of the driveway.

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 within the Plan area.

The parcel is impacted by DPA I – Riparian Protection Areas. The applicant has submitted an email from Ministry of Water, Land and Resource Stewardship staff indicating that the stream on the property should not be considered a watercourse and that the watercourse does not trigger Riparian Areas Protection Regulations (RAPR). Planning staff note that the RAPR does not apply to development in the Alberni-Clayoquot Regional District; the ACRD relies on the development permit guidelines outlined in the OCP for riparian area protection.

The property owner does not intend to complete any development on the parcel. If the applicant chooses to begin any work within DPA I (30m from the foreshore of Sproat Lake), or any dock construction, they must apply for a development permit.

Section 3.2 of the OCP discusses general planning policies which apply to all properties within the OCP area. Section 3.2.11 allows the ACRD Board of Directors to issue Temporary Use Permits in accordance with s. 493 of the *Local Government Act*.

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:** The current Acreage Residential (RA1) District zoning only allows the applicant to use an RV as a dwelling for a twenty-four (24) hour period as listed in section 6.6 (1) of the ACRD Zoning Bylaw. The applicants wish to use the trailer for multiple nights throughout the summer for visiting family.

	Current: RA1
Minimum Lot Area (ha)	0.4
Minimum Lot Width (m)	36.5
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 proposed use is not permitted within the RA1 zone. As such, the property owner is applying for a temporary use permit to allow the use of an RV on the property for multiple days over the summer months.

Temporary Use Permit Conditions: The Temporary Use Permit to utilize the existing recreational vehicle for multiple nights over the summer months (May through September) may be issued subject to the following conditions and any other conditions that the Board deems appropriate at the time of issuance:

1. This permit is issued to allow the use of one (1) recreational vehicle for personal temporary recreational accommodation on the property.
2. The temporary recreational use of the RV is limited to the time period between May 1st and September 30th.
3. Short-term vacation rental, or any commercial use, of the RV is not permitted.
4. The on-site management of any sewage or grey water from the recreational vehicle must comply with Island Health's *Sewerage System Regulation*.
5. No additional RVs shall be parked on the property.
6. A minimum of two (2) off-street parking spaces shall be provided for the parking of personal vehicles.
7. The owner or a caretaker must be available to attend the property within 20 minutes.
8. Any development within 30 metres of the natural boundary of Sproat Lake, measured in both upland and foreshore directions, is not permitted without a valid development permit.
9. This permit is valid for a term of three (3) years from the date of execution.
10. 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.
11. 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 owner has applied for a Temporary Use Permit in order to continue using an existing RV for seasonal recreational use for themselves and their family members. The property is vacant except for the RV and a deck attached to the RV. The ACRD Zoning Bylaw does not permit an RV to be used as a dwelling for a period exceeding 24 hours in the residential zones. The property owner intends to use the RV for temporary accommodation for multiple days at a time, similar to a campground use. The use would be limited to the one RV located on the property.

The parcel does not have a septic system installed on the property. The applicants have indicated that they place a portable toilet on the parcel each summer which is emptied as required from May through September by a disposal company. Staff have noted that any on-site disposal of grey water or sewage would not be permitted without an approved on-site sewage disposal system, or an approved pump and haul system authorized by Island Health. As part of the consideration of the TUP, staff recommend that Island Health be referred on the proposal to confirm that all health requirements have been met.

Staff recommend that the ACRD Board consider issuing Temporary Use Permit TUP24002, subject to the terms and conditions of the proposed temporary use permit, and subject to neighbouring properties being notified as per *Local Government Act Section 494*.

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

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

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



Looking toward Sproat Lake from top of driveway on Stirling Arm Crescent



Blackwater tank (no longer used). Applicants rent a portable toilet placed on the parcel for the duration of the summer.



Location of piped stream the Ministry of Water Land and Resource Stewardship sates provides no habitat value, and no stream boundary exists. Not to be considered a watercourse that would trigger implantation of DPA I – Foreshore and Riparian Protection Areas (SL OCP).



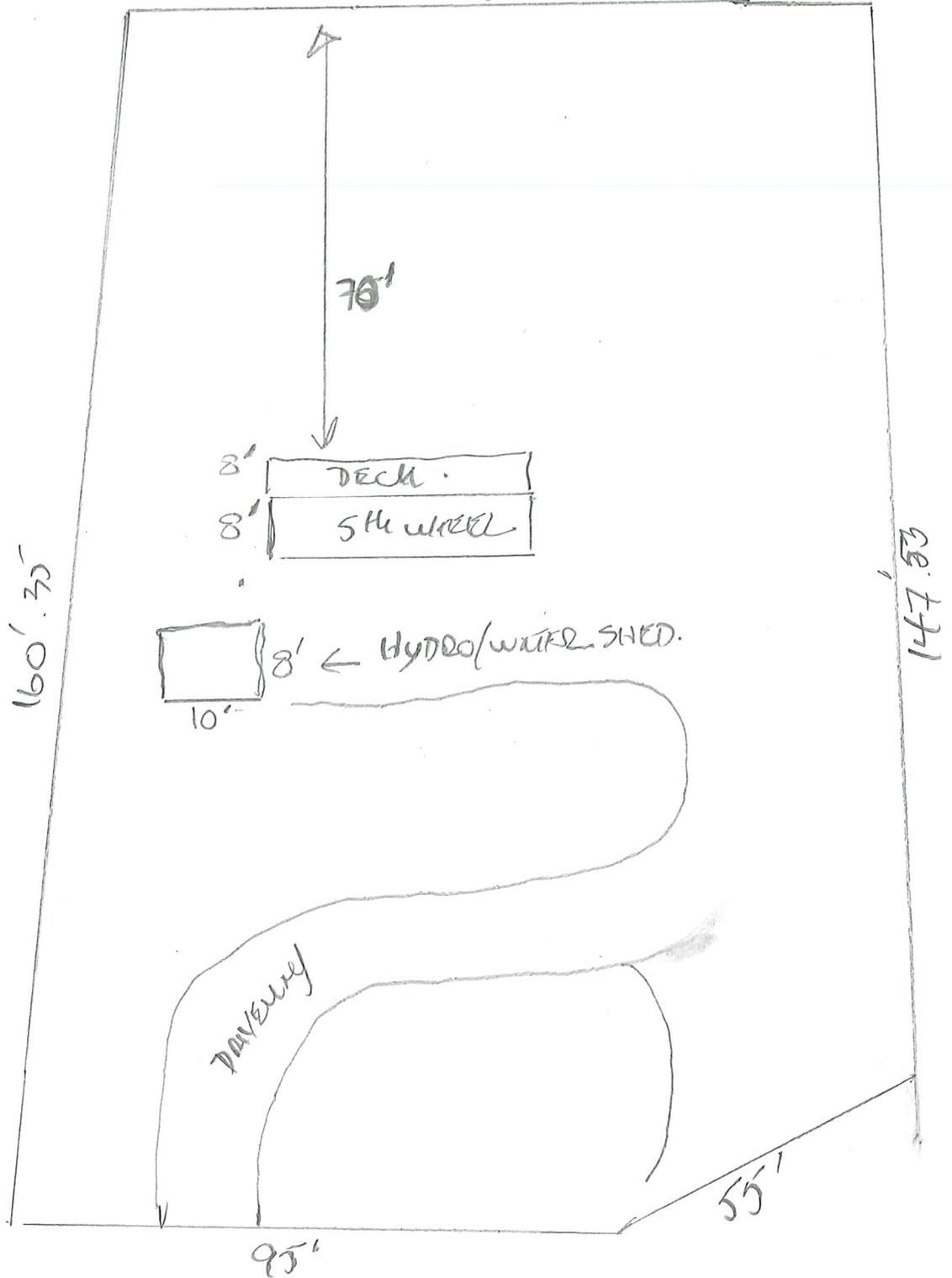
Looking from the foreshore just below the property line toward RV and Stirling Arm Crescent at the top of the parcel.



Looking from the foreshore just below the property line toward RV and Stirling Arm Crescent.

LAKE

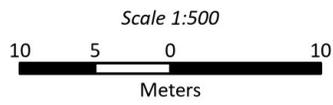
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10250 SURUNDY ARM CRESCENT



10250 Stirling Arm Crescent
 LOT 15, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN
 20613



-  Subject Property
-  AV Stream Atlas
-  Parcels

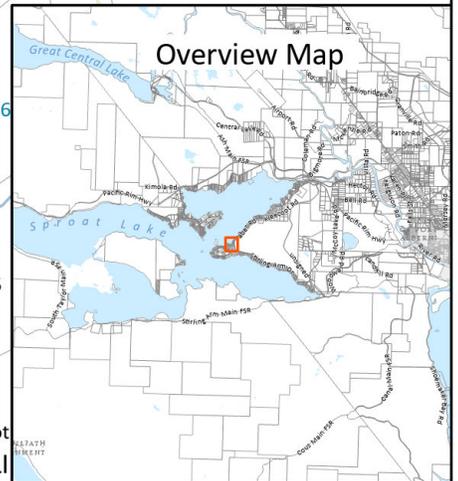
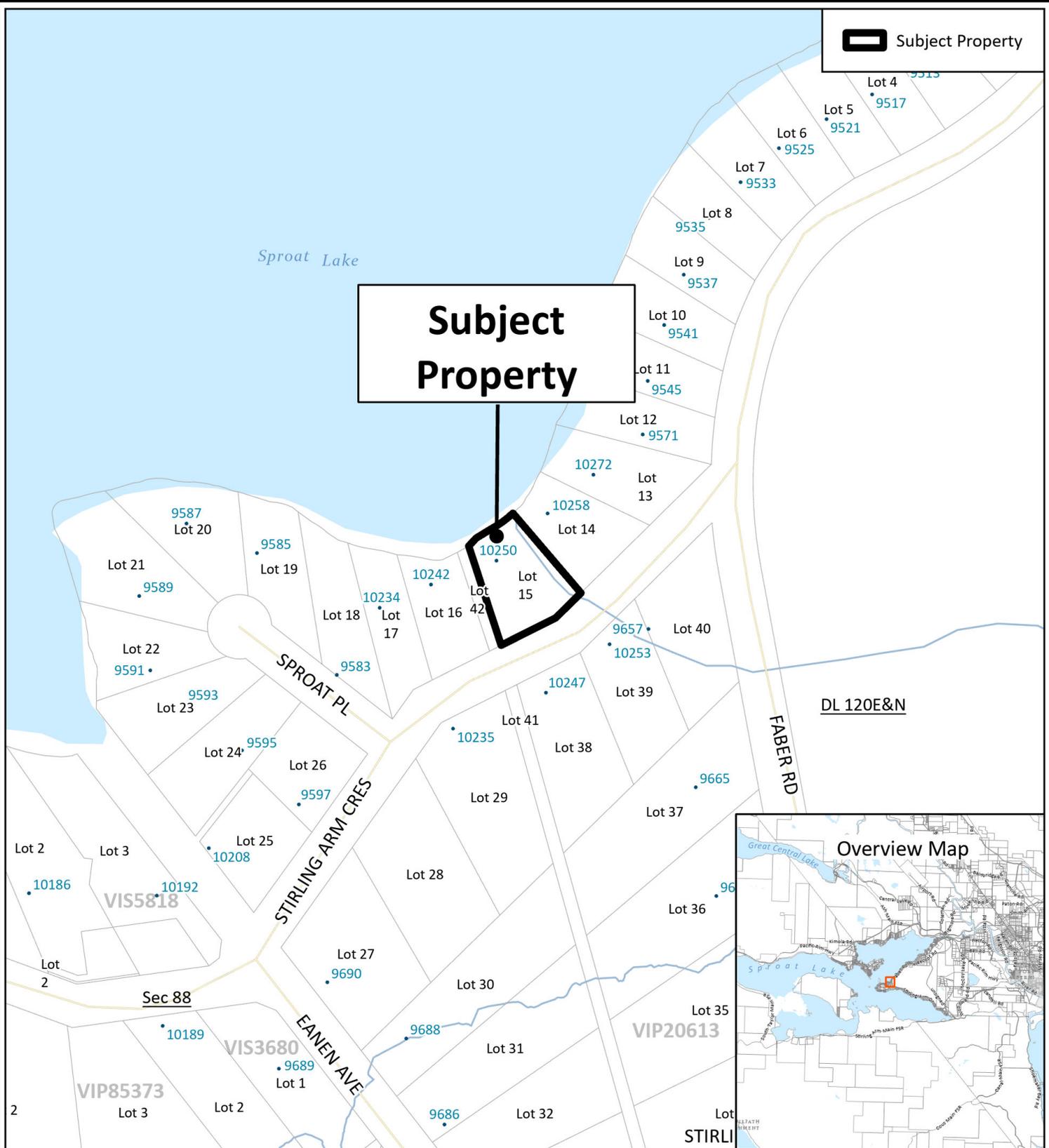


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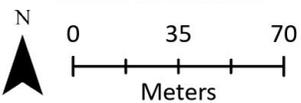
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 Subject Property

**Subject
Property**



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Civic Address: 10250 Stirling Arm Crescent
Legal Description: LOT 15, DISTRICT LOT 120, ALBERNI DISTRICT,
PLAN 20613