



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

TEMPORARY USE PERMIT APPLICATION

TO: ACRD Board of Directors

MEETING DATE: July 22, 2020

TEMPORARY USE PERMIT

APPLICATION #: TUP19020

APPLICANT: Ross & Loraine Curtis

LEGAL

DESCRIPTION: AMENDED LOT 16, (D.D. 93068N), BLOCK 1, DISTRICT LOT 36, ALBERNI DISTRICT, PLAN 14018

LOCATION: 8279 Dickson Drive

ELECTORAL AREA: "D" Sproat Lake

Applicant's Intention: To continue operation of a short term vacation rental located in a single family dwelling on the subject property.

Recommendation: *THAT the Board of Directors consider issuing Temporary Use Permit TUP19020, subject to neighbouring properties being notified as per Local Government Act s. 494.*

Procedure: Prior to the issuance of a Temporary Use Permit (TUP), the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants, and publish a notice in the newspaper to afford the public an opportunity to make written or verbal submissions to the Board. At the subsequent meeting, the Board issues or denies the TUP.

Observations:

- 1. Property Description:** The 0.59 acre subject property is accessed from Dickson Drive and fronts onto Sproat Lake. The property is mostly treed, apart from an area cleared around the house and up to the driveway. The 1,173 square foot single family dwelling is typically used by the property owners for a few weeks over the summer and used as a

TUP19020

short term vacation rental for the remainder of the time in June, July, and August. The house includes an unfinished basement used for storage, two bedrooms, one bathroom, and sufficient parking to support the proposed STR. The applicants pursue long term rental in the shoulder and off season.

2. Services:

- a. **Sewage Disposal:** On-site septic system. A performance inspection conducted on February 13, 2020 by Denis Francoeur, Registered Onsite Wastewater Practitioner, confirms that the septic system is in working condition and is capable of supporting two (2) bedrooms.
- b. **Water Supply:** On-site water.
- c. **Fire Protection:** Sproat Lake Volunteer Fire Department.
- d. **Access:** Access to the property is from Dickson Drive.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Sproat Lake Official Community Plan (OCP) designates this property as “Residential Use”. This designation supports residential use as the primary use of the property.

Section 3.2 of the OCP contains general planning policies that apply to all properties within the OCP area. Policy 3.2.11 in this section allows the issuing of temporary use permits at the discretion of the Regional Board of Directors in accordance with s. 493 of the Local Government Act.

The OCP designates a Development Permit Area (DPA) that impacts development on this property: “Development Permit Area I – Riparian Areas Protection”. This DPA extends to areas within 15 meters of Sproat Lake measured from the high water mark, along the western boundary of the subject property and it is intended to minimize negative environmental impacts from development activities. The issuance of this TUP will not involve any development activities and will not trigger any DPA requirements.

The proposal complies with the policies and objectives of the Sproat Lake OCP. A TUP may be issued to allow the use requested for the subject property.

- C. **Zoning:** The property is zoned Small Holdings (A1) District. This zoning designation does not allow short term vacation rentals, but the proposed TUP would address the non-compliance issue and allow the STR use to occur on a temporary basis.

TUP19020

D. Temporary Use Permits: Under Section 493 of the *Local Government Act*, the Regional District may issue a TUP, by resolution, in areas designated in an OCP. A TUP may do one or more of the following:

- a. Allow a use not permitted under the Zoning Bylaw;
- b. Specify conditions under which the temporary use may be carried out;
- c. Allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

Where a TUP is designated in an OCP, the Regional District must give notice to the public in accordance with the requirements of the *Act*, which includes notifying the neighbouring property owners and tenants, and publishing a notice in the newspaper. The TUP is valid for up to three years and may be renewed by the Regional District once. After this time has expired, the property owner must apply to rezone the property to allow for the continued use or discontinue the specified use.

A Short Term Vacation Rental Temporary Use Permit Policy was adopted by the Board on January 24, 2018. This policy specifies regulatory areas, notification requirements, terms and renewals, criteria for evaluation, and conditions of use.

When issuing a TUP, the ACRD may specify conditions that restrict the permit including:

- a. The buildings to be used;
- b. The area of use;
- c. The hours of use;
- d. Form and character;
- e. Environmental protection;
- f. Site-related restrictions; and
- g. Any other relevant conditions determined by the ACRD.

Temporary Use Permit:

Should the Board of Directors resolve to proceed with this application, the Temporary Use Permit for the property at 8279 Dickson Drive may be subject to the following conditions and any others that the Board considers appropriate at the time of issuance:

1. This permit is issued for the operation of a two (2) bedroom short term vacation rental (STR) unit, with a maximum of four (4) guests, within the single family dwelling located at 8279 Dickson Drive.
2. The rental use of the property shall not change the residential appearance of the single family dwelling.
3. The owner or a caretaker must live on-site or be available within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be posted in

TUP19020

a location visible to the public.

5. This permit is valid for three (3) years from the date of execution.
6. At the time this permit expires, the property owner may apply to the Regional District to have it re-issued for a period of up to three (3) years or return the property to the original use permitted under the current zoning.
7. 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 applicants have provided staff with the required documentation to support their application, including a sewage disposal Performance Inspection from a Registered On-site Wastewater Practitioner; a Home Inspection Report conducted May, 2019; a site plan; and parking confirmation. A treeline buffer from Dickson Drive, and the properties to the north and south help to mitigate potential privacy and noise concerns in the neighbourhood. The applicants have confirmed that a caretaker is available within 20 minutes of the property.

The house includes two furnished bedrooms, with the capacity to sleep four (4) people. A site visit conducted by ACRD staff on March 5, 2020 confirmed the sleeping capacity and that the applicants have no intention of renting access to the unfinished basement as it is uninhabitable. The applicants attached their STR welcome package to the application which limits the number of guests to four (4) people. The welcome package includes safety information, rental etiquette, contact information, and visitor information. When the proposed STR is not being used for short term rentals it is used by the applicants or for long-term rental.

A private dock is available for visitor moorage. ACRD STR policy limits moorage to a maximum of 1 boat per STR rental.

ACRD staff recommend that the ACRD Board consider issuing Temporary Use Permit TUP19020, subject to neighbouring properties being notified as per *Local Government Act* s. 494.

Submitted by: 
 Alex Dyer, MCIP, RPP, Planner

Reviewed by: 
 Mike Irg, MCIP, RPP, General Manager of Planning and Development

Approved by: 
 Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

TUP19020

TUP19020 SITE IMAGES



8279 Dickson Drive



Bedroom 1.



Bedroom 2.

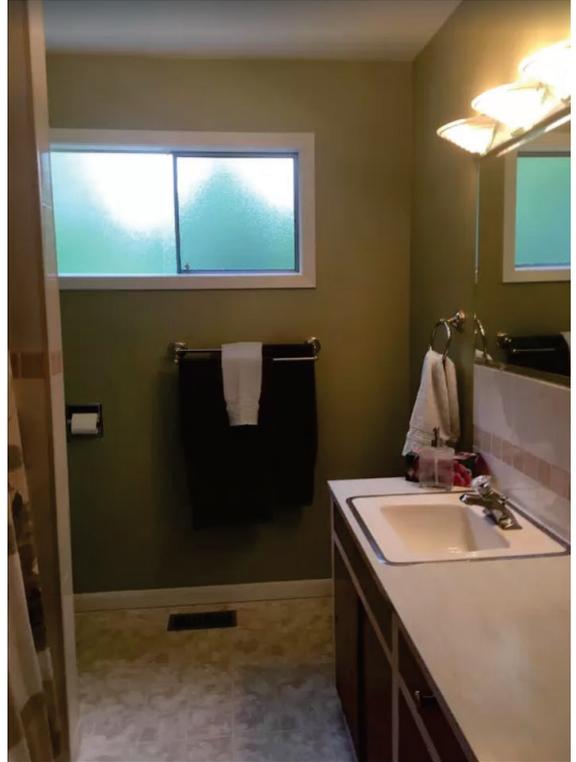


Living Room.

TUP19020 SITE IMAGES



Dock.



Bathroom.



Kitchen.

TUP19020



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
Phone: (250) 720-2700 Fax: (250) 723-1327

Office use only	
File No.:	PL20190064
Received:	Oct 9, '19
Fee:	600.00
Receipt No.:	69548

TEMPORARY USE PERMIT APPLICATION (SHORT TERM VACATION RENTAL)

Applicant/Property Owner Information	Agent Information (if applicable)
Name: ROSS & LORRAINE CURTIS	Name:
Mailing address: 1617 EARLE ST VICTORIA, BC, V8S 1N4	Mailing address:
Phone: 250-592-3328	Phone:
Cell: 250-516-4299 250-868-5884	Cell:
Fax:	Fax:
Email: LRJCURTIS@SHAW.CA ROSSCURTIS@SHAW.CA	Email:

Agent Authorization (if applicable)	
If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed.	
As owner(s) of the land described in this application, I/we hereby authorize _____ to act as applicant in regard to this Temporary Use Permit application.	
Signature of owner:	Date:
Signature of owner:	Date:

Property Description	
Civic address: 8279 DICKSON DRIVE, SPROAT LAKE	
Legal description: LOT 16, BLOCK 1, DL 36, PLAN VIP 14018, AMD DD 93068M F10 004-469-381	
Zoning:	OCP designation:
Describe the existing land use of lands adjacent to the subject property:	
North: TIMBER WEST OWNED WATER FRONT LAKE BOTTOM	South: RESIDENTIAL (BED & BREAKFAST)
East: RESIDENTIAL	West: RESIDENTIAL
Within the Agricultural Land Reserve (ALR): <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Within a Development Permit Area (DPA): <input type="checkbox"/> No <input type="checkbox"/> Yes (more information: www.acrd.bc.ca/development-permits)	
Method of sewage disposal: <input type="checkbox"/> Community system <input checked="" type="checkbox"/> On-site septic system <input type="checkbox"/> Other	
Method of water supply: <input type="checkbox"/> Community system <input checked="" type="checkbox"/> On-site water system <input type="checkbox"/> Other	

Current Use (attach as a separate sheet, as required)
Describe the current use of the land and building(s) on the subject property: SEASONAL VACATION RESIDENCE - RENTAL WHEN ABLE (SHORT TERM OR MONTHLY)



Proposed Temporary Use (attach as a separate sheet, as required)

Describe the proposed temporary use of the land and building(s). Describe the time period required for the temporary use. Describe the reason(s) for the proposed temporary use. Clearly describe any conditions that the proposed use will be limited to (ie. floor area, bedroom(s), affected land area, building(s) to be used, parking, hours of operation, sewage, water, caretaker, etc.):

SUMMER SHORT TERM RENTAL
SHORT TERM RENTAL DURING JUNE, JULY AND AUGUST AFTER
OWNERS BOOKS 3 WEEKS OF VACATION - UP TO 9 WEEKS OF
RENTALS.

SEE ATTACHMENTS

Required Documentation

Site plan showing the following:

- Legal boundaries and dimensions of the subject property.
- Location of permanent building(s) and structure(s) on the subject property with distances to property lines.
- Location of any existing sewage disposal systems and/or property water source.
- Landscaping, access roads, driveways, vehicle parking spaces, pathways, screening/fencing, etc.
- Current floorplan showing the number of bedrooms that will be used for the short term vacation rental.

Health and safety inspection: Where applicable, confirmation from a Building Inspector, or other qualified individual that the proposed use of a building or structure meets minimum standards for health and safety.

Septic inspection: A copy of the most recent septic inspection/servicing showing to be in good working order and, if applicable, confirmation from a Registered On-site Wastewater Practitioner that the site is capable of accommodating on-site sewage disposal for the number of rooms/guests.

Additional or more detailed information may be requested by the Regional District following review of your application.

- If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.
- I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.
- I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and
- I/we hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.
- NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature: _____

Jon Cross

Date: OCTOBER 6 / 2019

Applicant/Owner Signature: _____

Moraine Curtis

Date: 6-10-2019

DENIS FRANCOEUR BACKHOEING LTD.

6614 ANDREWS LANE

PORT ALBERNI, B.C. V9Y 8T5

250 724 1789 or 250 720 7757

denifran@shaw.ca

Performance Inspection

February 13, 2020

File # 1049

Client – Ross Curtis

Site address – 8279 Dickson Drive

At your request, on February 10, 2020, I attended the above address to carry out a Performance Inspection, where I confirmed the presence of the following components.

The 750 Gallon Concrete septic tank and septic field consisting of two runs of approx. 45 feet are undersized compared to today's best management sewerage regulations (eg. 1000 gallon tank minimum size). However the system is in good working order, is not in need of maintenance, and is capable of accommodating the two bedroom residence as it currently exists.

The system is too small for any adding any additional capacity (rooms) in its present state. Any capacity additions to the current residence will require a new sewerage system.

If you have any questions, please contact me at the above listed numbers.

Sincerely,



Denis Francoeur, ROWP



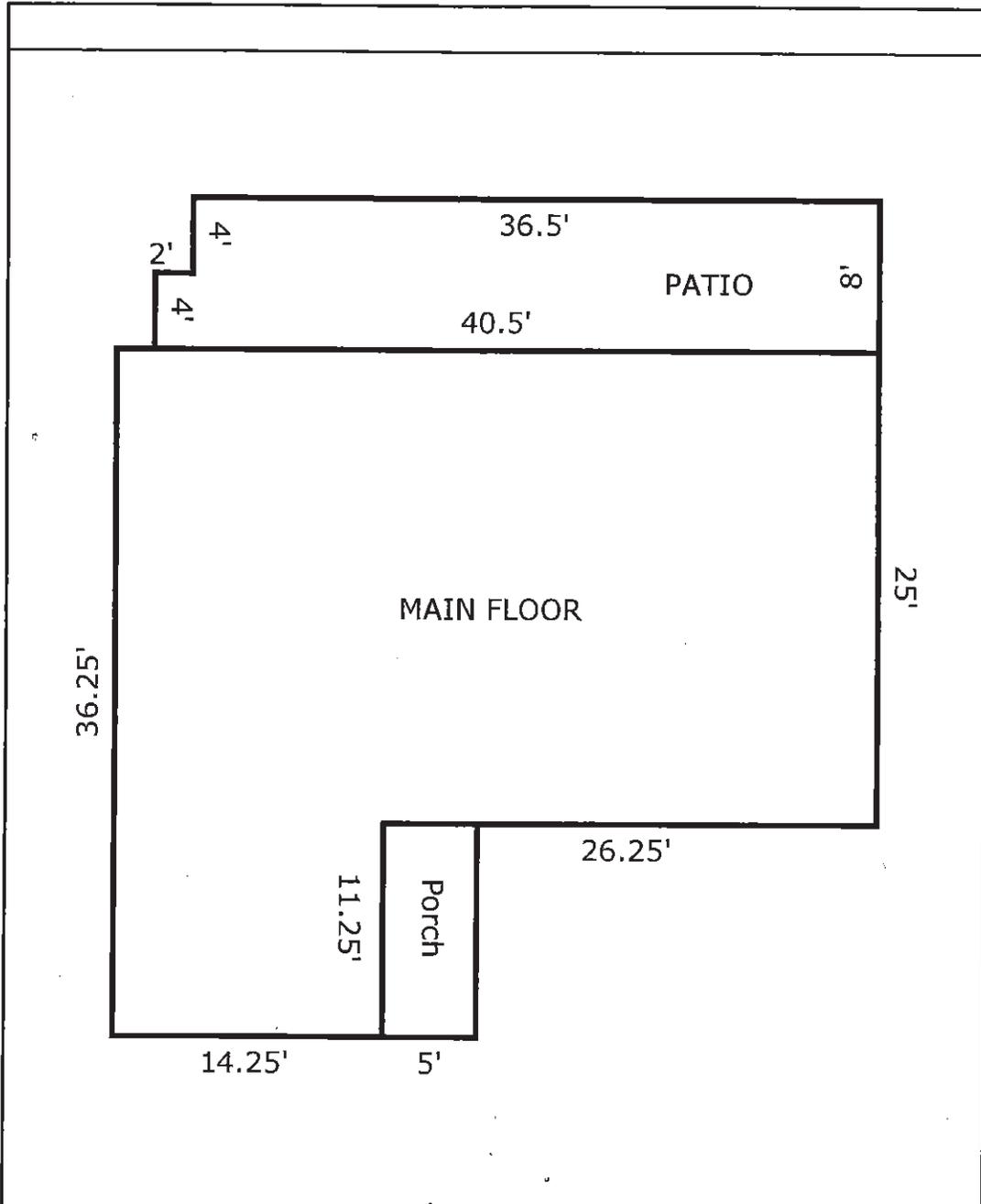
REFERENCE:

Building Sketch

FILE NO.: DICK8279

CLIENT	CLIENT: ROSS CURTIS	APPRAISER	APPRAISER: BILL ETHIER
	ADDRESS:		ADDRESS: #2-57 SKINNER STREET
	PHONE: (250) 516-4299 FAX:		PHONE: NANAIMO, BC V9R 5G8 (250) 754-3710 FAX: (250) 754-3701

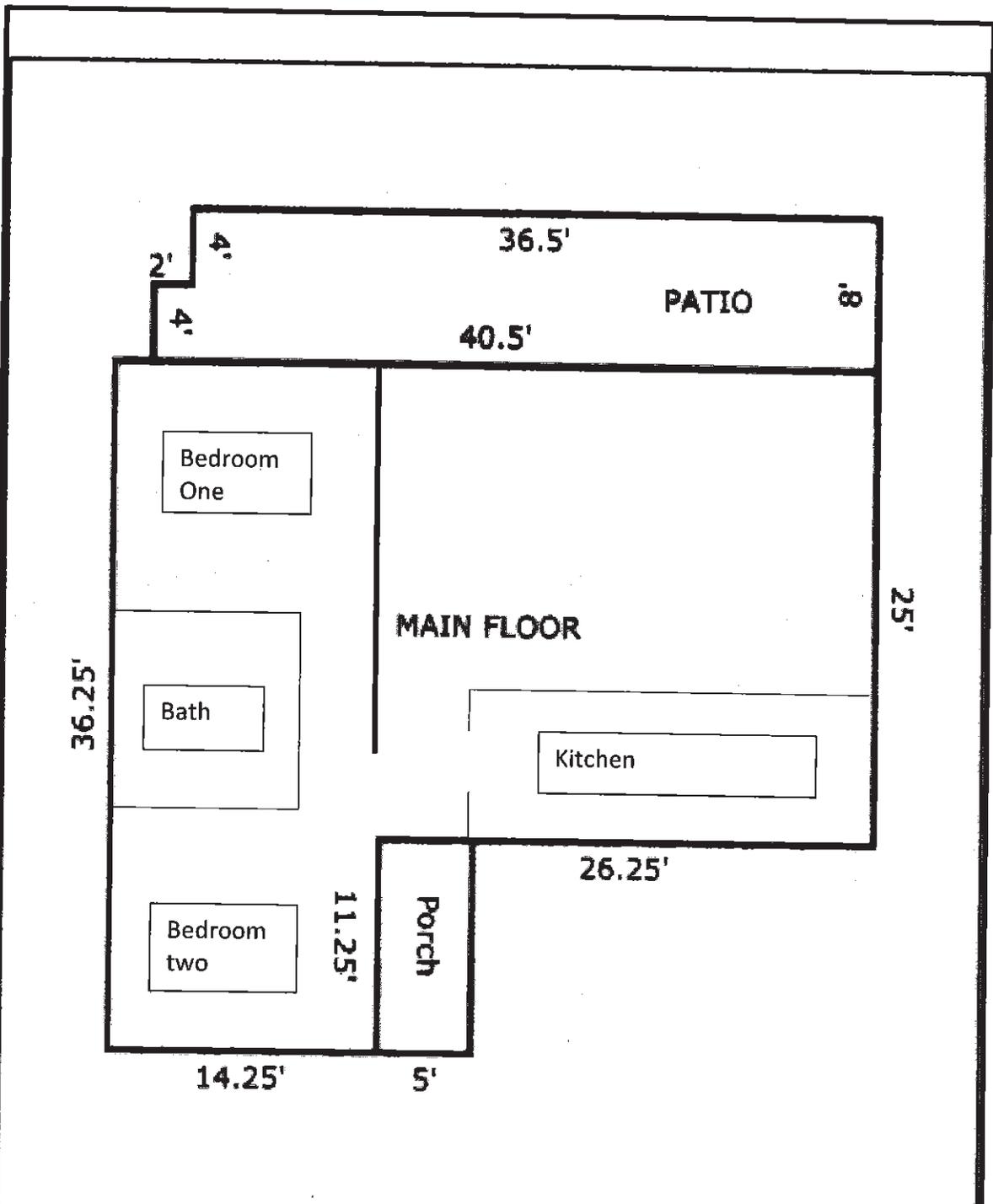
8279 DICKSON DRIVE, SPROAT LAKE, BC V9Y 7L7



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

		Calculation Details
Living Area		
First Floor	1172.81 Sq ft	25 x 26.25 = 656.25 14.25 x 36.25 = 516.56
Total Living Area (Rounded):	1173 Sq ft	
Non-Living Area		
Open Porch	56.25 Sq ft	11.25 x 5 = 56.25
Concrete Patio	300 Sq ft	4 x 2 = 8 36.5 x 8 = 292



NOTE: Based on a 4' wide wall

Area Contributions Summary

Category	Area (Sq Ft)	Calculation
First Floor	1173.81 Sq Ft	
Concrete Steps		25' x 26.25' = 656.25
		14.25' x 36.25' = 516.56
Total Living Area (Rounded):	1173 sq ft	
Open Porch:	46.25 Sq Ft	11.25' x 4' = 45.00
Concrete Steps:	380 Sq Ft	4' x 4' = 16
		36.5' x 8' = 292

TERRAPURE

4715 Roger Street
 Port Alberni BC V9Y 3Z3
 Ph 250-724-5112 Fax 250-724-5100
 1-800-563-6004 Toll Free

Truck # 3

SOLD TO

8279 Dickson Drive
 -c/c # in office

CONTACT

Ross Curtis (250) 516-4299

INVOICE 09973/	
DATE	June 17/19
SALESPERSON	Mike T.
CASH or CQ	ON ACCOUNT
VISA/MC	

INVOICE

1	Septic tank pumped out				165	00
1	Inspection				25	00
PAID						
RECEIVED BY: 					SUB-TOTAL	
Thank You					190.00	
92957460					GST 819683590RT0001	
					9.50	
					PST	
					TOTAL	
					199.50	

Printed by www.thegraphicsfactory.com - 250-724-8227



Alberni Septic Tank Service
Septic Tank Inspection

Date: June 17/19 Completed By: Mike Turner
Address: 8279 Dickson Drive

The septic system at this address has a 750 gallon, 2 chamber septic tank with a gravity fed septic field.
I saw no cracks, leaks, or water coming back to the tank from the field.
This system seems to be working.

"Over 20 Years in the Environmental Waste Business"

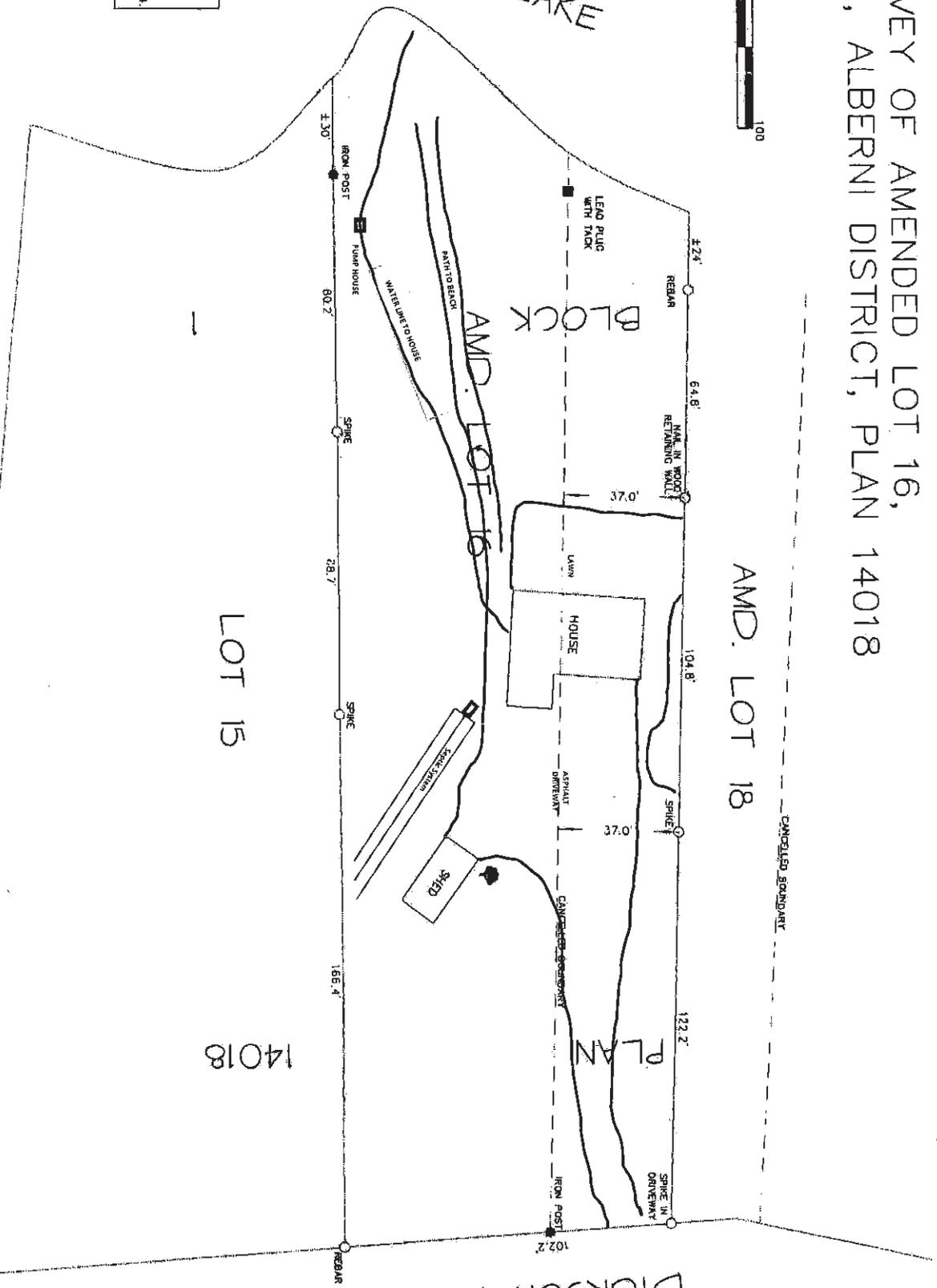
4715 Roger Street, Port Alberni, BC V9Y 3Z3 Phone (250) 724-5112 Fax (250) 724-5100

Toll Free: 1-800-563-6004

PLAN OF SURVEY OF AMENDED LOT 16,
 BK. 1, D.L. 36, ALBERNI DISTRICT, PLAN 14018



SPROAT LAKE



ACRES & POLLACK,
 B.C. LAND SURVEYORS,
 PORT ALBERNI, B.C.
 PHONE: - 256 723 5412
 DATE: - DECEMBER 16, 2004.
 FILE: - 12475

LOT 15

14018

AMD. LOT 18

DICKSON DRIVE

POSTING PLAN OF AMENDED LOT 16,
(DD.93068N), BK.I, DISTRICT LOT 36,
ALBERNI DISTRICT, PLAN 14018.

PLAN N° VIP-78370

SCALE:- 1 : 750.
0 10 20 30 METRES.

B.C.G.S. 92F.026

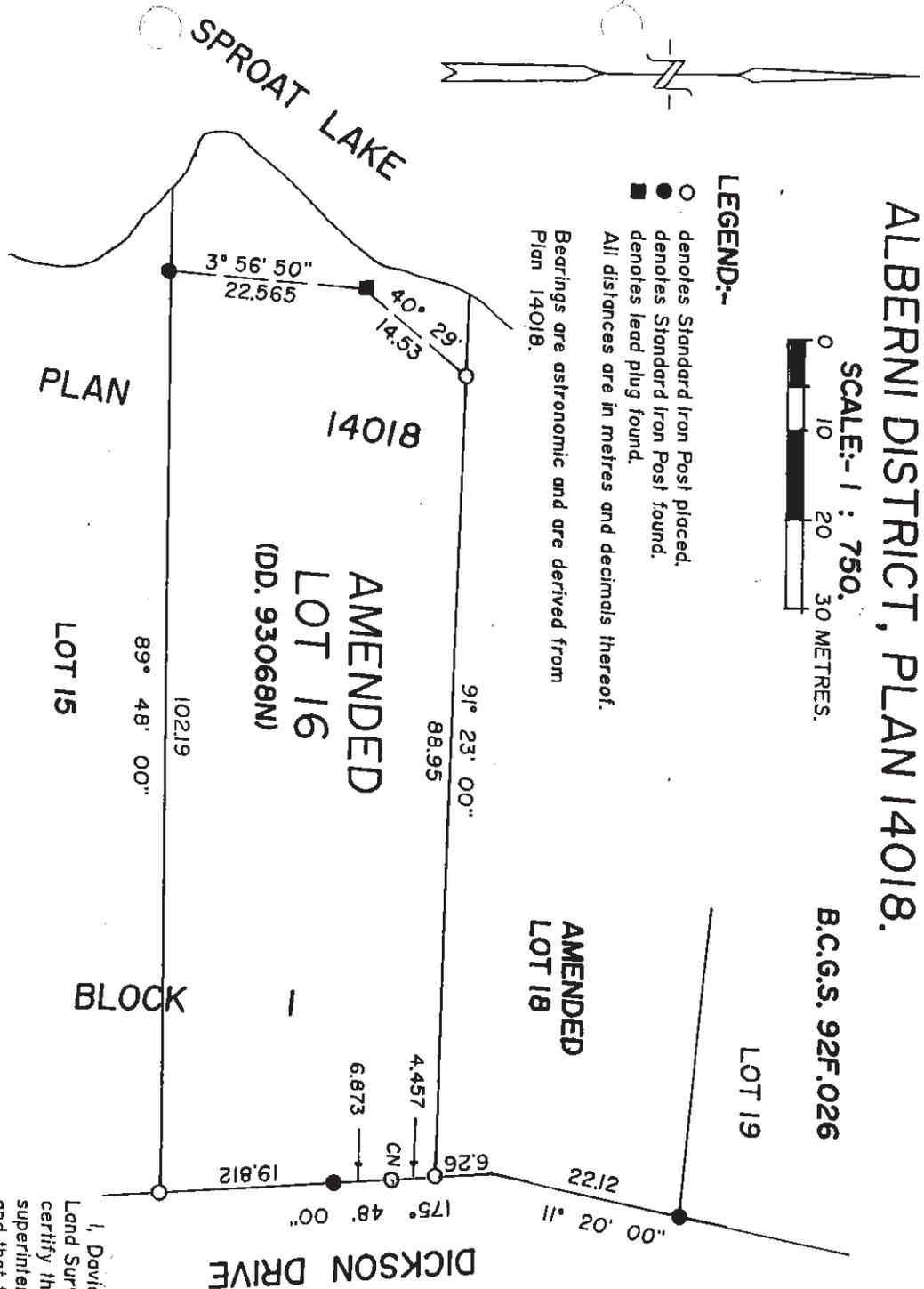
Deposited in the Land Title Office at
Victoria, B.C.
this _____ day of _____, 2005.

Registrar.

LEGEND:-

- denotes Standard Iron Post placed.
- denotes Standard Iron Post found.
- denotes lead plug found.

All distances are in metres and decimals thereof.
Bearings are astronomic and are derived from
Plan 14018.



D.L. 36

This plan lies within the Regional District of Alberni-Clayoquot.

ACRES & POLLOCK
B.C. LAND SURVEYORS
PORT ALBERNI, B.C.
PHONE - 250 723 5412
FILE - 12475.

I, David Michael Pollock, a British Columbia Land Surveyor, of Port Alberni, in British Columbia certify that I was present at, and personally supervised the survey represented by this plan, and that the survey and plan are correct.

The field survey was completed on the 11th day of FEBRUARY, 2005. The plan was completed and checked, and the checklist filed under # _____ on the _____ day of FEBRUARY, 2005.

David Michael Pollock
B.C.L.S.

CAN-AM® Home Inspection Services
99/3579 McKnight Street
Port Alberni, BC V9Y 7N5
Cell: (250) 720-9633 Voice/Fax: (250) 724-2523
Toll free in BC: 1-866-720-9633



Dear Ross:

We wish to thank-you for allowing us into your home to perform the health and safety inspection as required by yourself. We will be conducting a visual inspection of the components and systems in your home. This inspection will take approximately three to four hours. Homeowner safety is our prime concern.

In most cases we do not move personal furniture, however we will be taking off mount panels for inspection where possible. It would be appreciated if these components were easily accessible: furnace covers, electrical panel, hot water heater, ceiling and crawl accesses.

Port Alberni staff inspector, Terry Neyedli, operates an independent franchise business within the CAN-AM® organization headquartered in Vancouver, BC. In March 1997, he started his training with CAN-AM® Home Inspections Services Inc. and in February 1998 with Inspection Training Associates of Oceanside, California. This is one of North America's premiere training facilities. He continues to upgrade his education by attending training seminars. He is now registered with the provincial government through CPBC # 47827.

Terry has the designation of Certified House Inspector (CHI), is a member of the Applied Science and Technologists British Columbia Property Inspectors (ASTTBCPI) # PI 0297, and as such has errors, omissions, and liability insurance. Aided by his mentors Cliff Neyedli, RHI and Peter Link, CPI Terry has inspected over 1,000 homes, trailers, condos, town-homes, and light commercial properties.

We will conduct a closing review of the findings at the end of the health and safety inspection to discuss any concerns that we may discover.

Again, thank-you for allowing CAN-AM® into your home. If you were satisfied with our professionalism and service please recommend us to your friends and colleagues.

Sincerely,

CAN-AM® Home Inspection Services
www.alphahomeinspections.ca

ALPHA HOME INSPECTIONS LTD.

Section 1-3

3579 McKnight Port Alberni, BC V9Y 7N5
 Phone: Office (250) 724-2523 Toll free (866-720-9633)
 Cell (250) 720-9633

BUILDING INSPECTION REPORT

Mileage 23 km
 Closing Date NA
 Call from Ross K2
 Time of call 2:19am (pm) 27 MAY 2019

LP 1/200,000
 INP
 TLC
 TO

CLIENT INFORMATION
 Name Ross Curtis
 Address 8272 DICESOP DRIVE
PORT ALBERNI, B.C.
V9Y 9B5
 Phone: Wk () Res (604) 674-4824
 Name DWPER
 Company _____
 Address _____
 Phone: Wk () Res ()
 Listing Broker _____
 Phone: Wk () Res ()

INSPECTION INFORMATION
 DATE Ordered 27 MAY 2019 Inspected 31 MAY 2019
 TIME Started 9:00 am Completed 2:30 pm
FRONT OF HOUSE
 FACING APPROX. N E W S
 ACCOMPANIED BY Representative Buyer
 CLIENT(S) PRESENT Agent HOUSE Seller
 Yes No HOUSE Occupied Vacant
 WEATHER Estimated Temperature 15° °C
 Rain Snow Clear Partly Cloudy
 Overcast No/Recent Rain
 SOIL CONDITIONS Wet Dry Damp
 Frozen Snow Covered
 SEASON LATE Spring Summer Fall Winter

PROPERTY INFORMATION
 Address 8272 DICESOP DRIVE
PORT ALBERNI, B.C.
V9Y 9B5
 TYPE City Suburb Town Rural
 ESTIMATED REVENUE B.C. Seller Agent
 AGE 1961 Source Buyer Estimated
 STREET TYPE Paved Gravel Through Artery
 Through Residential Culdesac THRU CURB
 BUILDING TYPE 1 2 Family
 Free Standing Townhouse Condominium
 STORIES 1 1½ 2 2½
 BASEMENT Daylight Basement Full Partial
 None Crawl Areas Underground Parking
 Accessible Inaccessible Slab

STYLE
 Raised/Ranch Split Level/Foyer Traditional
 Custom Multi-Complex OLD TIMER

TYPE OF INSPECTION
 Whole House (includes Mechanical and Structural)
(Please read scope and limitations, sections 2 and 3, brochure and reportings)
 Mechanical Components* Foundation/Basement*
 Structural Components* Roof*
 Environmental* Radon* UFFI*
 Targetted* HEALTH AND SAFETY INSPECTION
PRIOR TO RENTAL
 * These targetted inspections are not full ASTTBC Whole House inspections; other components are excluded.

CONDITIONS OF INSPECTIONS
 This inspection was executed according to the conditions outlined in the Inspections Authorization and Contract for Services. The entire house inspection is executed according to the Standards of Practice of the Applied Sciences Technologists & Technicians (ASTTBC)
PLEASE NOTE THAT THE RESULTS OF THIS REPORT ARE FROM A VISUAL SURVEY ONLY. No inspection of hidden or concealed items has been made; therefore, no opinion can be expressed on those items. The results of this inspection are opinion and there is **NO ATTACHED OR IMPLIED GUARANTEE OR WARRANTY.** Home equipment warranty programs are available from private insurance companies to protect the buyer from costs associated with unexpected equipment failure i.e. component/maintenance insurance is now available in Canada and local gas companies are offering gas furnace maintenance insurance. Please read Scope and Limitations, section 1 thru 3 to 15, and also please read life cycles/ Estimated Costs/ follow Maintenance Guidelines and Tips.

INSPECTOR CERTIFICATION
 I hereby certify that our inspection company and/or inspector has no interest, past, present or future, in the property, buyer, seller, broker, mortgagee or any other party involved in the inspection. **OUR FIRM WILL NOT EXECUTE REPAIRS FOR THE CLIENT ON THIS PROPERTY AND THEREFORE HAS NO FINANCIAL INTEREST IN FUTURE REPAIRS TO THIS PROPERTY.** Our fee is not related to the extent of defects discovered or their possible repair costs. **WE CERTIFY THAT THIS REPORT IS PURELY OBJECTIVE AND UNBIASED.** It takes approximately two and a half hours to inspect an average 1500 sq. ft. home. A surcharge(s) will apply if over 1500 sq. ft./over 2.5 hours/evenings/weekends/holidays/old timers/crawl spaces and extra appliances. (Please see section 3-2)
 I further certify that I am authorized on behalf of Alpha HOME LTD. NSPECTIONS Ltd. and That by signature herein after made, am duly bound under the terms and conditions of this certification. The Client has 365 days to call inspection company to any item that pertains to this report and there is generally no charge for the call.
TERRY NEYEDLI Senior Staff Inspector, Terry Neyedli 47827
ALB CH2 PI#0297 Alpha Inspector Signature 31 May 2019 Date

ALPHA HOME INSPECTIONS LTD.

3579 McKnight Street, Port Alberni, B.C. V9Y 7N5

Phone: 250-720-9633 Cell 250-724-2523 Office



HOME INSPECTION CONTRACT

CLIENT(S): Ross Curtis

ADDRESS: 8279 Dickson Drive, Port Alberni, BC V9Y 9B5

BENEFICIARY: As Above

ADDRESS: _____

INSPECTOR: Ferry Neyerli CHI CPBC N° 47827 ASTTBC PI N° 0297

DOING BUSINESS AS: **ALPHA HOME INSPECTIONS LTD.**

Property Address: 8279 Dickson Drive, Port Alberni, BC V9Y 9B5

Inspection Date: 31 May 2019 PAID BY: CASH CHEQUE _____

FEES: \$450.-

MISC. FEES: _____

G.S.T. 22.50

TOTAL: \$472.50

Inv. N° 221080
Paid in full by cheq. n° 938
Received with thanks
"Log"

G.S.T. #888442431 RT Inspection # TCY19N7180

This Agreement, made and entered into this 31 of MAY, 2019 in Port Alberni B.C.

by the named above Client(s) for the purpose of a pre-inspection. The report will consist of a full narrative with photos. This agreement contains terms, which limit the liability of the Inspector. Please read carefully before executing this agreement. In executing this Agreement, you, the Client(s) acknowledge that you have had adequate time to read the Agreement in its entirety and, should you choose to do so, to obtain independent legal advice before executing this Agreement in the space immediately below and returning this Agreement to the Inspector.

Client: Ross Curtis (Ross Curtis) Signature: _____

Client: _____ Signature: _____

Beneficiary: _____ Signature: _____

INSPECTOR: Ferry Neyerli Signature: [Signature]

DATE: 31 May 2019

EXTERIOR • HAS GOOD GRADED TO SIDING CLEARANCES

- ASPHALT DRIVEWAY ON A NEGATIVE SLOPE • HAVE WATER CONTROL DAM TO THE SOUTH SIDE BETWEEN THE STORAGE SHED
- ADD DRIVEWAY LIGHTS ADDED CURB EASIER ACCESS
- MAIN ENTRY ACCESS HAVE TILE ENTRANCE • RE PLACE/REPAIR THE BROKEN/MISSING TILES TO PREVENT A TRIP HAZARD
- REMOVE SOIL LEVEL IN THE PLANTER TO HELP PREVENT MOISTURE DAMAGE IN THE CRAWL AREA
- ADD HANDRAIL TO S.W. CORNER STAIRWAY • TRIP HAZARD AT THE TOP LANDING • NEEDS REPAIR ON LAKE SIDE
- HOUSE NUMBERS ARE NIGHT ILLUMINATED

DOORS

- MAIN ENTRY WITH DEAD BOLT • KEYS NOT TO BE COPIED TO FUTURE OWNER SAFETY • EASE OF ENTRY NOTED • TILGO ENTRY • ADD SALT FREE SAWD IN WINTER IS ADDED
- KITCHEN ENTRY • ADD DEAD BOLT • REMOVE PET DOOR
- ADD HOSE SIDE HAND RAIL IS RECOMMENDED
- LAKESIDE SLIDING DOOR FUNCTIONAL • CLEAN TRACKS REGULARLY TOE LOCK IS ON THE TOP OF DOOR
- DATE MENT DOOR ON SOUTH SIDE • KEEP LOCKED EXCEPT FOR EMERGENCY ENTRY FOR HEAT OR WATER SHUT-OFF

WINDOWS

- SINGLE GLAZED BATHROOM WINDOW • BALANCE OF VARIOUS AGES DOUBLE GLAZED • NO FAILED SEALS NOTED
- CAUTION! LOWER FRONT ROOM AWNING WINDOWS NOTED • PLAN TO ADD CHILDPROOF PREVENTION FOR LIMITED OPENING
- SOME SCREENS ARE MISSING

PARKING • CRACKS / SPALLING / ROOT UPLIFTS NOTED

- OPEN PARKING NOTED • WATER DRAINAGE CONTROLLED BY N.E. CORNER DUAL DRAIN • KEEP OPEN BY FLUSHING REGULARLY
- TOP OF DRIVEWAY HAVE LIMITED PARKING SPOTS
- PLAN TO ADD ENTRY SOLAR YARD LIGHT FOR EASIER IDENTIFICATION
- ADD HOUSE NUMBER WITH REFLECTIVE PAINT/TAPE

INTERIOR

- BASE OF ENTRY TO EACH HABITABLE ROOM NOTED
- DOOR OPERATION NORMAL
- AIR SPACE AT THE BOTTOM OF DOORS NOTED
- BASE OF BATHROOM FACILITIES NOTED
- ALL CARBON MONOXIDE AND SMOKE DETECTORS ARE PROPERLY PLACED - TEST MONTHLY - HAVE SPARE BATTERIES

ELECTRICAL: 100 AMP MAX. AND 100 AMP SERVICE

- ENSURE TO ALL WHERE THE SERVICE PANEL IS LOCATED
- EXTERIOR G.R.I. FUNCTIONAL - TEST MONTHLY - REPLACE WHEN DEFECTIVE
- PLAN TO ADD A G.R.I. OUTLET TO THE KITCHEN AND BATHROOM SINK AREAS - CONSULT A QUALIFIED ELECTRICIAN.
- ENSURE THAT THERE ARE NO ELECTRICAL CORDS ON THE FLOORS (A TRIP HAZARD)
- EACH HABITABLE ROOM HAS PROPER ILLUMINATION
- ALL SMOKE AND CARBON MONOXIDE DETECTORS CURRENT/FUNCTIONAL

PLUMBING

- POTABLE WATER IS DRAWN FROM THE 85 FOOT LEVEL OF THE LAKE. PLAN TO ADD OZONE/UV FILTRATION SYSTEM FOR IMPROVE WATER QUALITY IS HIGHLY RECOMMENDED
- POTABLE WATER COPPER LINES NOTED
- IF NEEDED HAVE WATER QUALITY TESTED (& ADVISED)

HEATING

- OIL HEAT. FORCED AIR TANK IS IN THE BASEMENT
- CONSULT HEATING SUPPLIER/CONTRACTOR FOR AGE AND CONDITION OF TANK
- SERVICE HEATING UNIT REGULARLY
- CONDITIONED AIR NOTED IN EACH HABITABLE ROOM

OTHER ITEMS

- PLACE ALL FIRE EXTINGUISHER IN A VISIBLE AREAS NEAR AN EXIT
- ENSURE THE FIRE EXTINGUISHERS ARE FULLY CHARGED, EXHIBIT NO DEGRADATION AND ARE CORRECTLY PLACED
- TAPE DOWN (DOUBLE SIDED) FRONT ROOM AREA RUG TO PREVENT A TRIP HAZARD

CONCLUSIONS

- PLAN TO ADD FIRE ESCAPE PLAN FOR EACH HABITABLE ROOM
- ADD EMERGENCY FLASHLIGHTS TO EACH SLEEPING ROOM FULLY CHARGED (RECHARGABLE / BATTERY BACK-UP),
- ADD "CAUTION" SIGN TO LAKE SIDE STEEP EMBANKMENT
- ADD LIFE RING WITH FLOATING LIFE LINE TO BEACH AREA
- ADD "USE AT YOUR OWN RISK" SIGN.
- ENSURE THAT THE SEPTIC DRAINAGE FIELD REMAINS OFF LIMITS TO ALL VEHICLES ETC.
- ENSURE THAT THE ATTIC REMAINS OFF LIMITS
- PLEASE POST "NO SMOKING" FIRE HAZARD SIGNS VISIBLE TO ALL
- HAVE SEPTIC INFO INCLUDED IN FINAL REPORT. CONTACT A R.O.W.P. PERSON
- NO SIGNS OF VERMIN IN CRAWL OR ATTIC AREAS. CONTACT A WILD LIFE CONTROL COMPANY AS REQUIRED

[Signature]

EVO

[Initials]



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

TEMPORARY USE PERMIT NO. TUP19020

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: Ross and Loraine Curtis

Address: 8279 Dickson Drive

With respect to:

Legal Description: AMENDED LOT 16, (D.D. 93068N), BLOCK 1, DISTRICT LOT 36, ALBERNI DISTRICT, PLAN 14018

PID: 004-469-381

Civic Address: 8279 Dickson Drive

The Regional District of Alberni-Clayoquot hereby issues a Temporary Use Permit to Ross and Loraine Curtis with respect to property legally described as AMENDED LOT 16, (D.D. 93068N), BLOCK 1, DISTRICT LOT 36, ALBERNI DISTRICT, PLAN 14018 subject to the conditions as follows:

1. This permit is issued for the operation of a two (2) bedroom short term vacation rental (STR) unit, with a maximum of four (4) guests, within the single family dwelling located at 8279 Dickson Drive.
2. The rental use of the property shall not change the residential appearance of the single family dwelling.
3. The owner or a caretaker must live on-site or be available within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be posted in a location visible to the public.
5. This permit is valid for three (3) years from the date of execution.
6. At the time this permit expires, the property owner may apply to the Regional District to have it re-issued for a period of up to three (3) years or return the property to the original use permitted under the current zoning.
7. The operation of the STR must be in compliance with all Provincial Health Officer orders.

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. At the time this permit expires, the property owner may apply to the Regional District to have it re-issued or the property owner must return the property to the original use permitted under the current zoning by way of ceasing any short term vacation rental use or rezone the property.

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 _____, 2020.

This permit was issued under the seal of the Regional District of Alberni-Clayoquot on _____, 2020.

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

Chair of the Regional Board

TUP19020