



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

July 15, 2020

SPROAT LAKE ADVISORY PLANNING COMMISSION

Please find enclosed the following applications for your review and consideration:

- TUP19020 – 8279 Dickson Drive (Curtis)
- TUP19018 – 8467 Bothwell Road (Braiden)
- SD20002 – Lot 5, Bayley Place (Briggs, Wenner & Windley)
- RD19010 – Beauty Island, Great Central Lake (Fleming, Day Frechette, Dirocco, Coates & Sherwood)

Please review these applications so that your Director can submit your recommendations to the Regional Board on Wednesday, July 22, 2020.

Your next meeting is scheduled for **Monday, July 20th at 7:00 pm** through Zoom Video Conferencing. Please refer to the email for details and Zoom invitation.

Sincerely,

Charity Hallberg Dodds
Planning Assistant

Enclosures

Cc Applicants



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.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

TUP19020

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 250-888-5884	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, AL 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 but in working condition.

The system is too small for any additional use in its present state.

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

Sincerely,



Denis Francoeur, ROWP



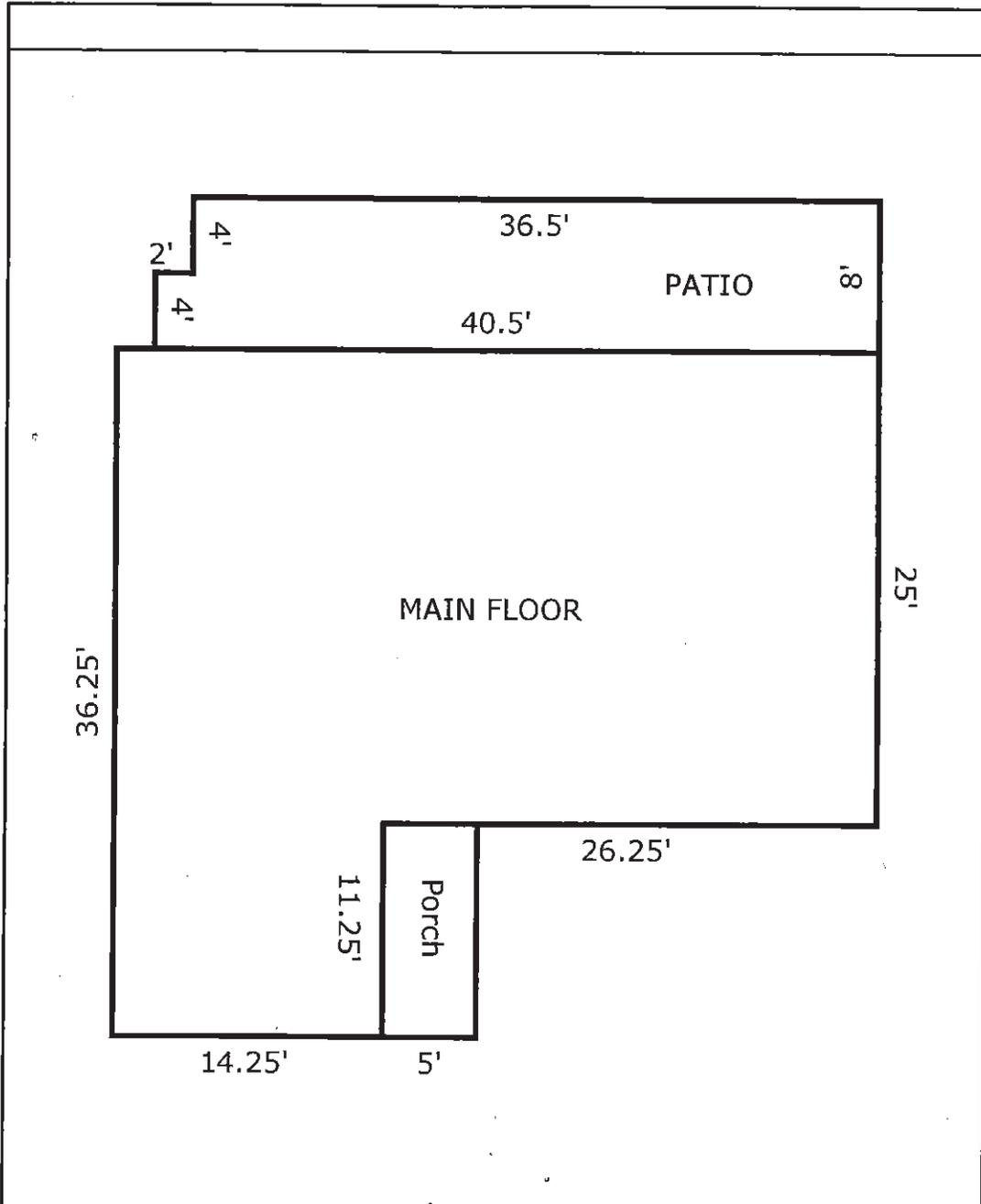
REFERENCE:

Building Sketch

FILE NO.: DICK8279

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

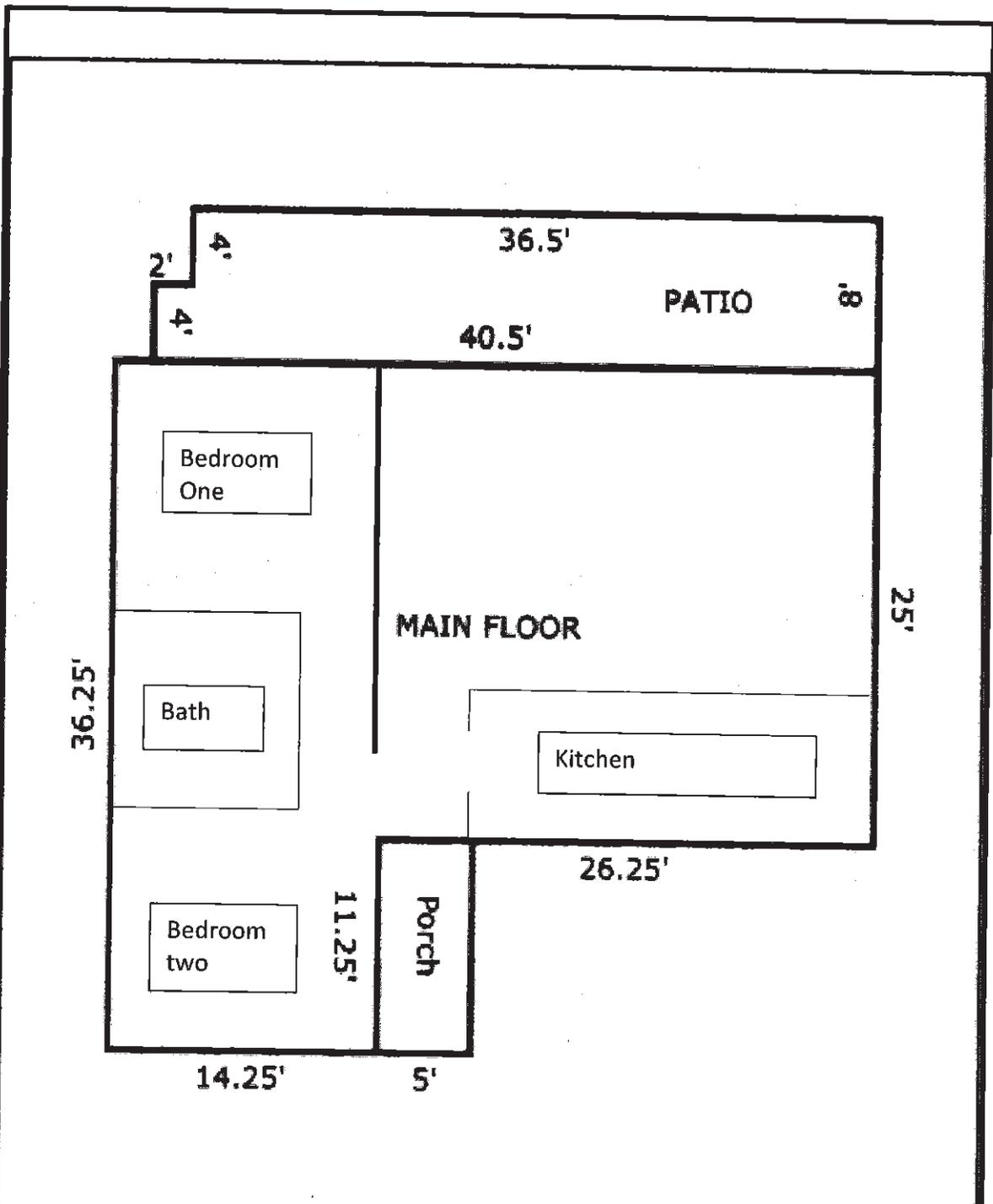
8279 DICKSON DRIVE, SPROAT LAKE, BC V9Y 7L7



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):	1173.81 Sq Ft	
Open Porch	56.25 Sq Ft	11.25' x 5' = 56.25
Concrete Steps	300 Sq Ft	4 x 3' = 12
		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

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

CONTACT

Ross Curtis (250) 516-4299

PCI

INVOICE

1	Septic tank pumped out								
1	Inspection								

165 00

25 00

PAID

RECEIVED BY:

[Signature]

Thank You

92957460

SUB-TOTAL	190 00
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"

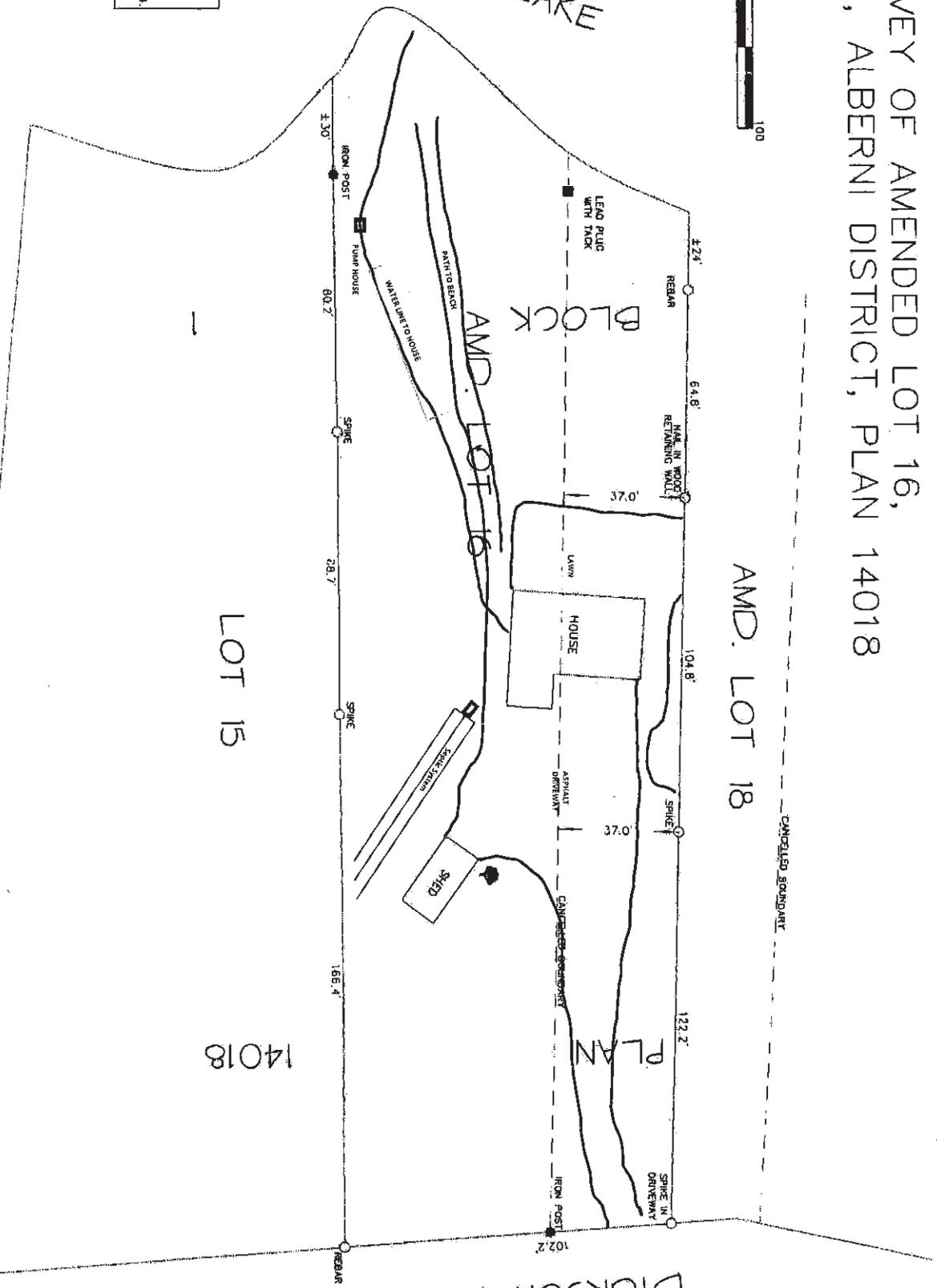
4715 Roger Street, Port Alberni, BC V9Y 3Z3 Phone (250) 724-5112 Fax (250) 724-5100

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: - 250 723 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

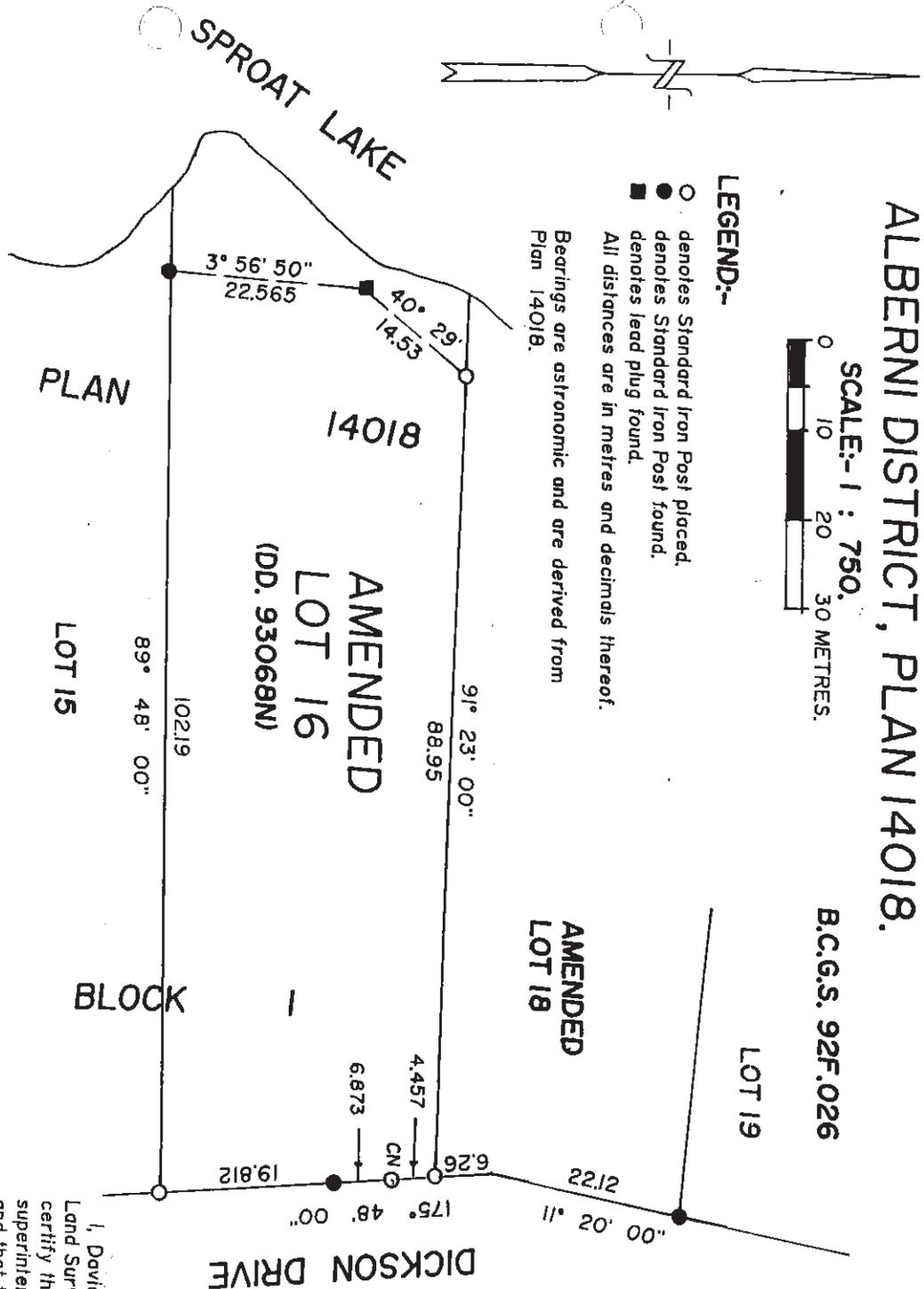
Deposited in the Land Title Office at
Victoria, B.C.
this _____ day of _____, 2005.

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
superintended 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 Cui desac 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


©1992, 1996, 1997 CAN-AM Home Inspection Services, Inc. Reproduction or utilization of this report without express written authorization of CAN-AM Home Inspection Services, Inc. will result in prosecution in provincial/federal court. Because of the general nature of this advice and individual application thereof, CAN-AM Home Inspection Services, Inc. assumes no responsibility for any loss, cost, damage, injury or expense which may be incurred or suffered as a result of the use of this report. Always do tasks and repairs safely or call a certified licensed tradesperson. Revised 1996, 1997, 1998 Nov. by CAN-AM.

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° 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: Ferry CHI

DATE: 31 May 2019

EXTERIOR • HAS GOOD GRAVING 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 SAND IN WINTER IS ADVISED
- KITCHEN ENTRY • ADD DEAD BOLT • REMOVE PET DOOR
- ADD HOSE SIDE HAND RAIL IS RECOMMENDED
- LAKE SIDE 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.C.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 APPLICATION

TO: ACRD Board of Directors

MEETING DATE: July 22, 2020

TEMPORARY USE PERMIT

APPLICATION #: TUP19018

APPLICANT: Catherine Braiden

LEGAL

DESCRIPTION: DISTRICT LOT 41, ALBERNI DISTRICT, EXCEPT PLANS 1191, 1880, 14018, AND 29251

LOCATION: 8467 Bothwell Road

ELECTORAL AREA: "D" Sproat Lake

Applicant's Intention: To continue operation of a short-term vacation rental located in an accessory dwelling unit.

Recommendation:

That the Board of Directors consider issuing Temporary Use Permit TUP19018, subject to neighbouring properties being notified as per Local Government Act s. 494 and confirmation from the building inspector that the dwelling is safe for the intended use.

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 neighboring 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:

TUP19018

The subject property is approximately five (5) acres in size and is located on Sproat Lake. There is an existing single family dwelling and a small 350 square foot cabin (ADU) located in the parcel. The applicant is applying to legalise the short-term rental of the ADU. The applicant does not rent the main house.

2. Services:

- a. **Sewage Disposal:** On-site septic system.
- b. **Water Supply:** On-site water system (Sproat Lake).
- c. **Fire Protection:** Sproat Lake Volunteer Fire Department.
- d. **Access:** Access to the property is from Bothwell Road.

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 the 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 is intended to minimize negative environmental impacts from development activities. The applicants hired a QEP and have satisfied the DPA requirements. The issuance of this TUP will not trigger 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 Acreage Residential (RA1) District. This zoning designation does not allow short-term vacation rentals, though accessory dwelling units are permitted on properties greater than 1 acre in size.

Under Section 493 of the *Local Government Act* (LGA), the Regional District may issue a Temporary Use Permit, by resolution, in areas designated in an Official Community Plan. A TUP may do one or more of the following:

- i. Allow a use not permitted under the Zoning Bylaw;

TUP19018

- ii. Specify conditions under which the temporary use may be carried;
- iii. 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 LGA, 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 that the permit is subject to. For the subject property in the Sproat Lake area of the ACRD, a TUP can be issued for up to three years and renewed once as long as the use is temporary or clearly seasonal in nature and compatible with the surrounding uses, area, and environment. The submitted application complies with the conditions and requirements set out in the policy.

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 wish to support this application, the Temporary Use Permit for DISTRICT LOT 41, ALBERNI DISTRICT, EXCEPT PLANS 1191, 1880,14018, AND 29251 may be subject to the following conditions and any others that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued for the operation of a one (1) bedroom short-term vacation rental (STR) unit at the subject property.
2. A maximum of two (2) persons shall be permitted when the dwelling unit is being occupied as an STR.
3. The rental unit is limited to the accessory dwelling unit (cabin) on the subject property.
4. The rental use of the property shall not change the residential appearance of the property.
5. The owner or a caretaker must live on-site.
6. Contact information for the owner or caretaker and a copy of the TUP must be visible in a

TUP19018

public location.

7. This permit is valid for three (3) years from the date of execution.
8. 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.
9. 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 applicant is applying to legalise the rental of a small cabin on the property. As part of the ACRD's STR policy, owners operating STRs are provided the opportunity to apply for temporary use permits. The applicant lives on-site and only intends to rent the cabin. The rental is limited to two people.

One of the primary criteria used in evaluating a TUP application, according to section 3.4(a) of the STR Policy adopted by the ACRD Board, is that the STR use must be clearly temporary or seasonal in nature. Based on the application, the owners intend to rent the ADU on a seasonal short-term basis.

The applicants have provided staff with the required documentation to support their application, including confirmation of a new the sewer system being capable of supporting a typical occupancy of the house and ADU. Parking is available for guests.

The existence of this STR came to the attention of the ACRD as part of staff researching STRs in the ACRD that are operating in contravention of the Zoning Bylaw. The issuance of this TUP would allow the applicant to continue operating a STR in the ADU.

ACRD staff recommend that the Regional Board consider issuing Temporary Use Permit TUP19018, subject to neighbouring properties being notified as per LGA s. 494.



Submitted by:

 Mike Irg, MCIP, RPP
 General Manager of Planning & Development



Approved by:

 Douglas Holmes, BBA, CPA, CA
 Chief Administrative Officer

TUP19018



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.: TUP19018

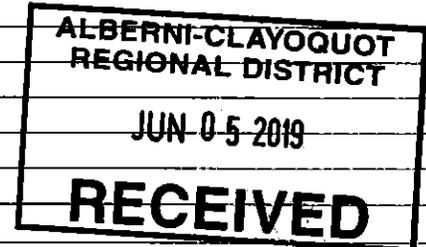
Received: June 5, '19

Fee: 600.00

Receipt No.: 68341

TEMPORARY USE PERMIT APPLICATION (SHORT TERM VACATION RENTAL)

Applicant/Property Owner Information	Agent Information (if applicable)
Name: Catherine Braiden	Name: N/A PL20190037
Mailing address: 8467 Bothwell Rd Port Alberni BC	Mailing address:
Phone:	Phone:
Cell: 250 7359766	Cell:
Fax:	Fax:
Email: cjbraiden@hotmail.com	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. N/A

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: 8467 Bothwell Rd

Legal description: DL 41 Alberni Land District Except Plan 1191 1880 14018 +29251

Zoning:	OCF designation:
---------	------------------

Describe the existing land use of lands adjacent to the subject property:

North: Neighbour South: Bothwell Road

East: Faber Road West: Lake

Within the Agricultural Land Reserve (ALR): No Yes

Within a Development Permit Area (DPA): No Yes

(more information: www.acrd.bc.ca/development-permits)

Method of sewage disposal: Community system On-site septic system Other

Method of water supply: Community system On-site water system Other Lake

Current Use (attach as a separate sheet, as required)

Describe the current use of the land and building(s) on the subject property:

My current home where I reside with my 2 sons.

A 350 sq ft cabin rented on a short term vacation basis and used to accomodate family on occasion.

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.):

350 sq ft studio type cabin accomadates max of 2 persons. Used as short term vacation property on a parttime basis and also used for family visiting as extra accomadation when visiting from out of town. My residence is on the same property where I live full time and I am therefore able to watch over the rental. There is a total of 5 acres. The rental is properly insured and has its own hydro account. It is very quiet because we only accept couples for the cabin.

Site plan showing the following:

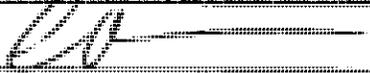
- Legal boundaries and dimensions of the subject property.
- Location of permanent building(s) and structure(s) on the subject property with distances to property lines.
- Location of any existing sewage disposal systems and/or property water source.
- Landscaping, access roads, driveways, vehicle parking 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.

Applicant/Owner Signature: _____

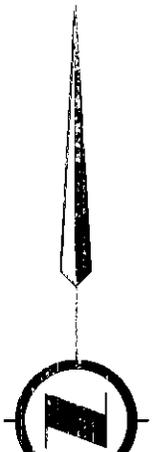
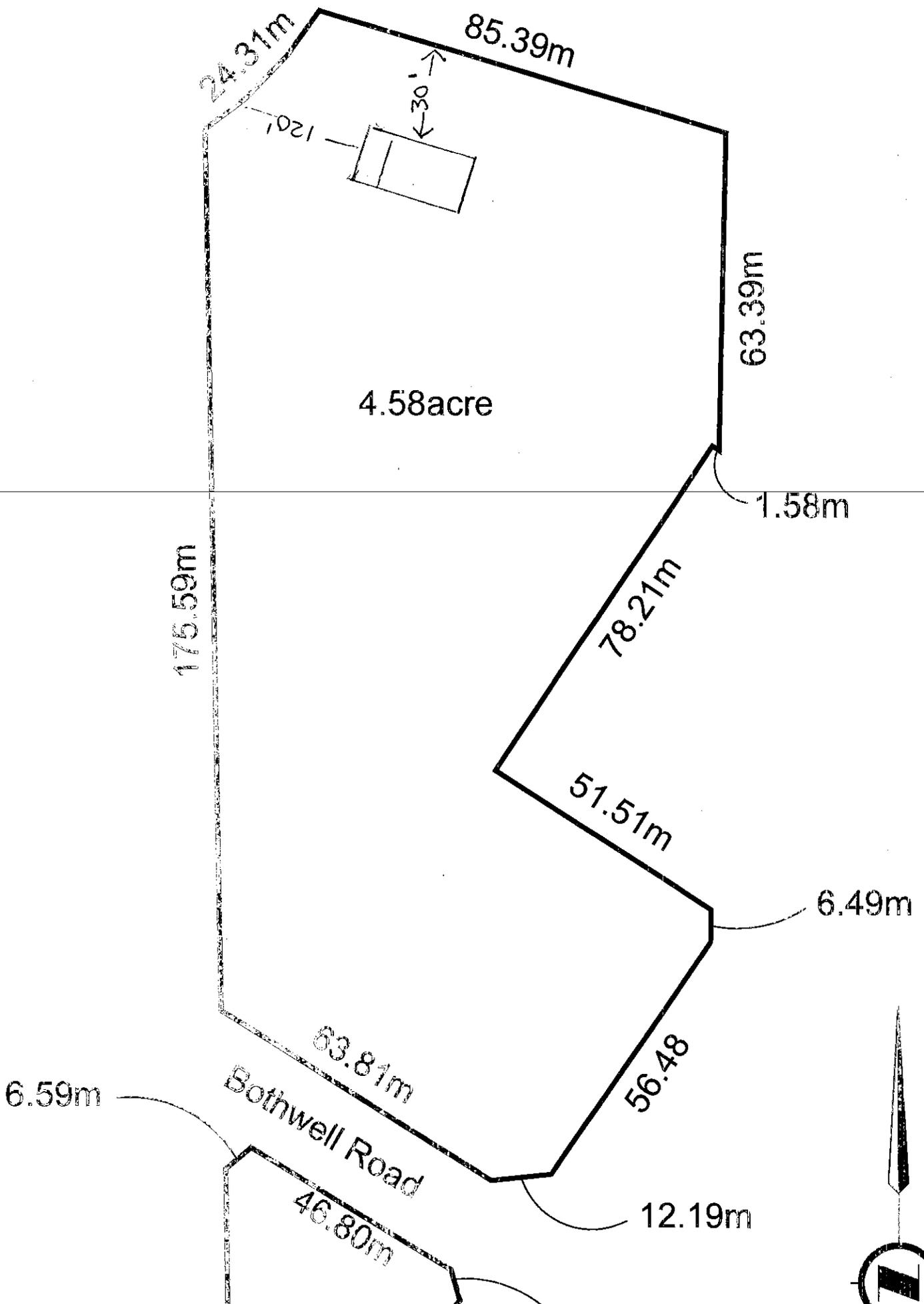


Date: _____

April 25 2019

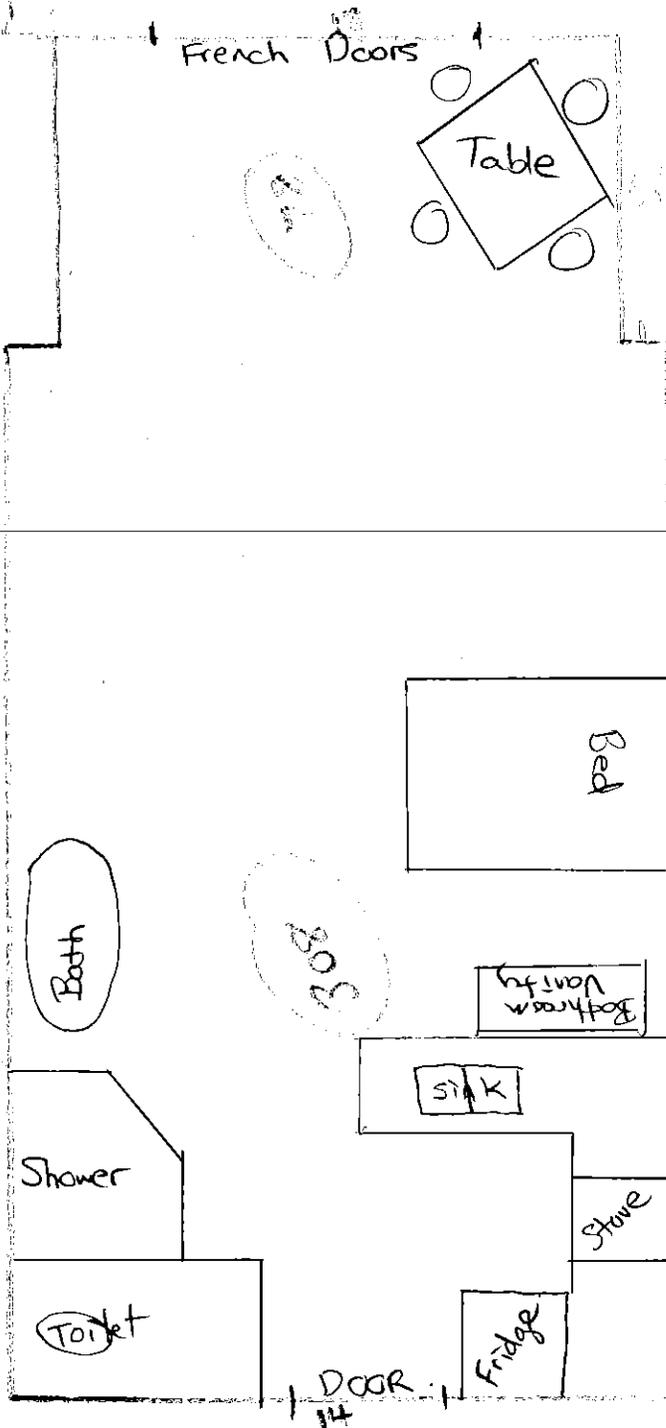
Applicant/Owner Signature: _____

Date: _____



8467 Bothwell

Cabin



Cabin 386 sq. ft.
Deck 300 sq. ft.



JSalmonContractingLtd@shaw.ca

May 15, 2019

To whom this may concern,

After an inspection of the proposed rental suite at 8467 Bothwell rd Port Alberni B.C. I find that the dwelling meets all of the minimum health and safety standards. The suite is equipped with its own hydro meter, full bath, kitchen and open bedroom living area. There is no notice of any major defect or maintenance issue that would lead to causing harm to any rental occupant.

Please feel free to contact me at anytime with any Questions or Concerns,

Joel Salmon

J Salmon Contracting LTD



Alberni Septic Tank Service
Septic Tank Inspection

Date: May 22/19 Completed By: Mike Turner
Address: 8467 Bothwell Rd.

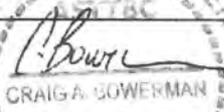
The septic system at this address has
a two chamber concrete tank with a gravity
fed septic field.

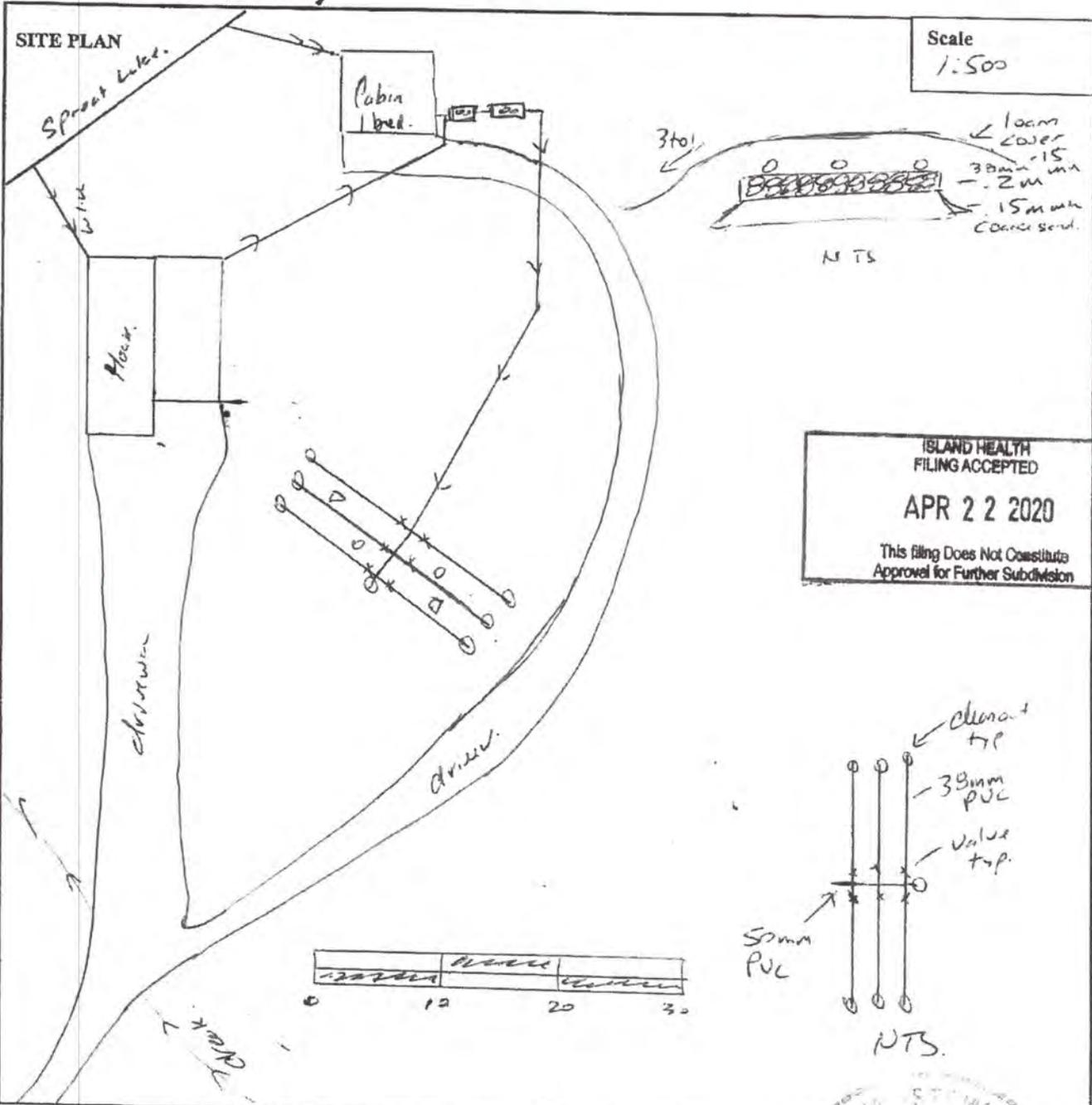
I saw no cracks, leaks, or water
coming back to the tank from the field.
This system seems to be working.

"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

RECORD OF SEWERAGE SYSTEM			FILIN PA20/020	
1. PROPERTY INFORMATION 	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR	<input type="checkbox"/> AMENDMENT – ORIGINAL FILING #:		
	TAX ASSESSMENT ROLL #: 04-70-770-00781.000	PID #: 008-421-226		
	LEGAL DESCRIPTION (PLAN, LOT, DISTRICT LOT, BLOCK NUMBERS): Lot 41 Alberni Land District Except Plan 1191 1880 14018 &29251			
	STREET (CIVIC) ADDRESS OR GENERAL LOCATION: 8467 Bothwell Road		CITY: Port Alberni	
2. OWNER INFORMATION	NAME OF LEGAL OWNER: Catherine Braiden		MAILING ADDRESS: 8467 Bothwell Road	
	PHONE: 250 735-9766	CITY: Port Alberni	PROV: BC	POSTAL CODE: V9Y9B6
3. AUTHORIZED PERSON INFORMATION	NAME OF AUTHORIZED PERSON: Craig Bowerman		REGISTRATION #: OW0021	MAILING ADDRESS: 2365 Old Nanaimo Hwy
	PHONE: 250-723-8775	EMAIL: bowermanexcavating@shaw.ca	CITY: Port Alberni	PROV: BC
4. STRUCTURE INFORMATION	SEWERAGE SYSTEM WILL SERVE:			
	<input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> OTHER STRUCTURE (SPECIFY) <input type="checkbox"/> OTHER DWELLING (SPECIFY) 4 bedroom single family and 1 bedroom carriage home			
THE DESIGN DAILY DOMESTIC SEWAGE FLOW IS (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				
5. SITE INFORMATION	DEPTH OF NATIVE SOIL TO SEASONAL HIGH WATER TABLE OR RESTRICTIVE LAYER (cm): 65cms		INFORMATION RESPECTING THE TYPE, DEPTH AND POROSITY OF THE SOIL IS ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	GPS LOCATION OF SYSTEM (DECIMAL DEGREES) LATITUDE: <u>49 17'02.30"N</u> LONGITUDE: <u>124 54'59.04"W</u>			
	HORIZONTAL ACCURACY (m) \pm 10m _____		<input checked="" type="checkbox"/> RECREATIONAL GPS <input type="checkbox"/> DIFFERENTIAL GPS	
6. DRINKING WATER PROTECTION	WILL THE SEWERAGE SYSTEM BE LOCATED LESS THAN 30m 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 SURFACE WATER <u>50m+</u> (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	
	<input checked="" type="checkbox"/> PLOT PLAN (TO SCALE) AND SPECIFICATIONS ARE ATTACHED <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: April 22, 2020		FILING ACCEPTED DATE: <u>April 22/20</u>	
		RECEIPT NUMBER: <u>244303</u>		



PERC TEST RESULTS

Hole #1	8min
Hole #2	6min
Hole #3	
Hole #4	

SOIL INVESTIGATION RESULTS(Describe)

Observation Hole #1	0.5cm loam	Observation Hole #2	1.05cm loam

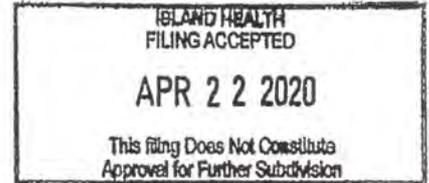
AP Seal

CRAIG A. GOWERMAN
PE BC
CIVIL 0021



Excavators • Trucking • Lowbed Service • Sand & Gravel

2365 Old Nanaimo Hwy
Port Alberni, BC V9Y 8P5
Phone: (250) 723-8775 Fax: (250) 723-8785
Wastewater Design & Specifications



File Number: Bothwell

Date: April 20, 2020

Legal Description: Lot 41 Alberni Land District Except Plan 1191, 1880, 14018 & 29251

Civic Address: 8467 Bothwell Road

GPS: 49 17'02.30"N 124 54'59.04"W

Owner Information: Catherine Braiden

Summary of Proposed Wastewater System: 4 bedroom home with 1 bedroom carriage home

Disclaimer: Bowerman Excavating Ltd. is not involved in pricing that pertains to any part of the systems components. The installer and or property owner is responsible for searching out the best price for their system. Bowerman Excavating Ltd. does not affect pricing and does not have pre-arranged pricing for the system designed. Bowerman Excavating must satisfy Health Authority requirements which include identifying tank volumes and pump volumes as part of the design documentation, because these values are required by Health Authority, Bowerman Excavating Ltd. must use a manufactures specifications from which to complete the design, these values and tanks do not mean that Bowerman Excavating Ltd. has entered into a pre-arranged agreement between the manufacture of tanks.

Proposed wastewater system specs are as follows:

2300 liters per day

Site Information:

Site/Soil Evaluation: see attached drawings for location of test pits



Project: Click here to enter text.
Client: Click here to enter text.
Date: Click here to enter text.

Bowerman Excavating Ltd.

Topography:

Field area is level

Setback:

Meets all setbacks

Site Constraints:

Sproat Lake 50m+ away

Record of Design Information and Calculations:

Anticipated Waste Flows:

2300 liters per day

Configuration Details:

3mx25m sand mound

Design Rational/Safety Factor:

2300 liter per day divided by $36\text{lm}^2\text{day}=63.88\text{m}^2$ area will be 75m^2

Design Specifications:

A. Dispersal Bed:

3mx25m sand mound

B. Aggregates/Soil:

Coarse sand with 38mm washed rock

C. Pipe:

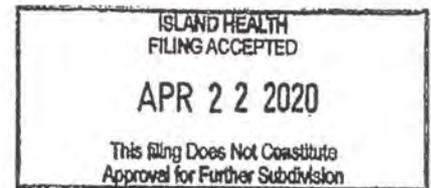
50mm pump and manifold with 38mm laterals

D. Tank(s):

Two 4500 liter two chambers

E. Pump, Alarm, Floats:

Rombus Xt Alarm



Project: Click here to enter text.
Client: Click here to enter text.
Date: Click here to enter text.

Bowerman Excavating Ltd.

F. Interceptor Drain:

NA

G. Hydrotech Valve:

NA

Total Length of Laterals:

75 lm

Dosing:

Pump values are subject to change depending on manufacture. Click here to enter text.

Design Dose:

350 liters per cycle

Reserve:

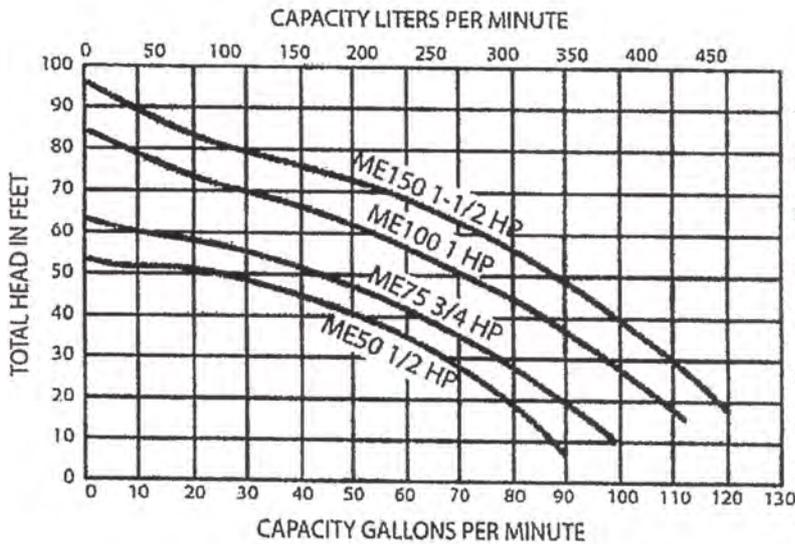
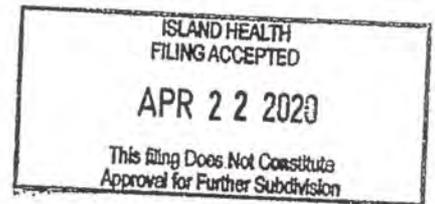
750 liters

Alarm:

Half of Reserve

Pump Specifications:

ME50 230 volt



Project: Click here to enter text.

Client: Click here to enter text.

Date: Click here to enter text.

Bowerman Excavating Ltd.

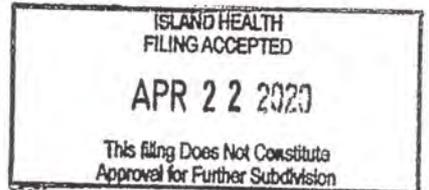
Conclusion:

Bowerman Excavating Ltd. appreciates the opportunity to be of service on this project. If you have any comments or questions, please contact us at your convenience.

Considerately Submitted,
Bowerman Excavating Ltd.

Reviewed by,

Craig Bowerman





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

MEMORANDUM

To: ACRD Board of Directors

From: Alex Dyer, MCIP, RPP, Planner

Meeting

Date: July 22, 2020

Subject: Subdivision Application SD20002 – Briggs/Windley/Wenner Parcel Frontage Waiver for Proposed Subdivision of LOT 5, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 37113; Lot 5, Bayley Place

Recommendation

THAT the Board of Directors waive the 10% road frontage requirement for proposed Lot B as per subdivision plan of LOT 5, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 37113.

Background

The property owners are applying to subdivide the property at Lot 5, Bayley Place into two (2) lots to create a 1.4 ha (3.46 ac) parcel (Lot A) and a 1.0 ha (2.47 ac) remainder (Lot B). The subdivision complies with the requirements of the Zoning Bylaw and the Sproat Lake Official Community Plan.

Proposed remainder Lot B does not meet the ten percent (10%) road frontage as required by Section 512 of the *Local Government Act (LGA)*. Section 512(2) of the *Act* allows a local government to exempt a parcel from the 10% parcel frontage requirement by Board resolution. Proposed Lot B has 41.49 metres (7.26%) of road frontage and 57.01 metres are required to meet the 10% frontage requirement. The proposed frontage onto Bayley Place provides suitable access into proposed Lot B; two separate driveway already exist within this frontage.

The applicants had intended to access proposed Lot A via an easement registered on title through the northern portion of Lot B. In their initial review of the subdivision application, the Ministry of Transportation is requiring that the applicants provide confirmation that a suitable access into proposed Lot A can be built from Taylor Arm Drive where the lot will have 80.7 metres of frontage along the west boundary of the property. Access to proposed Lot A from Taylor Arm Drive complies with the parcel frontage requirements of Section 512 of the *LGA*.

Planning staff are supportive of the proposed subdivision and recommend that the 10% road frontage requirement be waived for proposed Lot B.

SD20002

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

SD20002

SKETCH PLAN OF
PROPOSED SUBDIVISION

WENNER/BRIGGS

LOT 5, DISTRICT LOT 622,
CLAYOQUOT DISTRICT,
PLAN 37113

ADDRESS : BAYLEY PLACE,
PORT ALBERNI, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : CDB DATE : JAN. 20/20

OUR FILE : 89352 REVISION :



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

1A - 2811 SHERIDAN ROAD, NANAIMO, B.C. V8T 2H1
TEL: 250-758-4821 FAX: 250-758-4850
EMAIL: cdb@jea-surveyors.com
VANUATU - VICTORIA - PARKSALLE - CAMPBELL HILL

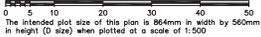
LEGEND

ALL DIMENSIONS ARE IN METRES

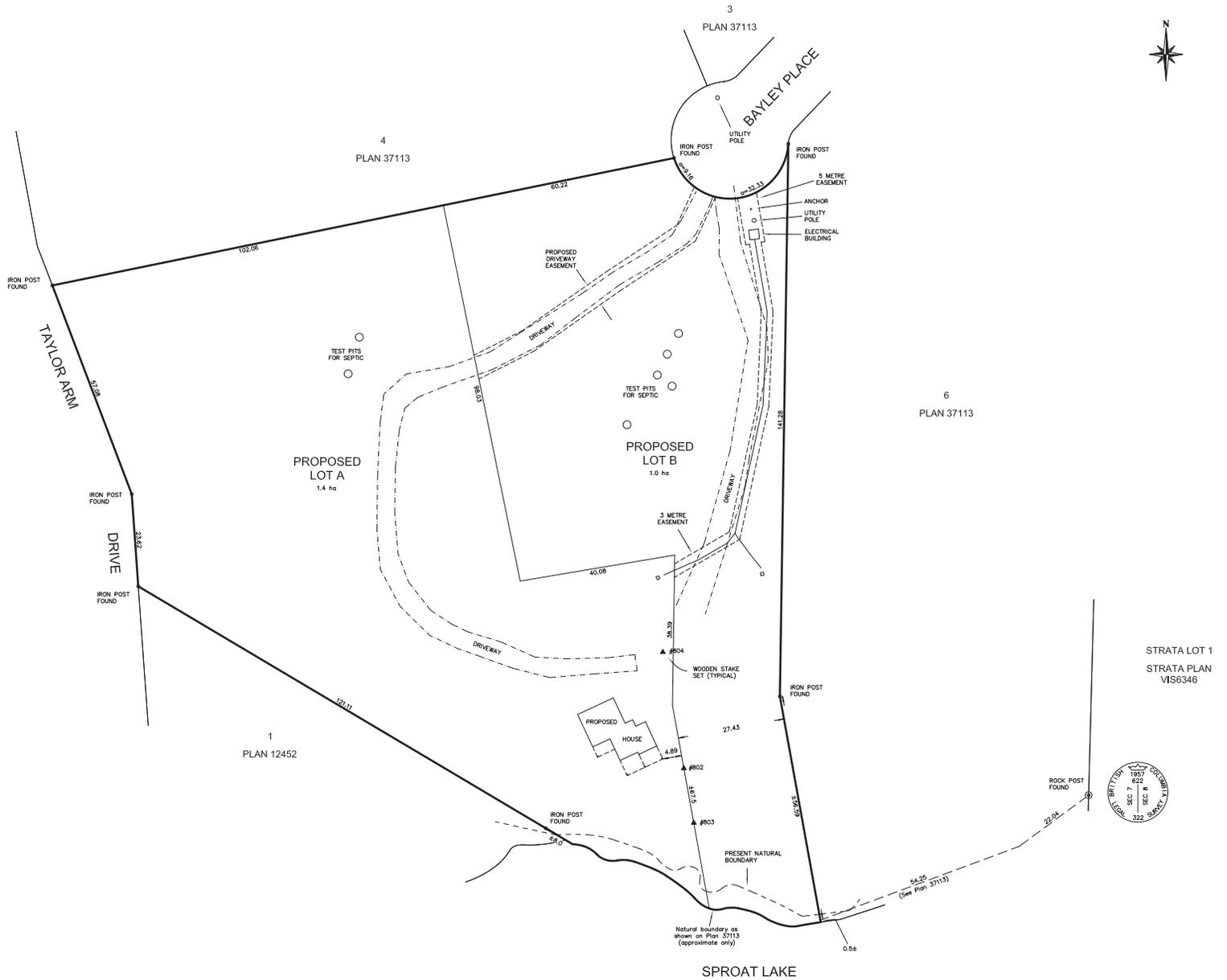
SUBJECT TO CHARGES SHOWN
ON TITLE NO. CA7054887
(PLD. 001-007-005)

DIMENSIONS ARE DERIVED FROM FIELD SURVEY
AND LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL

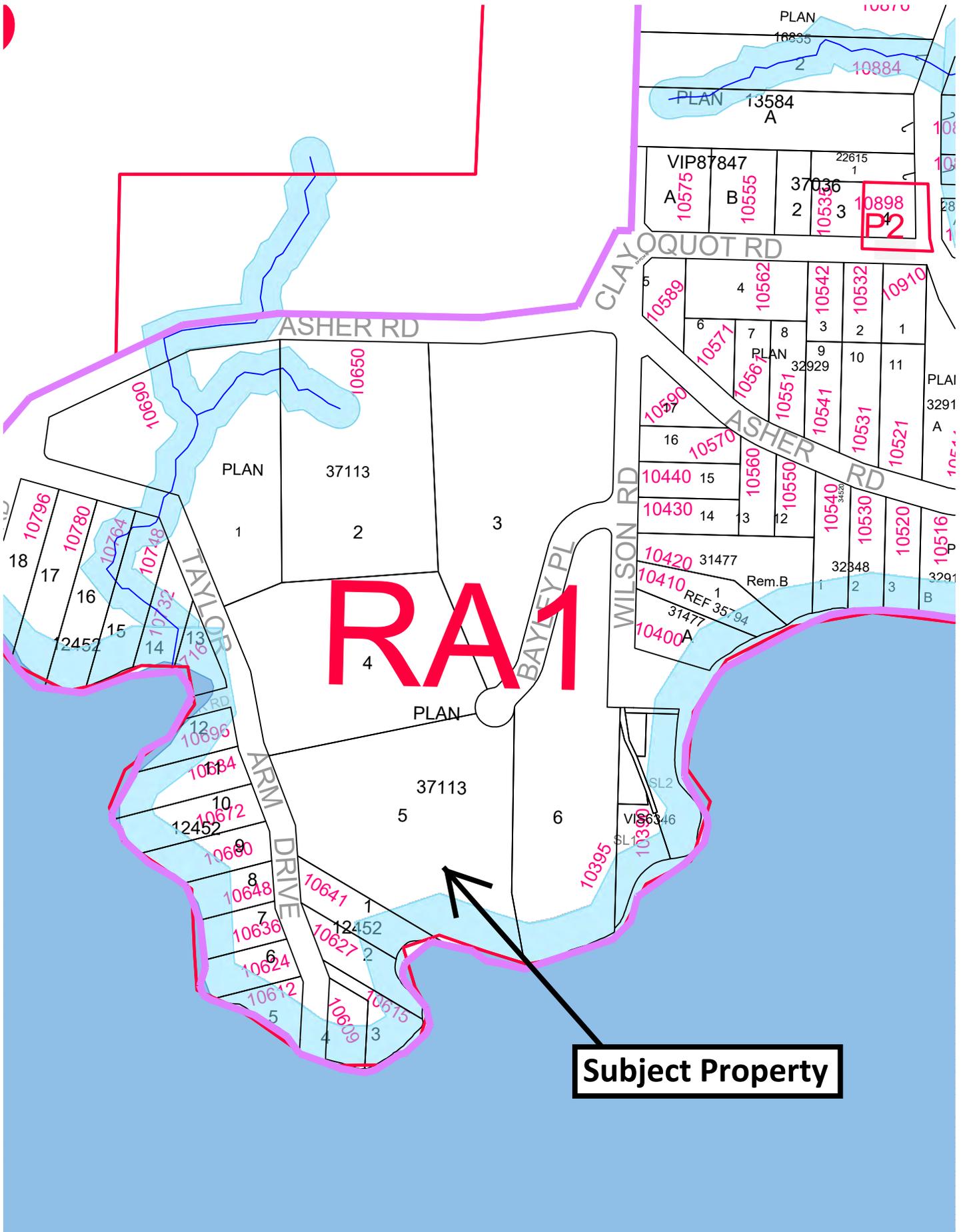


The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:500



STRATA LOT 1
STRATA PLAN
VIS6346

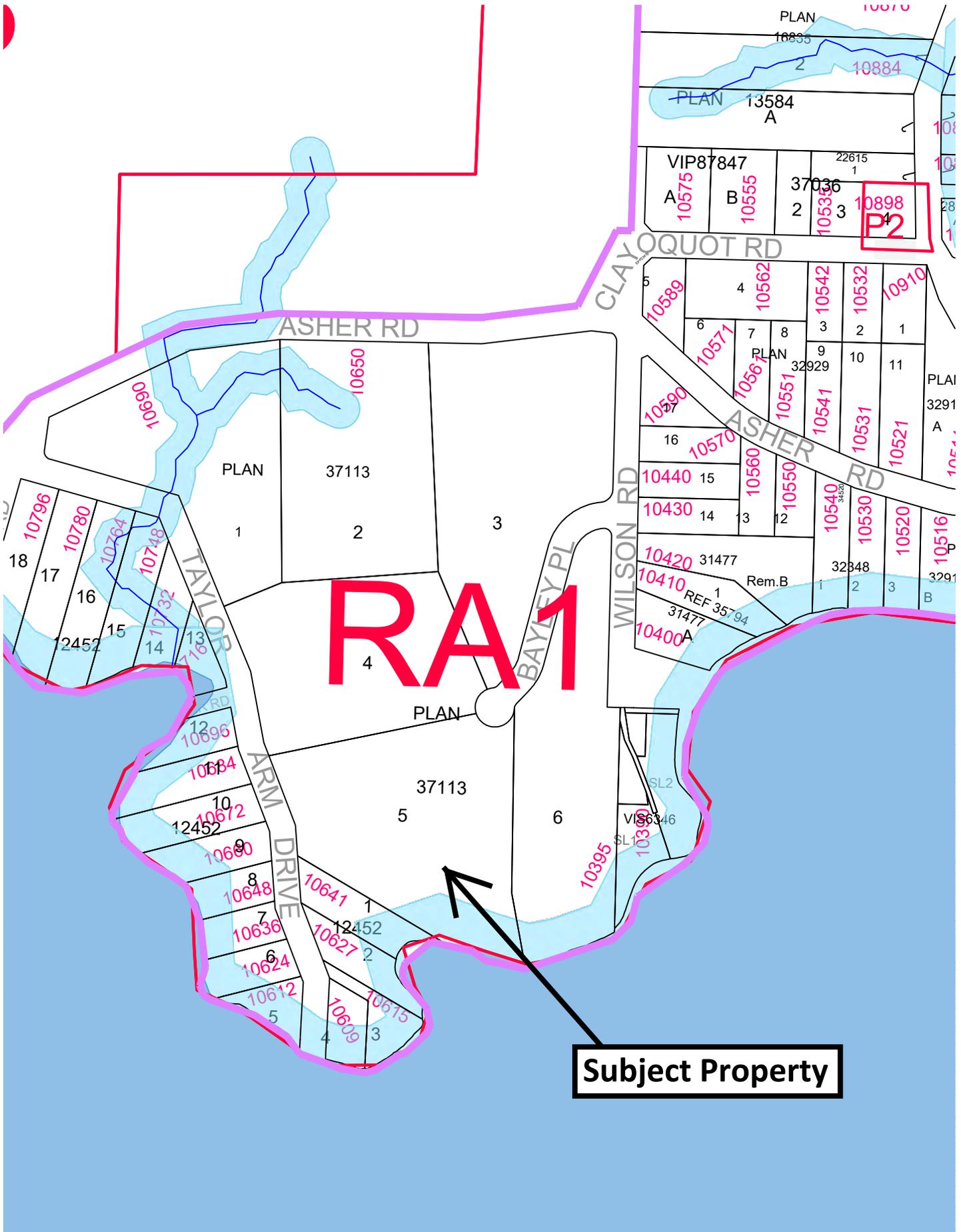
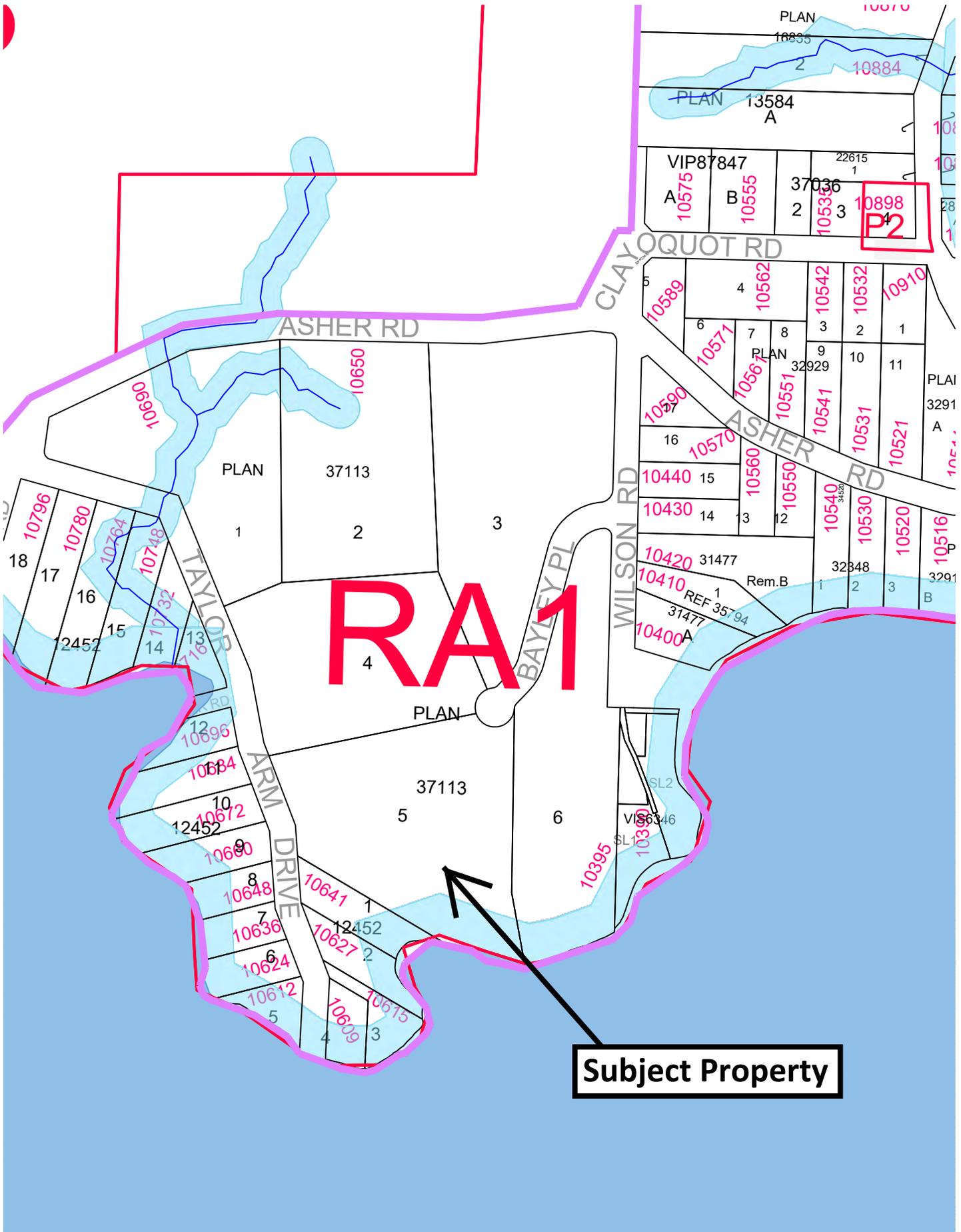




RA1

Subject Property

10898 P2





Rezoning Application

TO: Regional Board of Directors

MEETING DATE: July 22, 2020

FROM: Mike Irg, GM Planning and Development

ACRD FILE NO: RD19010

APPLICANTS: Terri Fleming, Kristin Fleming, Amber Day, Leanne Frechette, Tina Dirocco, Lorie Day, Debra Coates, and Rick Sherwood (Agent: Sims Associates)

LEGAL DESCRIPTION: LOT 771, CLAYOQUOT DISTRICT

LOCATION: Beauty Island, Great Central Lake

ELECTORAL AREA: "D" Sproat Lake

Applicants Intention: This application concerns an OCP amendment, zoning text amendment and a zoning map amendment. The applicants intend to rezone the property from Forest Reserve (A4) District to the proposed site-specific zone, Beauty Island (RVH Beauty Island) District in order to facilitate a three (3) lot subdivision.

Recommendation:

- THAT Sproat Lake Official Community Plan Amendment Bylaw No. P1405 be read a first time.
- THAT Bylaw P1406 Regional District of Alberni-Clayoquot Zoning Text and Atlas Amendment Bylaw be read a first time.
- THAT the public hearing for Bylaws P1405 and P1406 be delegated to the Director for Electoral Area 'D', the Alternate Director or the Chairperson of the Regional District.
- THAT the Board of Directors confirm that adoption of Bylaws P1405 and P1406 are subject to:
 - a. Support from the Tseshaht First Nation and Hupacasath First Nation;
 - b. Confirmation of suitable parking facilities at the east end of Great Central Lake;
 - c. All docks complying with the Provincial standards;

RD19010

- d. The uninhabited cabin being demolished or brought into compliance with the BC building code; and
 - e. Meeting all technical referral agency requirements.
-

Observations:

i) **Status of Property:** The subject property includes all of Beauty Island, a 5.4 ha (13.34 ac) island located in the easternmost third of Great Central Lake, northwest of Brown's Bay. Beauty Island rises in elevation 20 m above the natural boundary of the shoreline. The island is mostly treed and does not include marked watercourses.

Improvements include four (4) cabins, two of which are legally non-conforming as they predate the ACRD Zoning Bylaw. One cabin was built with a building permit. Construction on the fourth cabin commenced and received a Stop Work Order for unauthorized construction in 2008. No application has been made for construction of the cabin to date. Obtaining a building permit and bringing the non-conforming cabin into compliance with the Building Bylaw or demolishing the cabin is a condition of rezoning.

Beauty Island is zoned Forest Reserve (A4), along with the surface of Great Central Lake and the nearest surrounding parcels are also zoned Forest Reserve (A4) District. The intent of the proposed rezoning is to facilitate a three (3) lot, water access only, subdivision.

ii) Services

- a. **Sewage Disposal:** On-site sewage disposal. Information provided by a Registered On-Site Wastewater Practitioner (ROWP) confirms that each of the proposed 3-lots demonstrate adequate soils for sewage treatment. Additionally, the ROWP confirmed "all current on-site seasonal sewage disposal show no signs of any potential Health Hazards as prescribed by the Regulations 326/04."
- b. **Water Supply:** Lake intake.
- c. **Fire Protection:** Outside fire protection districts
- d. **Access:** Water access only. Ministry of Transportation and Infrastructure to determine access requirements at the time of subdivision approval. The Regional District will require confirmation of suitable parking on the east end of Great Central Lake recognizing that the Island is water-access only.

iii) Existing Planning Policies Affecting the Site

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Sproat Lake Official Community Plan designates

RD19010

the lands as “Recreational Residential Use”. The objective of the Recreational Residential Use designation is to provide opportunities for seasonal residency.

While section 11.2.2 states the ACRD’s policy to “only permit the development of new lots for part-time residential use where access is provided either by dedicated roads or by forestry roads” the intention of this policy is to limit development to areas with existing access. This section does not contemplate water access only sites and therefore does not apply to Beauty Island.

Under the Sproat Lake OCP, a property must maintain a minimum lot size of 1 hectare for subdivision purposes if serviced with on-site well and septic. Each of the proposed lots exceed this minimum lot size requirement.

The OCP also designates a development permit area (DPA) which may impact development of the properties: “DPA I – Riparian Areas Protection”. DPA I includes all lands within 30 metres of Great Central Lake, Boot Lagoon and the Stamp River.

Staff recommends changing the OCP to “comprehensive development” to allow for a site-specific zone that limits lot the number of lots to four(4). Bylaw P1404 meets the intent of the OCP.

- C. **Zoning:** The property is zoned Forest Reserve (A4) District which permits a minimum lot area of 16 ha (40 ac) and one single family dwelling per lot for properties of this size. The Island therefore cannot be subdivided unless it is first rezoned.

The applicants have applied to rezone the property to a seasonal recreational zone that would facilitate a maximum of (4) four lots, although the applicant has stated they intend to create three (3) lot subdivision in accordance with their respective shares on title. The proposed new zoning designation, Comprehensive Development, Beauty Island (BI RVH) District, would facilitate the subdivision of Beauty Island into large lots with a 1.2 ha (2.97 ac) minimum area.

The property includes two legally non-conforming cabins, one cabin built with a building permit and one cabin that was built without a building permit application. The cabin constructed without a Building Permit is in contravention of the ACRD Building Bylaw. Bringing the non-conforming cabin into compliance with the Building Bylaw will be a condition of subdivision approval.

The existing buildings are approximately 7.0 m, 27.0 m, and 11.4 m from the present natural boundary of Great Central Lake. As such, they may require Development Variance Permits to comply with the lot lines and setback requirements of the proposed rezoning. The siting of any non-conforming

RD19010

structures built prior to the adoption of the ACRD Zoning Bylaw may be maintained and repaired within their existing footprints subject to Section 529 of the Local Government Act.

	Current Zoning Forest Rural (A4) District	Proposed Zoning Comprehensive Development, Beauty Island (BI RVH) District
Minimum Lot Size:	40 acres	1.2 ha
Minimum Lot Width:	660 feet	150 feet
Lot Coverage:	-	5%
	Minimum Setbacks	
Front:	50 feet	100 feet
Rear:	30 feet	30 feet
Side:	15 feet	15 feet
	Maximum Height	
feet	35 feet	30 feet

Uses permitted under the proposed zoning include one single family home per lot and accessory building and associated uses.

Note: Accessory dwelling units and vacation rental are not permitted under the proposed zone.

The applicant is applying to rezone the property from Forest Reserve (A4) District to, Beauty Island (BI RVH) District in order to facilitate the subdivision of the property into four lots with a minimum area of 1.2 ha parcels.

Comments:

The proposal consists of a plan to amend the ACRD Zoning Bylaw text amendment and an ACRD Zoning Bylaw map amendment to facilitate a three-lot subdivision with a 1.2 ha (2.97 ac) minimum parcel size with an OCP amendment. The proposed zoning would allow for a maximum of 4 lots on the subject property. The Sproat Lake OCP requires a 1.0 ha (2.47 ac) minimum lot size for lots that are serviced with on-site water (lake in-take) and septic.

Section 18.0 Marine Use provides a list of objectives and policies for waterbodies, including Great Central Lake. This includes section 18.1.2 “maintain the unique physical and biological characteristics of the shoreline environments”. Recognizing the ecological importance of the riparian environment, Development Permit Area DPA 1 – Riparian Area Protection applies to the 30-meter foreshore of Beauty Island.

The cabin constructed without a Building Permit is in contravention of the ACRD

RD19010

Building Bylaw. Obtaining a building permit and bringing the non-conforming cabin into compliance with the Building Bylaw or demolishing the structure is a condition of rezoning.

The applicants have asked for (2) dwellings per lot. Staff are not supportive of a zone that would allow for (8) dwellings on this property. This is an Island in Great Central Lake accessible only by water. If the two existing cabin are on the same lot following subdivision approval, their legal non-conforming status would continue.

Staff are supportive of zoning as presented, which would allow for a maximum of four lots, limit the dwelling size, and allow for residential recreational use.

Submitted by:



Mike Irg, MCIP, RPP
GM of Planning and Development

Approved by:



Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

RD19010



Subject
Property

DL 771

Great Central Lake















Fern Road Consulting Ltd.



Our File: 19-032-Z

2019-12-12

RD19010

PL20200001

Alberni-Clayoquot Regional District
3008 – Fifth Avenue
Port Alberni, BC
V9Y 2E3

Attention: Mike Irg

Dear Mike:

**RE: Proposed Zoning Amendment of District Lot 771, Clayoquot District
Beauty Island**

On behalf of our clients, Tina Dirocco, Leanne Frechette, Terri Fleming, Kristin Fleming, Amber Day and Lorie Day, Rick Sherwood and Debra Coates we are applying for a zoning amendment for Beauty Island.

BACKGROUND

Beauty Island in Great Central Lake was created as District Lot 771 in 1908. The island is treed, has 3 cabins and various sheds. The current owners all belong to the same family.

Sims Associates (Sims) has surveyed the island and has determined the present natural boundary (PNB). Sims has prepared a proposed subdivision plan showing locations of buildings, current PNB and amount of Return to Crown (due to the lake level being much higher than where it was previously surveyed).

PROPOSAL

There are 8 people on title as owners and shares are as follows:

- 50% share Rick Dale Sherwood and Debra Agnes Coates
- 25% share Tina-Marie Dirocco and Leanne Tracey Frechette
- 25% share Terri Lynn Flemming, Kristin Jean Flemming, Lorie Lee Day and Amber Lynn Day

The owners would like to subdivide so that the ownership is the same as the share percent. Currently the island is zoned A-4 Forest Reserve with a minimum parcel size of

40 acres. We propose rezoning the property to Cottage and Seasonal Residential with a minimum parcel size of 3 acres (1.2 ha).

The owners would like to have 2 cottages per lot with each cottage a maximum of 1500 sq ft. Although "Vacation Rental" is part of this zone, the owners do not want to rent and suggest this option be eliminated from the zone.

We felt it would be prudent to have the soil checked for percability. Mr. Glenn Gibson of Gibsons & Sons inspected the property and determined that it "demonstrates adequate soils for on-site sewage treatment that meet the intent of both Standards".

We have completed an application form but are unsure of the fee. We request you review the file and inform us of the fee and we will then collect it from the owners.

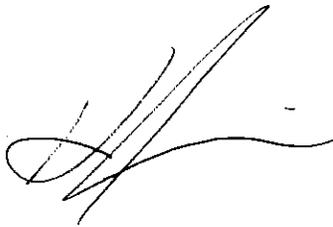
ENCLOSURES

In support of this application, we are enclosing:

- Application form
- 3 Title Searches
- Signed Letters of Authorization
- Report prepared by Gibson & Sons
- Proposed Subdivision Plan prepare by Sims

Please do not hesitate to contact me if there are any questions or you would like to discuss further.

Sincerely,



Helen MacPhail Sims
Office Manager
/tj

Enclosure



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

APPLICATION FOR DEVELOPMENT

- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver |
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Board of Variance Application |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input type="checkbox"/> Development Variance | <input type="checkbox"/> Other: _____ |

Applicant/Property Owner Information	Agent Information
Name: See attached Sheet	Name: Helen MacPhail Sims c/o Fern Road Consulting Ltd
Mailing Address:	Mailing Address: P.O. Box 405, Qualicum Beach, V9K 1S9
Telephone:	Telephone: 250 752-9121
Fax:	Fax:
Cell:	Cell:
Email:	Email: hsims@simssurvey.ca

- Legal Description: District Lot 771, Clayoquot District 009-409-441

- Particulars of Proposed Development:

- Existing OCP Designation: D Recreational Residential
- Proposed OCP Designation: D n/a
- Text Amendment: Eliminate "Vacation Rental" from the zone
- Existing Zone: A-4 Forest Reserve
- Proposed Zone: SC Seasonal Cottage
- Within the Agricultural Land Reserve (ALR)?: No Yes
- Within a Development Permit Area?: No Yes
- Method of Sewage Disposal: Community System Onsite Septic System Other
- Method of Water Supply: Community System Onsite Water System Other

- Other (explain): Gets water from Great Central Lake

- Describe the existing land use of the subject property: Recreational family cabins and various sheds

Attached Sheet

Applicant/Property Owner Information

Name: Rick Sherwood and Debra Coates

Mailing Address: 2596 Alberni Highway, Site 215, C-7, Port Alberni, BC, V9Y 7L6

Name: Tina Dirocco and Leanne Frechette

Mailing Address: 5696 Arvay Road, Port Alberni, BC, V9Y 8H4

Name: Terri Flaming, Kristin Fleming, Lorie Day and Amber Day

Mailing Address: 7641 Beaver Creek Road, Port Alberni, BC, V9Y 8M9

Gibson and Sons Consulting
811 Wildgreen Way, Parksville
250 240 1724 gibsonandsons65@gmail.com

Mario + Tina Di Rocco
Arway Rd Port Alberni
m+rocco@shaw.ca

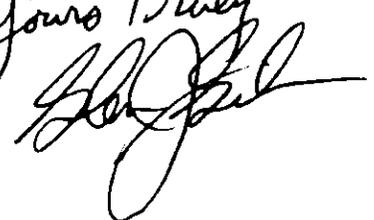
April 25/19

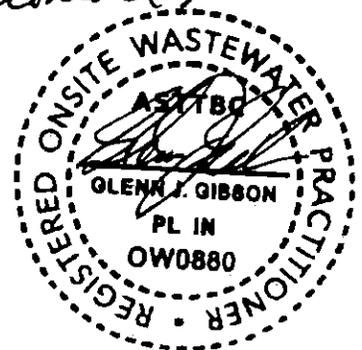
Re: Proposed 3 lot Subdivision of Beauty Island

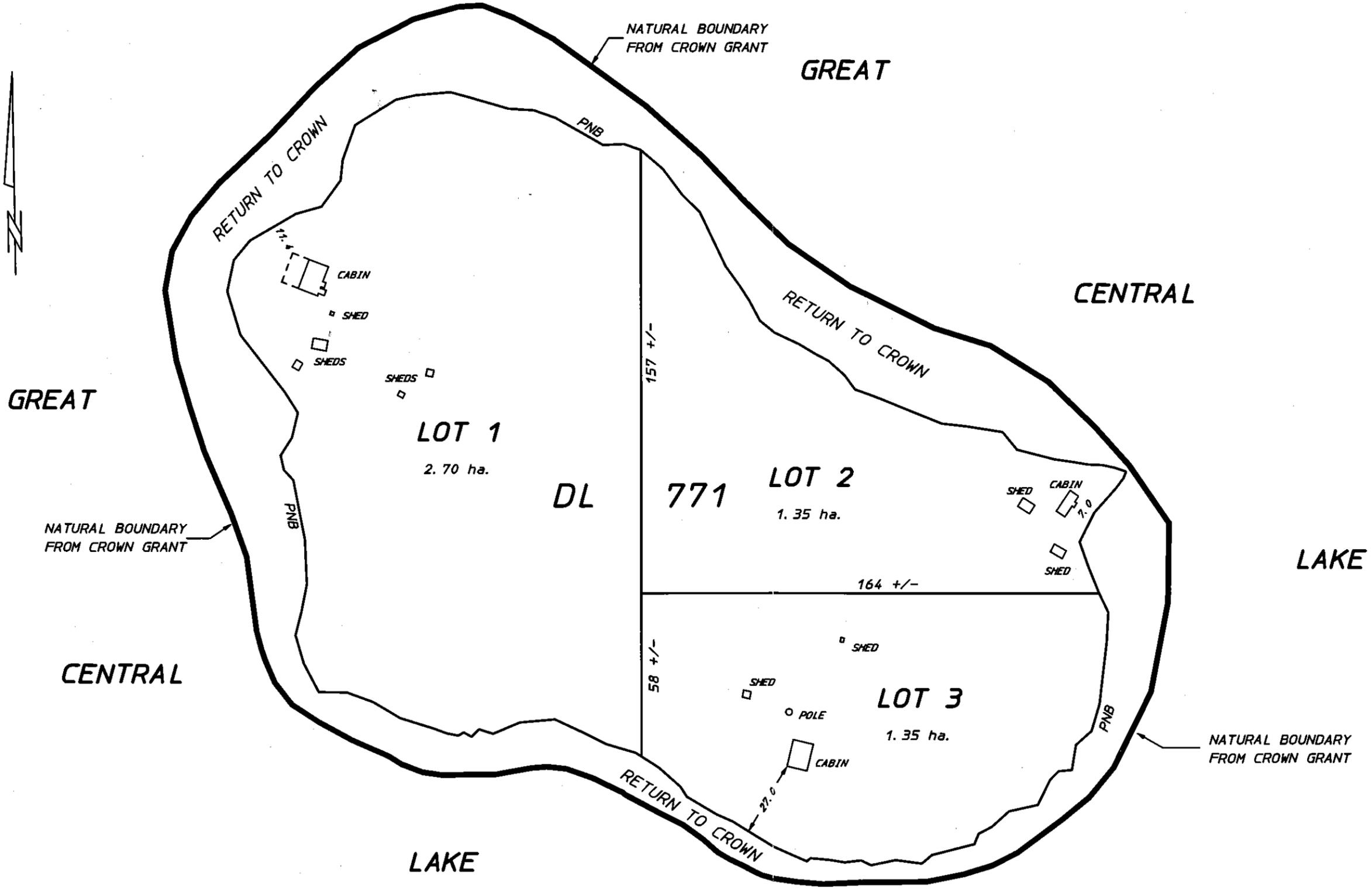
On April 25/19 we dug percolation and observation holes by hand on each of the 3 lots to demonstrate adequate soils for on-site sewage treatment that meet the intent of both Standards.

The soils are defined as loamy sands, the holes were dug to 24" + and the percolation rates ranged from 2-6 minutes.

I believe these site conditions meet the intent of both Standards. All current on-site seasonal sewage disposal show no signs of any potential Health Hazard as prescribed by the Regulations 326/04.

If you have any questions please contact me.
Yours Truly






**PLAN OF PROPOSED SUBDIVISION OF
DISTRICT LOT 771, CLAYOQUOT DISTRICT.**

SCALE 1: 1500

 ALL DISTANCES ARE IN METRES.
 ALL DIMENSIONS AND AREAS ARE
 SUBJECT TO FINAL SURVEY.

No.	DATE	REVISION
1	2019/10/31	

SIMS ASSOCIATES
 LAND SURVEYING
 223 FERN ROAD WEST
 QUALICUM BEACH, B.C.
 V9K 1S4
 PHONE: (250) 752-9121
 FAX: (250) 752-9241
 FILE: 19-032-5
 COMP: 19-032.P1

P1405 REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1405

**A BYLAW TO AMEND BYLAW NO. P1310
SPROAT LAKE OFFICIAL COMMUNITY PLAN**

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE
This bylaw may be cited as the Sproat Lake Official Community Plan Amendment Bylaw No. P1405.
2. Schedule B, the plan map, is hereby amended by redesignating LOT 771, CLAYOQUOT DISTRICT from "Recreational Residential Use" to "Comprehensive Development Area" as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of , 2020
Public hearing held this day of , 2020
Read a second time this day of , 2020
Read a third time this day of , 2020

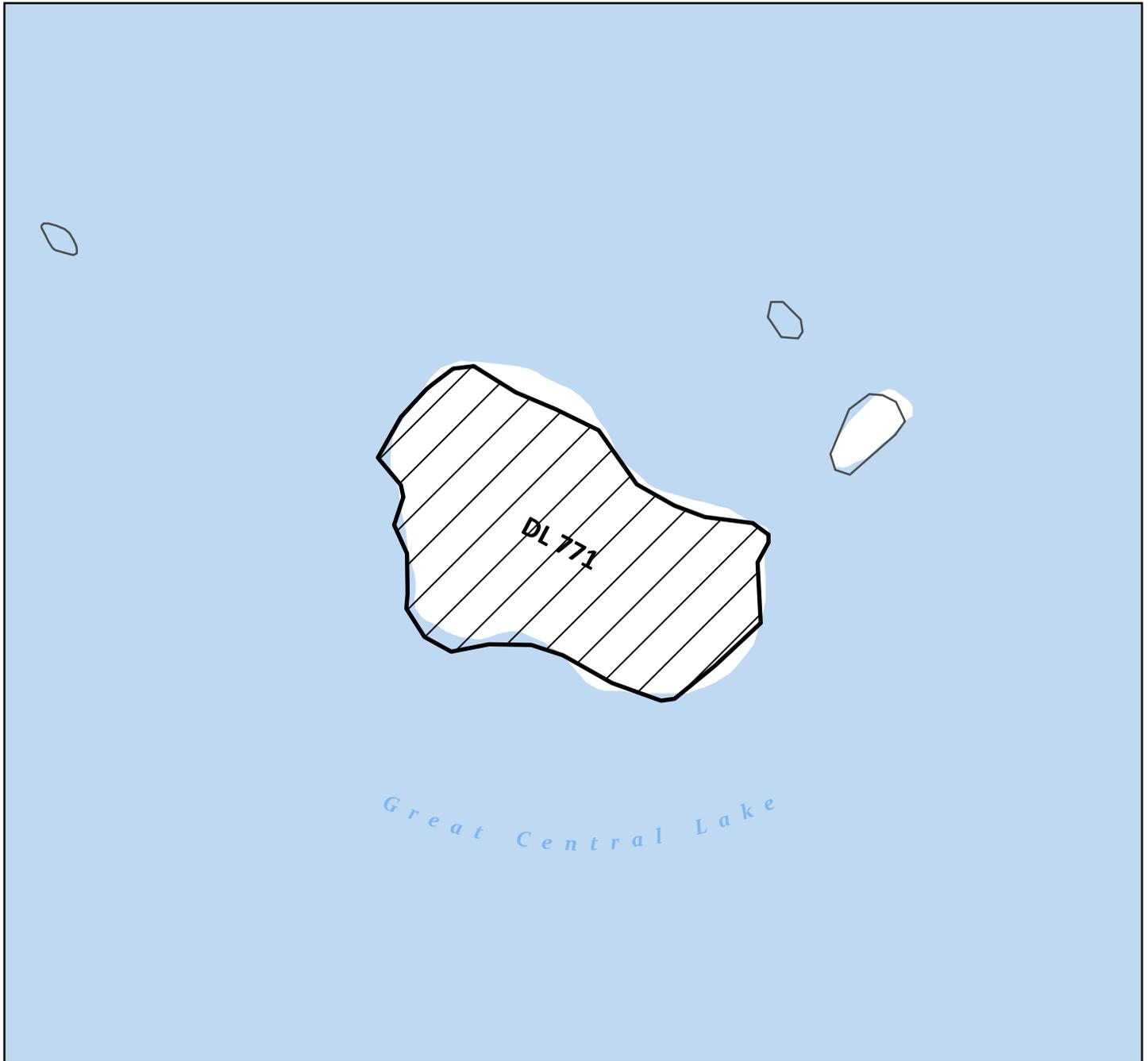
Adopted this day of , 2020

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer

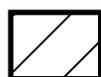
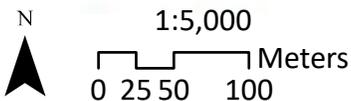
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1405 to Amend Sproat Lake OCP



P1405 - Beauty Island
Legal Desc.: Lot 771, Clayoquot District



Re-designating from "Recreational Residential Use" to "Comprehensive Development Area"

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1406

**OFFICIAL ZONING TEXT AMENDMENT AND
OFFICIAL ZONING ATLAS AMENDMENT NO. 723**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendments to the Official Zoning Text and the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text and Atlas Amendment Bylaw No. P1406.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot text is hereby amended by:

- a. Adding a new section 166 Beauty Island (BI RVH) District” to read as follows:

“ 166 Beauty Island (BI RVH) District

This District provides for low-density development of large parcels intended for recreational use without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be protected and preserved through large lot sizes and low density.

166.1 Permitted Uses

- (1) One Single Family Dwelling per lot which is constructed on the site on which it will be occupied, which is not to be occupied as the permanent home or residence of any family, but rather as a vacation or seasonal residence for a family maintaining a permanent residence elsewhere;
- (2) One Accessory building;

166.2 Density

- (1) One (1) Single Family Dwelling per lot;
- (2) the minimum lot size shall be one (1) hectare (2.47 acres);
- (3) the maximum number of lots shall not exceed four (4) lots;
- (4) the maximum floor area of a Single Family Dwelling unit shall not exceed 150 square meters (1,614 square feet) in floor area;
- (5) the maximum floor area for an accessory building shall not exceed 40 square meters (430 square feet) and the height shall not exceed 3.66 meters (12 feet). ”

b. Including the following line item to Section 200, Schedule II – Bulk and Site Regulations:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
BI RVH	150	2.5 acres	5%	50	30	15	30

c. Including “BI RVH” on the line that references “R” Districts in Section 4.3, Interpretation.

d. Including “166 Beauty Island RVH (BI RVH) District” in Section 5.1, Designation of Districts, under Comprehensive Development Use.

- 3. Bylaw No. 15 of the Regional District of Alberni-Clayoquot atlas is hereby amended by rezoning LOT 771, CLAYOQUOT DISTRICT from Forest Reserve (A4) District to Beauty Island (BI RVH)) District as shown on Schedule A which is attached to and forms part of this bylaw.
- 4. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of 2020
 Public Hearing held this day of 2020
 Read a second time this day of 2020
 Read a third time this day of 2020

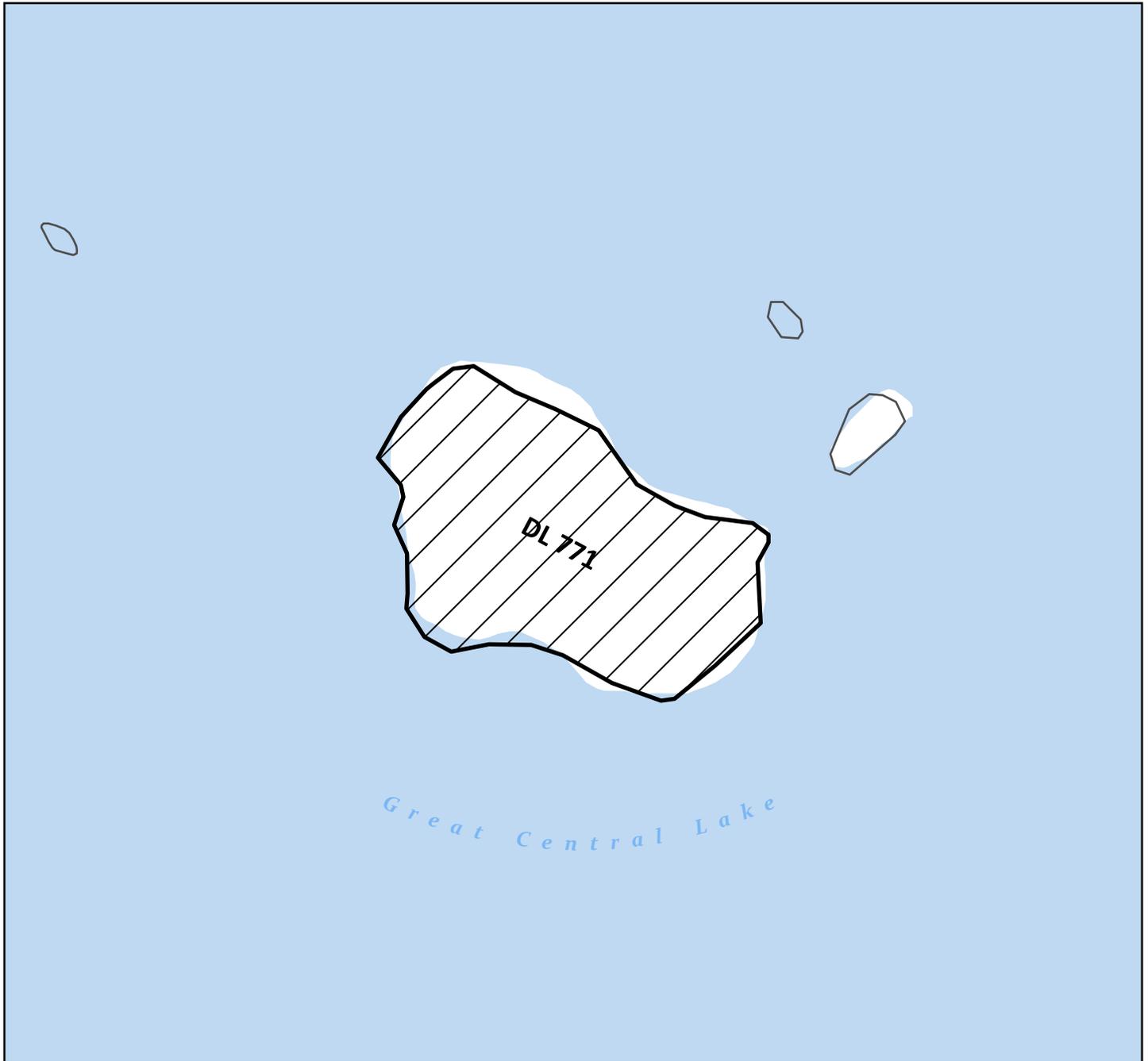
Adopted this day of 2020

Douglas Holmes, BBA, CPA, CA
 Chief Administrative Officer

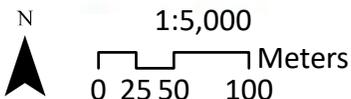
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1406 to Amend Official Zoning Atlas



P1406 - Beauty Island
Legal Desc.: Lot 771, Clayoquot District



Re-zoning from "Forest Reserve (A4) District" to
"Beauty Island (BI RVH) District"