



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

## Rezoning Application

**MEETING DATE:** July 28, 2021

**ACRD FILE NO.:** RF21010

**APPLICANTS:** J & Y Sohn Enterprises Ltd. (Agent: Denis Francoeur)

### LEGAL

**DESCRIPTION:** LOT B, DISTRICT LOT 136, ALBERNI DISTRICT, PLAN 18037, EXCEPT THAT PART IN PLAN 35581

**LOCATION:** 2404 Timberlane Road

**ELECTORAL AREA:** "F" Cherry Creek

**Applicant's Intention:** The property owner is applying to rezone a portion of the Timberlodge property located at 2404 Timberlane Road from Tourist Commercial (C6) District to Campground Commercial (C8) District to accommodate an expansion of the RV campground while accommodating the existing hotel and restaurant uses already existing on the property.

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### Recommendations:

- THAT Bylaw P1434, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;
- THAT the public hearing for Bylaw P1434 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1434 is subject to:
  - a. Issuance of a development permit to satisfy the requirements of DPA III – Objectives for Form and Character;
  - b. Confirmation from a Registered On-Site Wastewater Practitioner that the sewage disposal systems on-site are capable of servicing the expanded campground, hotel and restaurant uses;
  - c. Registration of an easement over a portion of the neighbouring LOT 1, PLAN VIP35581 property to the west securing access to existing on-site sewage disposal infrastructure and road access into the west side of the campground;
  - d. Approval of the zoning amendment by the Ministry of Transportation & Infrastructure in accordance with Section 52 of the *Transportation Act* for

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- development adjacent to a Controlled Access Highway;
- e. Meeting technical referral agency requirements.

**Advisory Planning Commission Recommendation:** The Cherry Creek APC considered this application on July 5, 2021. Comments received from APC members in attendance and comments submitted separately were in support of the rezoning application.

**Observations:**

**Status of Property:** The 1.46 hectare (3.6 acre) property is developed as a commercial property with a 22 room hotel, restaurant and 60+ site RV campground. The older portion of the campground on the south side of the property includes +/- 42 RV sites and an expansion to the campground built in 2020 in the north west portion of the property added an additional 20 RV sites. The applicants proceeded with the expansion under the impression that the existing mix of C6/C8 zoning would allow for the use. An additional expansion to the campground east of the hotel is planned for the future. The campground appears to be primarily occupied by residents who are residing on-site over a longer term basis than transitory, tourist accommodation. The south half of the property was rezoned to Campground Commercial (C8) District in 1988 to accommodate the initial development of the RV campground.

The internal road is paved and the expanded area of the campsite is entirely paved. There is a 6-8 foot tall corrugated metal fence built on concrete blocks screening the campground from the road and from the hotel/restaurant buildings. The new fence is setback +/- 30 feet from Timberlane Road providing an off-street graveled parking area between the road and the campground.

The property is adjacent to a P1-zoned cemetery to the east, vacant M1-zoned industrial lands to the south and a C6-zoned property with one existing single family dwelling located to the west. The adjacent property to the west, described as LOT 1, PLAN VIP35581, is also owned by the applicants and serves as the western access point into the campground and accommodates the septic fields for the entire development.

i) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. Three separate new septic systems were installed by a Registered On-Site Wastewater Practitioner in 2020 to service the hotel, restaurant and the existing and expanded RV campground area. The systems were designed to accommodate future expansion of the uses on the property. The septic fields for each of the new septic systems are located on the adjacent LOT 1, PLAN VIP35581 which is also owned by the applicants. As a condition of rezoning approval, staff recommend that confirmation of Island Health septic certifications are in place to accommodate the full build-out of the development.
- b. **Water Supply:** Cherry Creek Waterworks District.
- c. **Fire Protection:** Cherry Creek Fire Department. As part of the agency referral process, the Fire Department will have an opportunity to review the development proposal and

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- will be asked to consider fire safety for the site and safe access/egress to the property.
- d. **Access:** The property is accessed off Timberlane Road, which is a frontage road along the highway near the junction of the Alberni Highway and the Port Alberni Highway (Redford extension). The internal access roads within the campground appear to be wide enough for larger vehicle access and there are two gated access points to Timberlane Road: one access along the east boundary of the property approximately 60 metres from the Alberni Highway and one access along the west boundary of the property encroaching onto the adjacent C6-zoned property also owned by the applicants. As the property lies within 800 metres of a Controlled Access Highway, the Ministry of Transportation & Infrastructure (MOTI) must approve the zoning amendment prior to the Board considering the bylaw for final adoption.

## ii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as "Commercial Use". Policy 7.2.4 of the OCP supports the expansion and location of highway and tourist commercial uses in the vicinity of the junction of the Alberni and Port Alberni Highways. The OCP recognizes that the junction of the two highways plays an important role in one's initial impression of the Alberni Valley when arriving by vehicle and supports the enhancement and beautification of the entrance to the Alberni Valley. Policy 7.2.3 requires development permits for any commercial development on lands designated as Commercial Use along the Alberni and Port Alberni Highways.

Development Permit Area III – Objectives for Form and Character (DPA III) applies to all commercial, industrial and multi-family residential development along the highway corridor and is intended to ensure that development forms a positive impression along the highway, to the greatest extent possible. DPA III includes guidelines for the form and character of commercial buildings, screening, landscaping, access/egress, parking, lighting and overall site planning. A development permit is required for the expansion to the commercial campground and for any proposed future expansion. As a condition of rezoning approval, planning staff recommend that the Board require the issuance of a development permit for the campground expansion that satisfies the guidelines of DPA III.

***The zoning amendment complies with the policies and objectives of the Cherry Creek OCP. A development permit will be required to satisfy the guidelines of DPA III for the expansion to the commercial campground.***

- c. **Zoning:** The property is split-zoned Tourist Commercial (C6) District and Campground Commercial (C8) District with the north half of the property currently zoned C6 and the south half zoned C8. The C6 District permits hotel/motel uses with ancillary restaurant uses while the C8 District permits campgrounds.

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	<b>C6 District (existing)</b>	<b>C8 District (proposed)</b>
Minimum Lot Area:	0.34 acre	2 acres
Minimum Lot Width:	120 ft.	200 ft.
Lot Coverage:	-	-
Minimum Setbacks Front:	20 ft.	25 ft.
Rear:	20 ft.	30 ft.
Side:	15 ft.	15 ft.

The property owner is applying to rezone a portion of the north half of the property, an area surrounding the existing hotel and restaurant buildings, from C6 to C8 to accommodate an expansion to the RV campground. The total area to be zoned Campground Commercial (C8) District is 2.9 acres, which complies with the minimum lot size required by the C8 zoning.

***The expansion of the commercial campground requires a rezoning of a portion of the property from Tourist Commercial (C6) District to Campground Commercial (C8) District.***

**Comments:** The rezoning would accommodate the expansion of the RV campground on the property while retaining the existing hotel and restaurant uses. There are 60+ RVs currently located on the property, including 20 new RV sites that were added in 2020. The new campground area is entirely paved and screened from the road by a 6-8 foot tall corrugated metal fence built on concrete lock blocks. The issuance of a development permit to satisfy the guidelines in Development Permit Area III – Objectives for Form and Character will be required for the campground expansion. The development permit will consider aspects of the development that impact the visual aesthetic along the highway corridor including screening, fencing, landscaping, access/egress, signage, parking, lighting and overall site planning.

The internal access road includes two access points to Timberlane Road and is designed to accommodate wider vehicle access. The layout appears to allow for safe access and egress into the campground. If the rezoning proceeds to public hearing, staff will refer the bylaw to various affected agencies to consider technical safety aspects of the campground development, including MOTI, Island Health, Cherry Creek Fire Department, Cherry Creek Waterworks District and ACRD Building Inspection.

The registration of an easement over the adjacent LOT 1, PLAN VIP35581 securing access to the existing septic fields, and to the western access point into the campground, will ensure that these services will remain in place in the event that there are any changes in property ownership. Planning staff recommend that the easement is included as a condition of rezoning approval.

Planning staff are supportive of proceeding with the public hearing process for the application. The proposed development complies with the policies and objectives of the Commercial Use designation in the Cherry Creek OCP. The zoning amendment represents a change from one type of commercial zoning to another and does not result in a substantial change to the uses on the property. The campground development appears to be occupied primarily as short to medium

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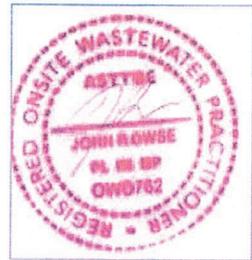
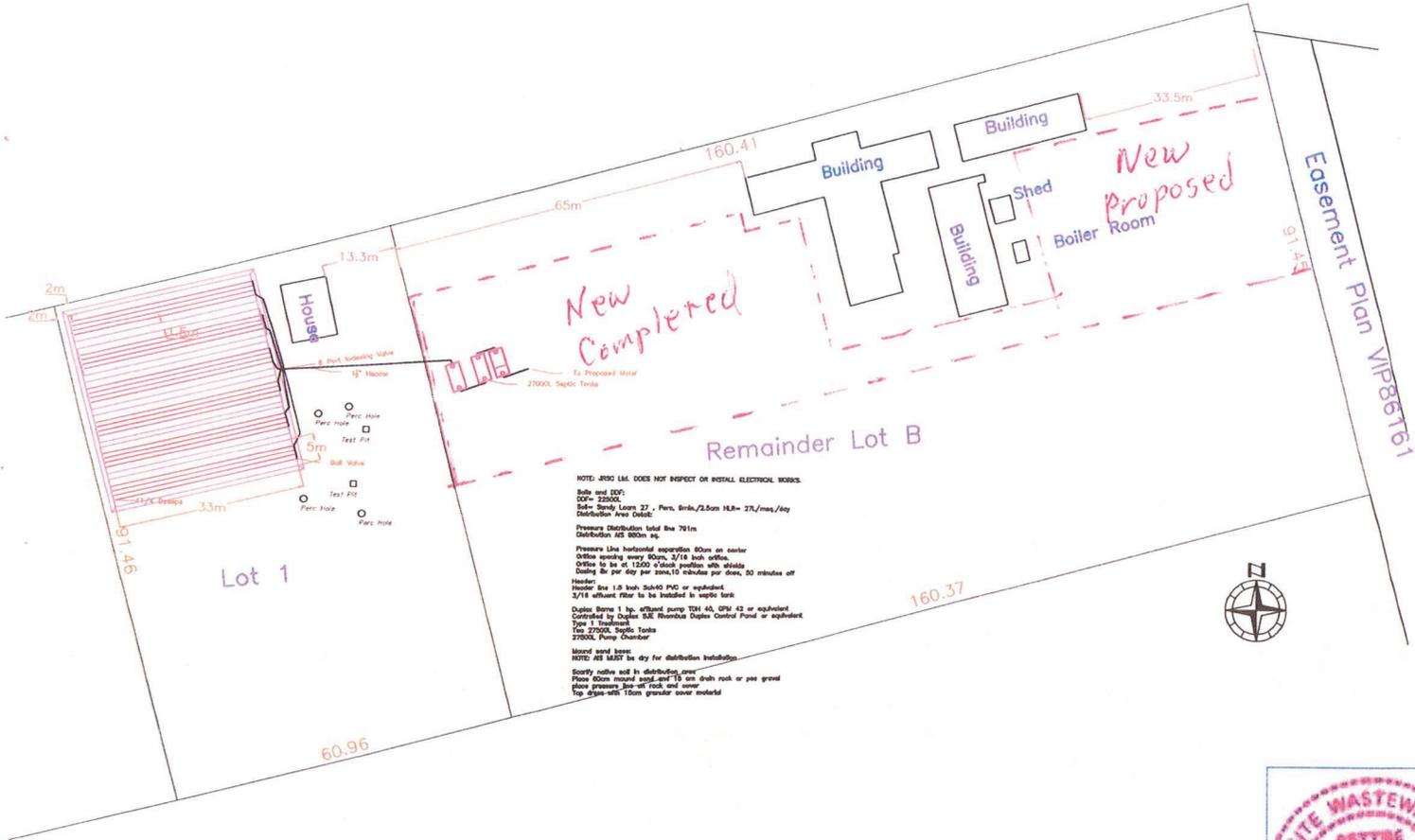
term housing for individuals with RVs and the expansion of the campground represents an opportunity to provide an alternative form of short term housing while ensuring that technical matters are addressed to promote the health and safety of occupants. The issuance of a development permit will also consider the visual impact of the development from the highway recognizing that this property is located along the highly visible entrance point into the Alberni Valley.

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

Reviewed by:   
\_\_\_\_\_  
Mike Irg, MCIP, RPP, General Manager of Planning & Development

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

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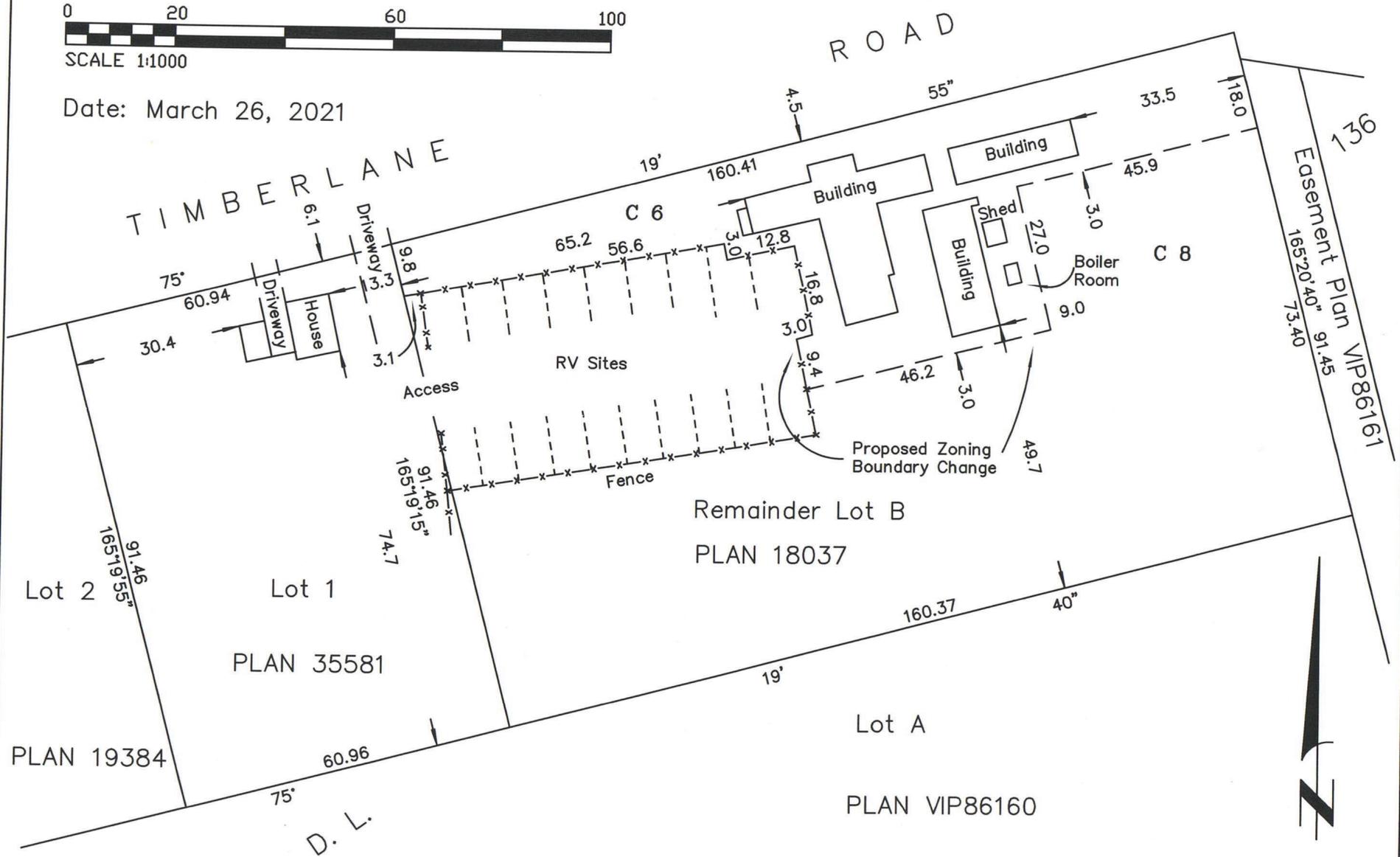
PROJECT: 2404 Timberland - Motel		TITLE: ON-SITE SEWAGE DISCHARGE SYSTEM - INITIAL-SITE PLAN	
CLIENT: JRSC LTD. P.O. BOX 44121-2848 TULUJUM ROAD ACTONIA BC V8K7K1 PHONE: 890-2811 EMAIL: JOHN@JRSOONLINE.COM	DESIGN: 1:400	DATE OF ISSUE: July 15	PROJECT NO.: 1
CLIENT: J & Y Sohn Enterprises LTD.	DOWN: REVIEWED	DATE: 07-15-19	REV. NO.: A
SEAL:	REVISION:	INITIAL	DATE: 07-15-19
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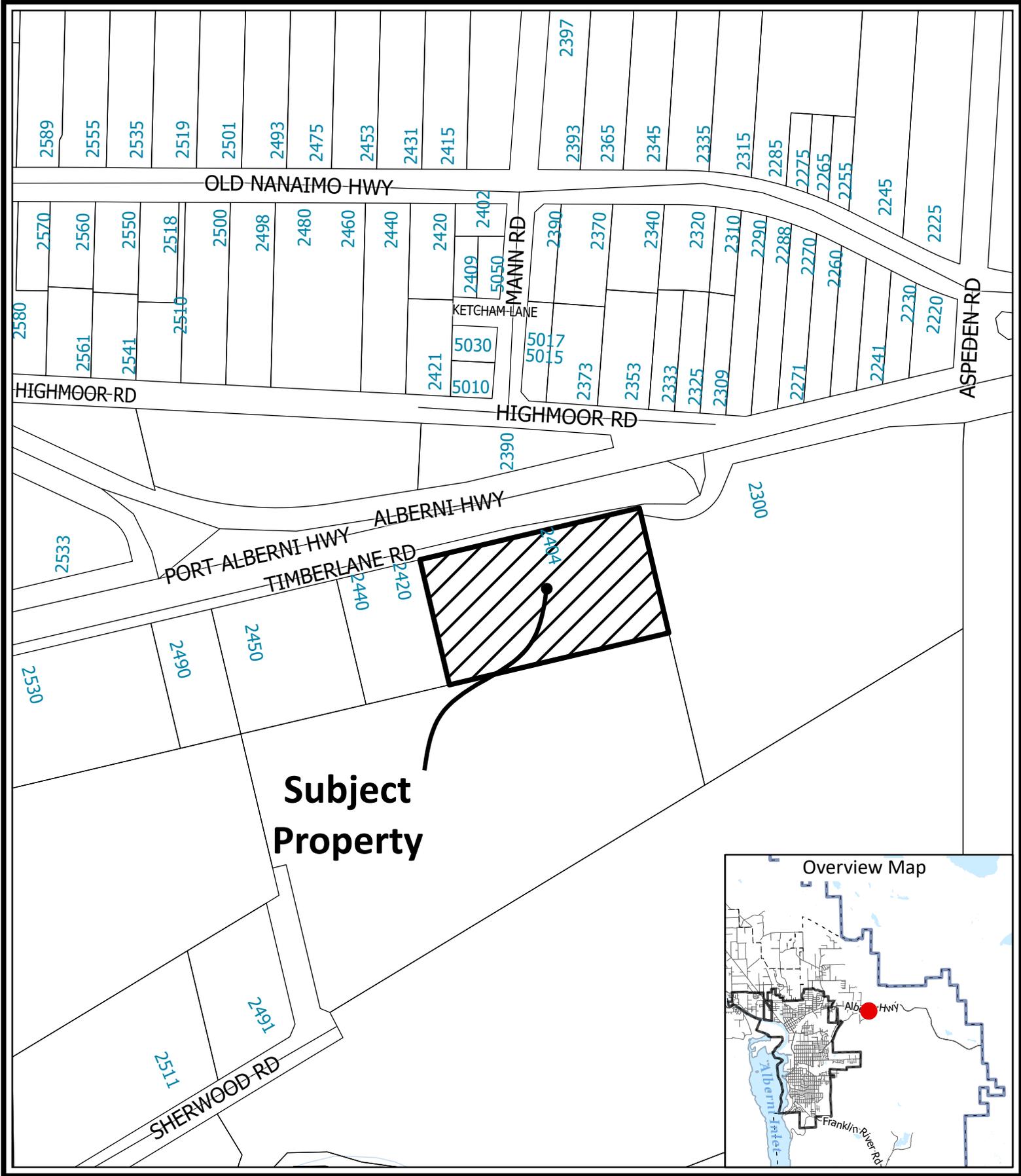
SITE PLAN SHOWING ADDITION OF FENCED RV SITES  
 AND PROPOSED CHANGE OF ZONING BOUNDARY ON REM. LOT B,  
 PLAN 18037, DISTRICT LOT 136, ALBERNI DISTRICT

PID : 004-335-708

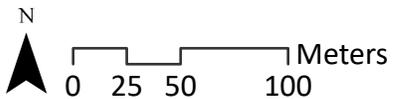
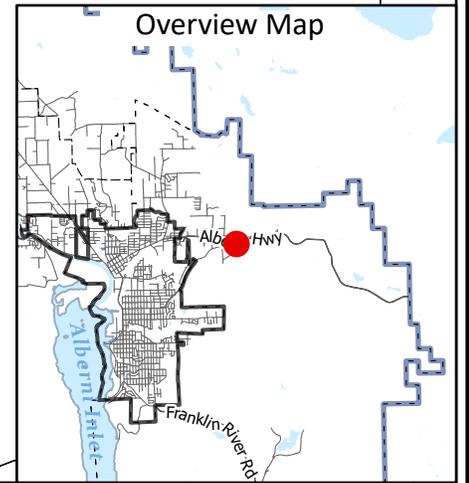


Date: March 26, 2021





**Subject  
Property**



2404 Timberlane Road

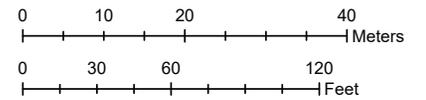
Legal Description: LOT B, DISTRICT LOT 136, ALBERNI DISTRICT, PLAN 18037, EXCEPT THAT PART IN PLAN 35581



2404 Timberlane Road

Prepared 29 June 2021, ACRD.  
30 cm Orthophoto 2012, TRIM

Scale: 1:600





West entrance to  
campground



Screening along  
Timberlane Road

New camping area built in 2020

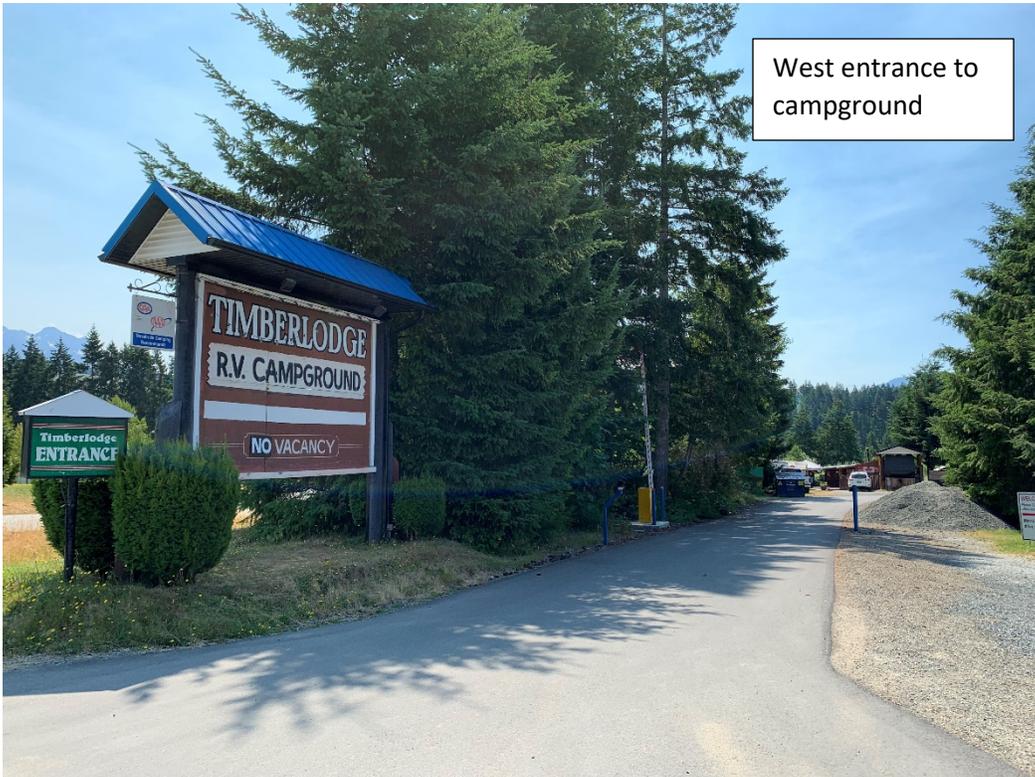


New camping area built in 2020





Older camping  
area on south side



West entrance to  
campground

Hotel/Restaurant buildings



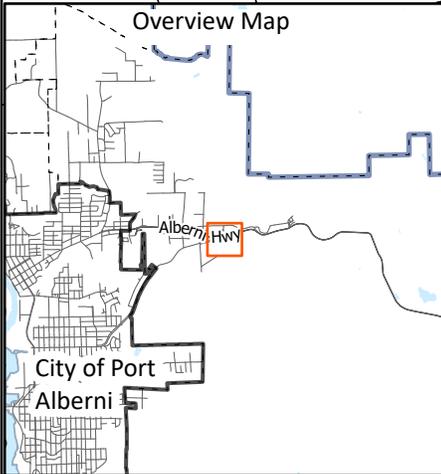
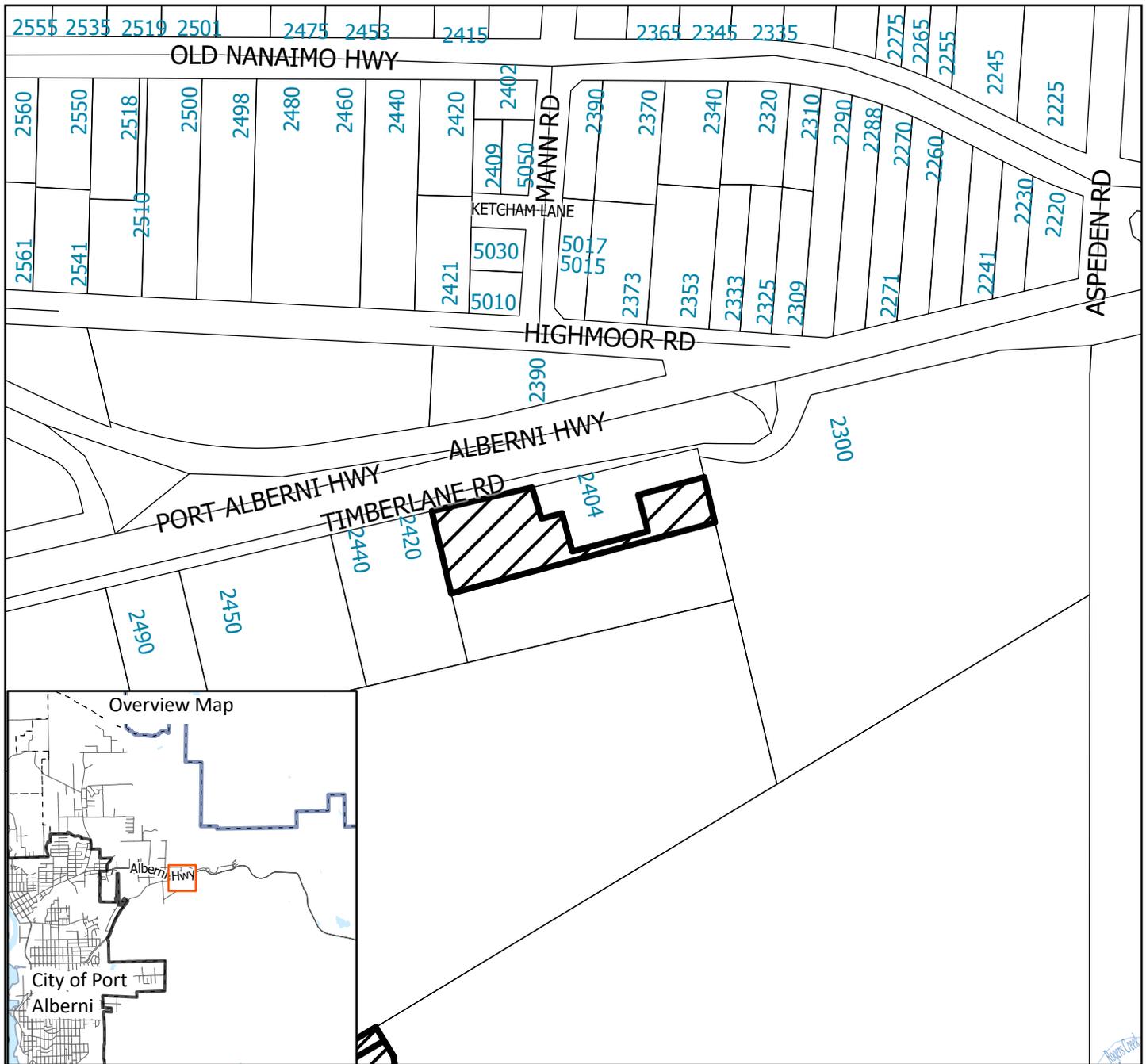
Septic field area on Lot 1, VIP35581





# Schedule 'A'

This schedule is attached to and forms part of  
Bylaw P1434



P1434 Timberlodge  
Legal Description: a portion of LOT B, DISTRICT LOT 136, ALBERNI DISTRICT,  
PLAN 18037, EXCEPT THAT PART IN PLAN 35581

 To be rezoned from Tourist Commercial (C6) District to  
Campground Commercial (C8) District

