



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 27, 2022

TUP APPLICATION: TUP22007

APPLICANTS: Kimola, Kaikkonen, Cowland and Baril-Dionne

AGENT: Glen Kaikkonen

LEGAL

DESCRIPTION: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK

LOCATION: 2660 Tofino Ucluelet Highway

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicants would like to continue operating a campsite consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental. The property is currently zoned Mixed Accommodation Commercial (MAC) District which permits a maximum of 24 campsites.

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP22007 subject to neighbour notification as per Local Government Act s.494.*

Advisory Planning Commission Recommendation: The Long Beach APC considered this application at a meeting on July 19th. The APC passed a motion to support the application as presented with a recommendation that 30% of the campsites are dedicated to being used for long-term rentals and clarification that cottage use would not be permitted under the TUP. Staff have updated the TUP conditions to clarify the use of structures on the property. Dedicating a percentage of campsites for long-term or monthly accommodation is challenging to administer and is a use that the Regional District cannot effectively regulate within a TUP. The APC comments are included as a recommendation for the continued operation of the campground by the property owners.

Procedure: Prior to the issuance of a Temporary Use Permit, 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 a subsequent meeting, the Board can issue or deny the Temporary Use Permit.

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Observations:

1. Property Description: The 2.42 ha (5.98 ac) property is located near the junction to Port Alberni, Tofino and Ucluelet, approximately 3 kilometres north of the District of Ucluelet boundary. The property is mostly cleared and is developed as a campsite including partially serviced and unserviced campsites.

2. Services:

- (a) Sewage Disposal:** On-site sewage disposal system. A type 3 engineered sewage treatment system was certified by the Island Health Authority (IHA) on August 8, 2011.
- (b) Water Supply:** On-site water. The well, pump and water treatment system have been inspected and approved by IHA and a Permit to Operate a Water Supply System was granted January 25, 2013. Records show regular testing is being completed as required by IHA.
- (c) Fire Protection:** Not within a fire protection area.
- (d) Access:** The property is accessed from the Tofino-Ucluelet Highway, approximately 400 metres south of the junction with the Pacific Rim Highway.

3. Existing Planning Documents Affecting the Site:

A. **Agricultural Land Reserve:** Not within the ALR.

B. **Official Community Plan:** The South Long Beach OCP designates the property as Recreational Commercial. The property is not within a Development Permit Area (DPA).

The proposal complies with the objectives and policies for the Recreational Commercial designation in the South Long Beach OCP. A development permit is not required.

C. **Zoning:** The property is zoned Mixed Accommodation Commercial (MAC) District. Based on the lot size of 2.42 ha (5.98 ac), MAC permits a density of twelve (12) cottages and 24 campsites primarily intended to provide temporary accommodation on a short-term basis. The property owners would prefer to operate a larger campsite with no cottage development, with options for daily and monthly rental.

The Temporary Use Permit application would allow for the operation of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.

D. **Temporary Use Permits:** Under Section 493 of the *Local Government Act*, 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;
- ii. Specify conditions under which the temporary use may be carried out;
- iii. Allow and regulate the construction of buildings or structures with respect to 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

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property owners and tenants, and publishing a notice in the newspaper. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner may have to apply to rezone the property to allow for the continued use or discontinue the specified use.

The applicants have maintained the site as a campsite with the western (front) portion generally being used for long-term/monthly tenants, and the eastern (rear) portion being used for short-term/daily campers. There are a number of structures on the property with some being used as dwelling units and others for storage. There are no building permits on file, however many of the structures are smaller than the 100 sq ft size limit to require a building permit. The applicants have stated that the structures will no longer be used for dwelling units, but for storage, office use, bicycle rentals and security.

When issuing a TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and 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 THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK to operate a campground 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 to allow for the operation of a campsite consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals and security. No structure or cottage will be utilized as a dwelling unit.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. Fire suppression equipment must be available on site at all times.
5. Garbage disposal and recycling facilities will be provided and maintained on a daily basis in order to reduce attractants for wildlife.
6. Adequate washroom facilities and access to potable water must be available to customers, tenants and/or visitors to the campsite.
7. Staff and/or the owner or caretaker will be available on site at all times.
8. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
9. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
10. This permit is valid for two (2) years from the date of execution.
11. At the time this permit expires, the property owners may apply to the Regional District to re-issue the TUP or return the property to the original use permitted under the zoning.
12. The operation of the STR must be in compliance with all Provincial Health Officer orders.
13. 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.

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Comments: The property owners have expressed their interest in applying to rezone the subject property to support the continued operation of a campsite only. The South Long Beach OCP Recreational Commercial designation and MAC District zoning both support campsite use, along with cottage development and associated commercial uses. However, the property owners do not wish to proceed with development of cottages.

With consideration to the ongoing Zoning Bylaw Review project and associated minor amendments to the Official Community Plans, staff recommended that the owners apply for a TUP as an interim measure to allow the continued operation of the campsite. The TUP will allow for the provision of conditions for operation, as well as the ability to enforce those conditions.

Displaced camping and staff accommodation is a growing concern on the West Coast. Provision of legal camping areas with basic services in place can aid in the solution to this ongoing issue.

Planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit.

Submitted by: *Charity Hallberg Dodds*
Charity Hallberg Dodds, Planning Technician

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

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

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**TUP22007 – Lost Shoe Campground, 2660 Tofino Ucluelet Highway
Site Photos taken April 12, 2022**

EASTERN HALF OF PROPERTY:



Structure potentially being used as a dwelling unit, with highway in the background.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit (behind fence).

WESTERN HALF OF PROPERTY:



Unserviced sites area and office structure.



Unserviced sites area.



Unserviced sites area.



Unserviced sites area.

PERMIT

to OPERATE

A WATER SUPPLY SYSTEM

Water System Name: **LOST SHOE CAMPGROUND**
Premises Number: **KCYR-8W6PS4**
Premises Address: **2660 Tofino-Ucluelet Highway**
Ucluelet, BC
V0R 3A0
Water System Owner: **Kimola-Kaikkonen**

Kimola-Kaikkonen is hereby permitted to operate the above potable water supply system and is required to operate this system in accordance with the Drinking Water Protection Act and in accordance with the conditions set out in this operating permit and conditions established as part of any construction permit.

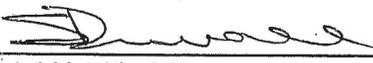
The water supply system for which this operating permit applies is generally described as:

Service Delivery Area: **Ucluelet**
Source Water: **Lost Shoe Campground Well**
Water Treatment methods are: **Ion Exchange**
Water Disinfection methods are: **Ultra Violet**

Number of Connections **15-300 Connections - DWC**

Operating conditions specific to this water supply system are in Appendix A.

Date: January 25, 2013

Issued By: 
Environmental Health Officer

**This permit must be displayed
in a conspicuous place and is not transferable**

Place Decal Here

APPENDIX A

WATER SYSTEM OPERATING CONDITIONS FOR

LOST SHOE CAMPGROUND

2660 Tofino-Ucluelet Highway

Ucluelet, BC, V0R 3A0

APPENDIX A

The permit holder is advised that the following Terms and Conditions are in addition to other legislated responsibilities and obligations.

Ensure familiarity with:

Drinking Water protection Act (SBC 201) Chapter 9

Drinking water Protection Regulation (BC Reg. 200/2003)

1. Monitoring and Sampling

Adhere to monitoring requirements to ensure the efficacy of disinfection and treatment technology according to industry standards. Adhere to a sampling program as approved by the Drinking Water Officer (DWO), and maintain detailed and accurate records of all monitoring performed. The sampling program is to include the following:

- Bacteriological Testing (including Iron Related Bacteria)
- Testing of physical and chemical parameters

2. Operation and Maintenance

Adhere to Maintenance and Operating Procedures as approved by the Drinking Water Officer and abide by BCWWA standards or equivalent.

Maintenance and Operating Procedures shall address:

- Well and wellhead protection
- Disinfection and Treatment Equipment
- Location/availability of spare equipment and parts
- Distribution System

3. Operator Training

Provide an operator with training acceptable to the DWO to operate the water system at all times. Minimum training required is the Water Safe Certification.

Date: January 25, 2013



Environmental Health Officer



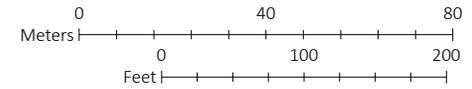
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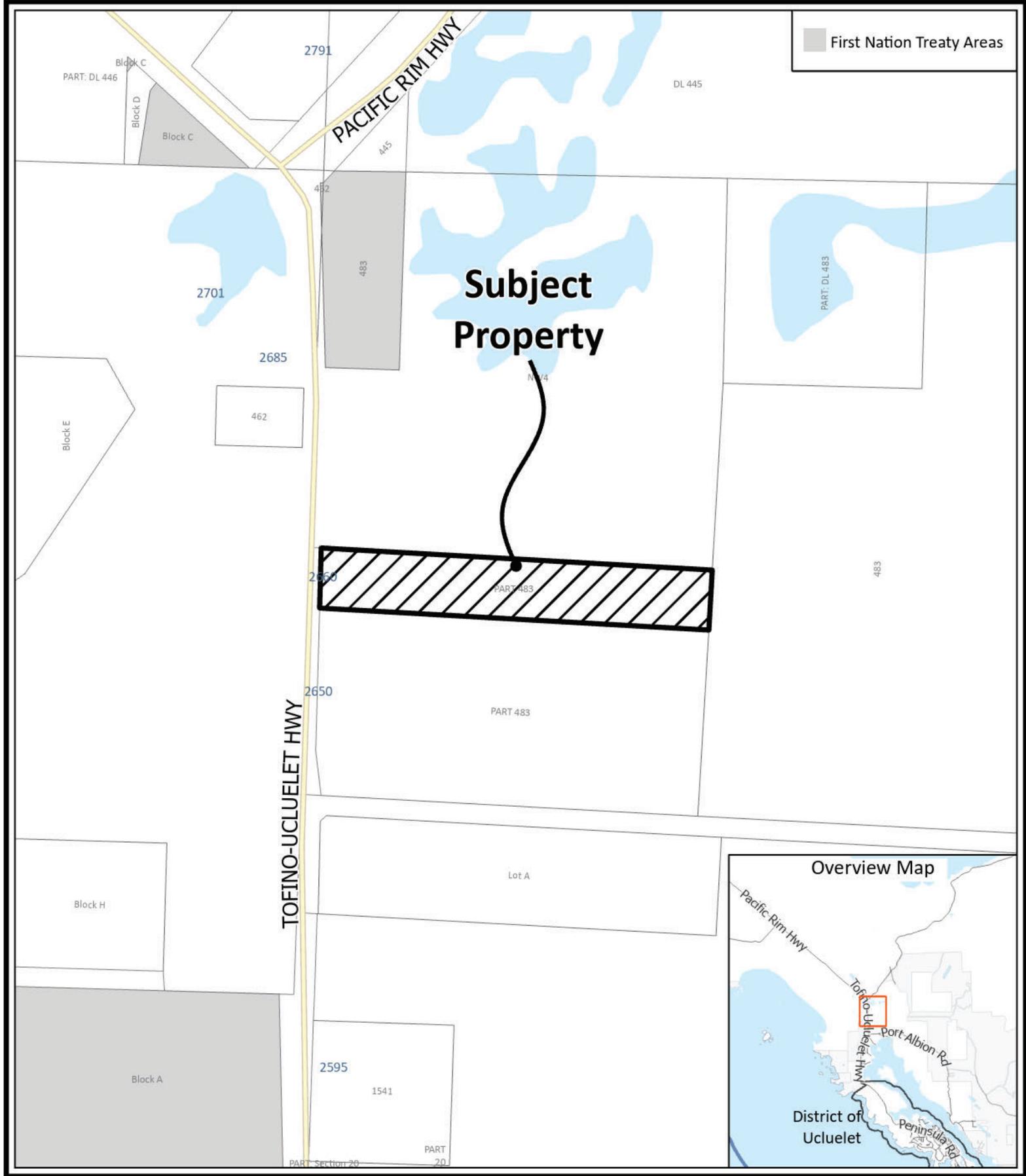
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Lost Shoe Campground, 2660 Tofino-Ucluelet Highway

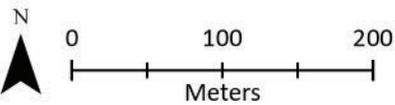
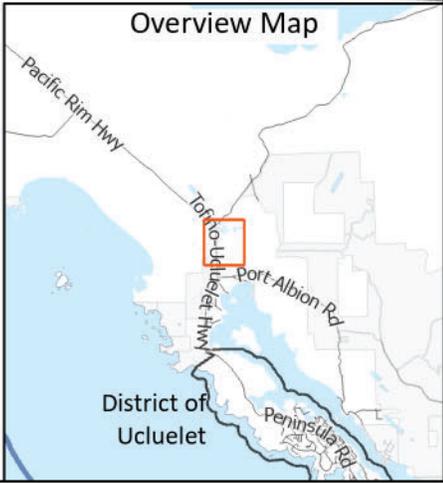
Prepared 28 April 2022, ACRD
Google Satellite imagery





■ First Nation Treaty Areas

Subject Property



Legal description: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK