

Observations:

1. **Property Description:** The 0.2 hectare (0.5 acre) subject property is accessed from Bell Road. The 3 bedroom single family dwelling is typically used as the main residence of the owners. The house includes three bedrooms, one bathroom, and sufficient parking to support the proposed short term rental (STR). The applicants are looking to pursue STR while they vacation occasionally during the summer and winter. There has been an easement on the property since 1959 for the BC Hydro to gain access to and use the property to allow for improvements to the local community power system. The property is mostly cleared and is located adjacent to A1-zoned rural acreage and farm properties.
2. **Services:**
 - a. **Sewage Disposal:** On-site septic system.
 - b. **Water Supply:** On-site water.
 - c. **Fire Protection:** Sproat Lake Fire Department.
 - d. **Access:** Access to the property is from Bell 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 "Rural Use". This designation supports a variety of compatible uses on rural lots in order to make retention of these properties viable (Policy 9.2.2) and to maintain the predominantly rural character of the area (9.1.1).

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 issuance of temporary use permits at the discretion of the ACRD Board of Directors in accordance with s. 493 of the Local Government Act.

The property does not fall within the boundaries of any Development Permit Areas (DPAs). The issuance of this TUP will not trigger any DPA requirements.

C. Zoning: The property is zoned Small Holdings (A1) District. The A1 zoning permits a single family dwelling but does not permit short-term vacation rentals.

The Temporary Use Permit application would permit the use of the property for short-term vacation rental uses.

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;

TUP22002

- 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 LOT 5, DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 13469 to permit short term rentals 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 three (3) bedroom short term vacation rental (STR) unit, with a maximum of six (6) guests, within the single family dwelling located at 7676 Bell Road.
2. The rental use of the property shall not change the residential appearance of the single family dwelling.
3. The owner or a caretaker must live on-site or be available within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be posted in a location visible to the public.
5. This permit is valid for three (3) years from the date of execution.
6. At the time this permit expires, the property owner may apply to the Regional District to have it re-issued for a period of up to three (3) years or return the property to the original use permitted under the current zoning.
7. The operation of the STR must be in compliance with all Provincial Health Officer orders.
8. If the conditions of this permit are not met or if there is a change of ownership of the property,

TUP22002

the ACRD may rescind or terminate the TUP.

Comments: The applicants have provided staff with documentation to support their application, including a site plan and parking confirmation. There are several trees surrounding the property on the north, east, and west sides to mitigate potential privacy and noise concerns in the neighbourhood. The neighbouring properties are all zoned A1. The house includes three bedrooms, with the capacity to sleep six (6) people. When the proposed STR is not being used for short term rentals it is used by the applicants as their permanent residence.

The applicants have not provided a sewage disposal Performance Inspection from a Registered On-site Wastewater Practitioner which will be required to confirm the current septic system is functioning and has the capacity to accommodate the 3-bedroom house. As the building was constructed over 30 years ago and there has not been a recent inspection of the property, an assessment by a qualified building inspector is required to ensure the safety of guests staying at the property.

The applicants intend to make use of a Vacation Rental Management company called Iris Properties and have secured a caretaker who lives in Port Alberni that can act on their behalf in their absence. Staff are recommending that the Board require that the applicants provide further details to ensure that an acceptable caretaker will be available within 20 minutes to address any issues.

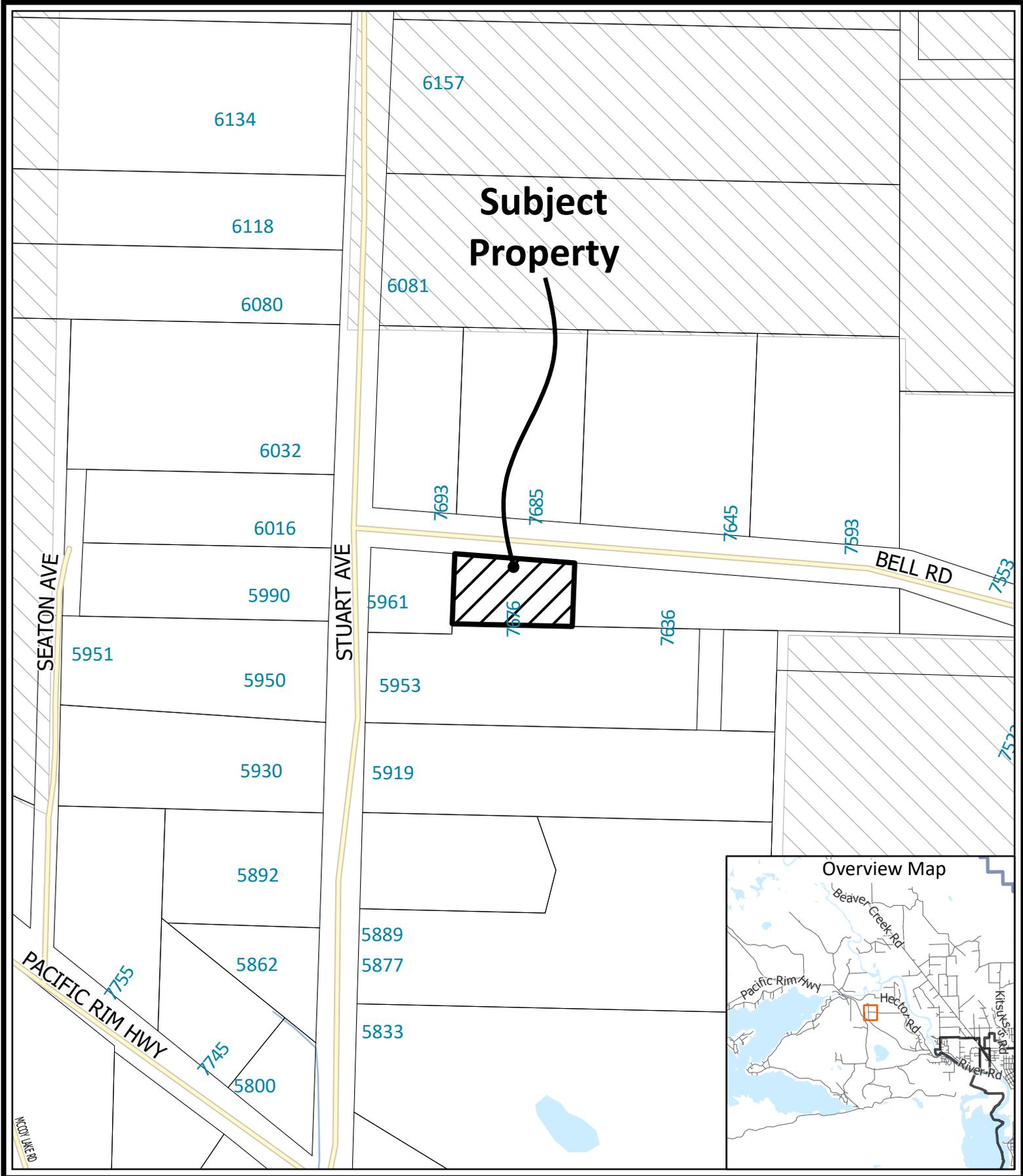
ACRD staff recommend that the ACRD Board consider issuing Temporary Use Permit TUP22002, subject to the conditions outlined in the report.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

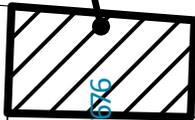
Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planner

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

TUP22002

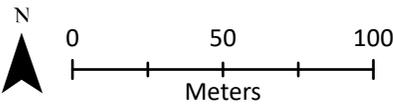


**Subject
Property**



7576

Overview Map



Legal description: LOT 5, DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 13469

002-674-378

7683

002-674-386

7685

004-557-859



BELL RD

002-345-412

961

004-559-894

002-741-318

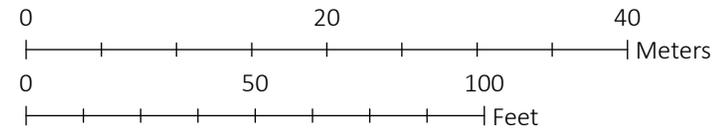
7676

004-260-015

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 7676 Bell Road, Port Alberni

Prepared May 18, 2021, ACRD
Aerial imagery, 2018, ACRD



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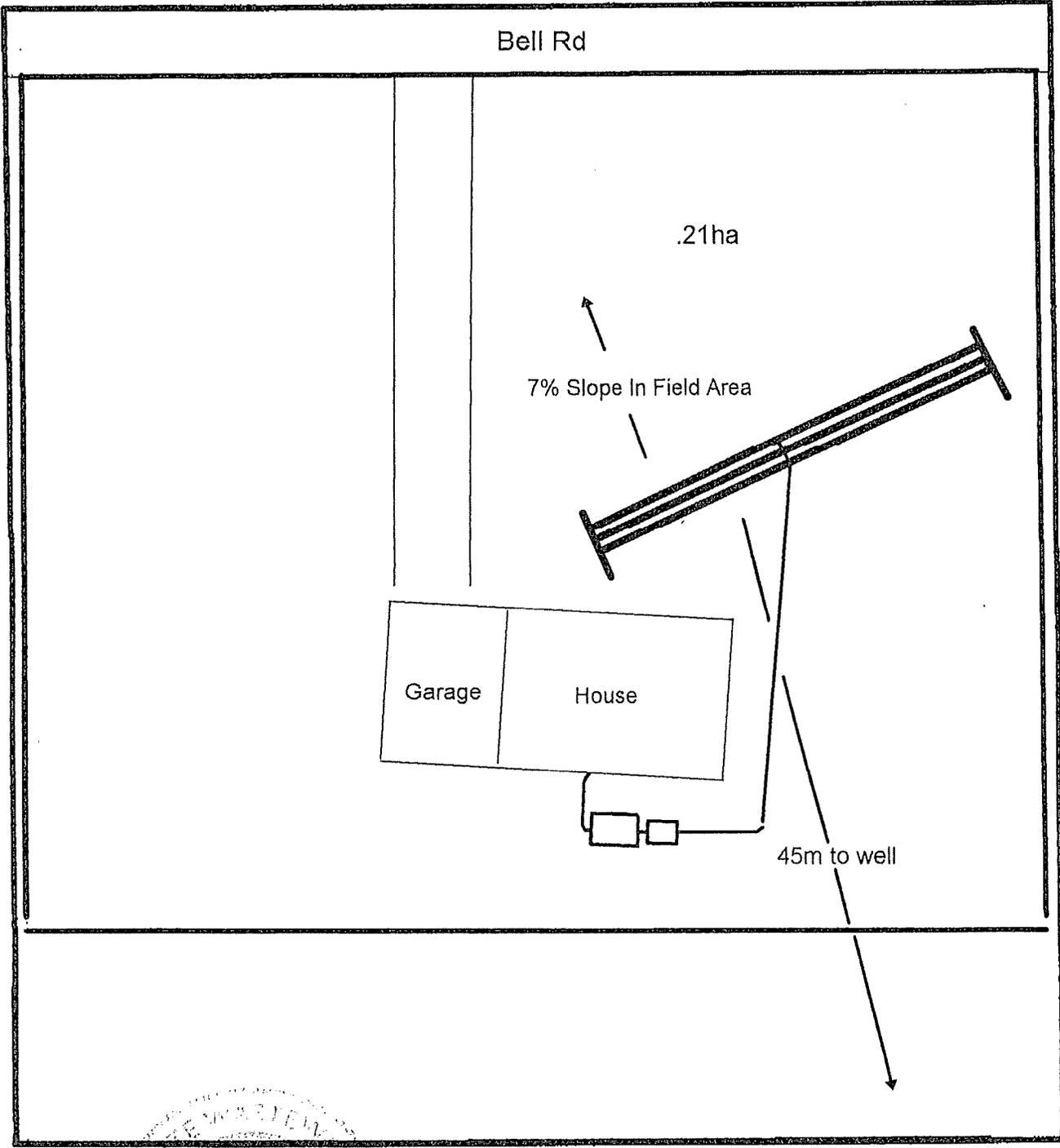
Site Plan for 7676 Bell Rd
Lot 5 Dist Lot 140
Alberni Dist Plan 13469
PID 004-559-894

PAVED
June 26/08
Bell Insp.

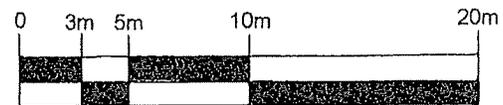
Rob's Septic Installations

Pressure & Gravity
Package Treatment Plants
Excavating

(250) 244-8288
Cell (250) 244-7885

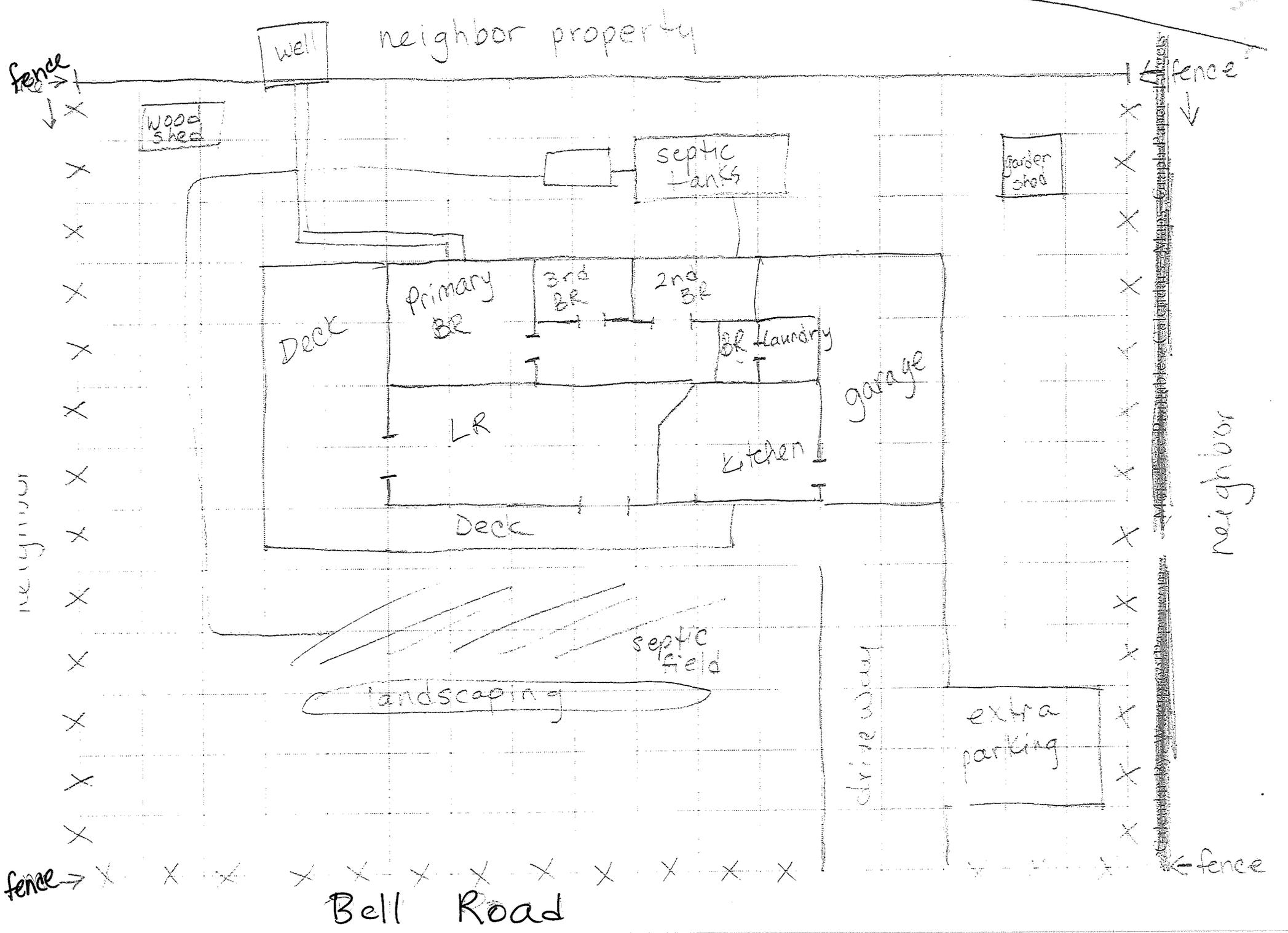


Scale 1 : 300



VANCOUVER ISLAND
HEALTH AUTHORITY
JUN 26 2008

7676 Bell Road



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