

**From:** [amika caruso](#)  
**To:** [Planning Shared](#)  
**Subject:** Lost Shoe Campground  
**Date:** August 23, 2022 6:48:19 PM

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**[CAUTION]** This email originated from outside of the ACRD

To whom it may concern,

I am a long term resident of Lost Shoe campground and am reaching out to share why I hope the owners are granted a temporary use permit. I have lived here for a year and the other residents have become my close community. Not only do we love the way of living here, but we also rely on it. Personally, if I had to leave the campground I think it would result in me leaving Ucluelet. The options of housing in town are slim and what is available is out of my price range. I work for a local family business in town and they are already short staffed. If I had to leave they would only have one employee left and it would effect their livelihoods as well. Everyone who lives in the campground works locally and many businesses would struggle if they were to lose any employees. Lost Shoe is the blessing that has made it possible for me to continue to live and work in this wonderful town. Please take into consideration all of the people who would be affected were the permit not to be granted.

Thank you,

Amika Caruso

**From:** [Dylan Hendrick](#)  
**To:** [Planning Shared](#)  
**Subject:** Lost Shoe Campground  
**Date:** August 23, 2022 7:36:04 PM

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**[CAUTION]** This email originated from outside of the ACRD

To whom it may concern,

I am a resident at the Lost Shoe Campground and I'm reaching out in favour of the temporary use permit. Mike Kimola has created a community here that made living and working in this town accessible and affordable and offered me a healthy lifestyle I couldn't have imagined was possible for myself. If the permit is denied I would lose out on the opportunity to fulfill my personal and financial aspirations that I struggled to achieve prior. As a forman for Shanes Painting here in Ucluelet I'm providing a service for the community, further enhancing this beautiful town. Due to the ongoing housing crisis that I've seen across this country, this opportunity I've been granted at the Lost Shoe Campground has been more than a blessing to build a foundation I couldn't in the past. Please consider me and the community here at Lost Shoe that Mr. Kimola has provided to better our lives.

Sincerely,

Dylan Hendrick

## Kathy McArthur

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**From:** Nick Haisch [REDACTED]  
**Sent:** August 24, 2022 12:20 AM  
**To:** Planning Shared  
**Subject:** Lost Shoe letter

[CAUTION] This email originated from outside of the ACRD

To whom it my concern,

I am Nick Haisch, Owner and Operator of Surf Junction Campground for the last 11 years. I am writing in response to the temporary use application submitted by the Lost Shoe Campground, who is my direct neighbor.

First, let me say that The Lost Shoe Campground provides an essential service for the area by providing staff accommodation for local businesses. I know the challenges of staffing and I currently provide staff accommodation for 18+ of my own staff and have provided or am providing accommodation for workers of local businesses that include: Tofino Nature Kids, Black Rock Resort, Ucluelet Brewery, Long Beach Surf Shop, Ucluelet Distillery, Yayu Café, Wick'd Surf School, Ucluelet Aquarium and others. I hope that my comments will not affect the ability of the Lost Shoe to provide that service in a safe manner.

Over the last 11 years, I have had many interactions with the owners, residents and nightly guests of the Lost Shoe Campground. Some of these interactions have been positive, however many of them have not been. Negative interactions have included everything from excessive noise, parties, and karaoke, to bear attractants, trespassing, theft, property damage, mental health crisis, and domestic violence. Many of these issues I have personally dealt with, others have been up to my staff. I have been called out in the middle of the night countless times to deal with issues that are directly affecting my campers because of the actions of the Lost Shoe's guests or tenants. Many times I have talked to the owners about issues when they would arise. Unfortunately, I had seen little change in their behavior, and felt my concerns were mostly ignored. So much so, that I would only go talk to them in the most dire of circumstances when things absolutely needed to stop. We have night security that work until 2am enforcing our quiet time policy and bear safe policy. We record how loud our own campsites are and if we have any issues. For years those log books say that we can hear noise from the Lost Shoe almost every night during the Summer. Sometimes that noise carries to every one of my 100 campsites. I have refunded thousands of dollars over the years because of noise complaints. We have had thousands of dollars worth of tents and camping equipment destroyed due to wildlife conflicts. These tents and camping equipment had no food or bear attractants in them. The bears learned that there could be food in tents from another location and then started searching our guests' empty tents. We have 3 staff shifts per day that one of their primary job responsibilities is to check for and remove bear attractants. We work with the conservation officers and attend Parks Canada's seminars. It's something we take very seriously. Unfortunately, there still have been 10+ bears that have had to be trapped and killed between our properties over the years. With 3 bears being killed last year alone. Almost every time I go over to the Lost shoe to talk to people I see multiple wildlife attractants out.

Last, I have invested significant money into my campground, building and maintaining my infrastructure and facilities and spend hundreds of thousands more on staff to clean them. We try to improve year after year to offer the best camping experience we can offer to our campers. The owners of the Lost Shoe would tell their campers to come

use my facilities that I built for mine. They did not ask me. After talking to them about this multiple times over multiple years that it is not ok for their campers to come and use my facilities, I had a camper tell me that the owner of the Lost Shoe told them to come use my facilities again a few days after I had just talked to Glen about this issue. I immediately called Glen and told this had happened again and it was unacceptable. Glen then yelled and swore at me for 5 minutes on the phone then told me that he was going to come over and "punch that camper in the face."

Even if the owners of the Lost Shoe no longer tell their guests to come to my property, I have to fix my fences every year where they break through, and post signs on trails through the forest between our two properties because many of their campers need those services and they choose not to provide them. The Lost Shoe, to my knowledge, does not have showers, bathroom facilities, a bear proof garbage container, or staff to enforce quiet time and bear safe policies.

In closing, the Lost Shoe could have 1,000 campsites on their property and I would not care, as long as whatever they do over there does not affect me, my staff or my campers. I believe most of my complaints have been with nightly campers of the Lost Shoe, though I have had to talk to several different long term campers about noise that live close to the property line. Even when all the proper measures are taken I understand the nature of the business, sometimes we have problems campers and things happen. When those issues arise if we can work together so those issues don't happen again that would be great. But constant and repeated problems that affect my business, my family, my employees quality of work, and my campers quality of stay year after year is absolutely unacceptable.

Now currently it's late August and for the first summer since the Lost Shoe started operating nightly camping, I have not been called in the middle of the night to deal with a significant noise complaint coming from the Lost Shoe that affects some or all of my campers. My night security staff have been saying the noise has been much less from the Lost Shoe this year compared to previous years. We have had complaints from campers of noise from the Lost Shoe but either myself or my staff have been able to talk directly to Lost Shoe campers or tenants so it didn't continue. We have also seen a change in Bear behavior. Despite bears coming through our campground multiple times a week, there have been almost no conflicts. If this continues and the Lost Shoe is able to provide adequate facilities and staffing for the number of campsites they seek, and they follow the conditions laid out in their application, I have no objections to their Temporary Use Permit.

Thanks,

Nick Haisch  
Owner/Operator  
Surf Junction Campground



**From:** [shale mercer](#)  
**To:** [Planning Shared](#)  
**Subject:** Input regarding the zoning of Lost Shoe Campground.  
**Date:** August 23, 2022 8:33:09 PM

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**[CAUTION]** This email originated from outside of the ACRD

To whom it may concern,

It has come to my attention that there has been a proposal to obtain a temporary use permit of Lost Shoe Campground. As first and foremost a productive and loving member of the community of Ucluelet, and secondly a resident of the Lost Shoe Campground, I would like to address some key points for your considerations.

There is no arguing the current housing crisis plaguing the citizens who create the beautiful community of Ucluelet. As I at one point in time was a new member, I know through experience that those who newly arrive can only endure the trials and sufferings of establishing residence here through a sincere love for the town and its residents. It is the Lost Shoe Campground who provides these eager new comers' shelter, and an opportunity to serve the community they love. But this plague affects not only the new members of the community, but members who have resided here all of or the majority of their life. It is again in fact the Lost Shoe Campground who's provided these long term residence the opportunity to remain in their home and community when they've been forced to leave due to sky rocketing housing prices, or new and greedy landlords who wish to exploit these prices by purchasing properties and charging monthly prices at daily rates.

The Lost Shoe Campground stands as a safe haven for multiple members of the community by offering affordable housing at consistent rates. The Lost Shoe Campground does not double in price during the summer season, allowing members of the community who are crucial components in businesses that rely solely on the summer tourist season to remain in Ucluelet. Without the Lost Shoe, multiple overlooked professions such as cleaners, cooks, servers or grocery workers which the community and business owners of Ucluelet rely on could not afford to stay and support the community. Though Mr. Kimola of the Lost Shoe could indeed raise rent at his leisure, his actions display a clear love for the residents of Ucluelet and an admirable surrender of greed which anyone, especially future landlords, could learn from.

I, who has finally been granted an opportunity through the affordable living of the Lost Shoe to attend school in order to embark on my lifes mission to assist in the psychological healing of humanity, as well as serve the community and land I love more than any other, sincerely ask these major aspects will be taken into consideration when deciding our future.

May the Creator always be with you.