

**From:** [SCOTT ALLEN](#)  
**To:** [Planning Shared](#)  
**Cc:** [smallen](#)  
**Subject:** TUP20005 Application-Hollies Golf Course  
**Date:** February 24, 2022 2:35:33 AM  
**Importance:** High

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

Feb 23/22

To: Alberni-Clayoquot Regional District Planning Dept.

To whom it may concern,

I am responding to a recent letter from the ACRD pertaining to a Temporary Use Permit application TUP20005 for Hollies Golf Course Campground, 3133 Alberni Highway, Heather Powell, owner.

My name is Scott Allen. I live at 5060 Arden Rd (Lot 9 on the map). I'm the closest neighbour to this "Campground" (on the west side), which means it probably effects me more than the other neighbours.

I moved into 5060 Arden Rd, Sept 2017. I knew nothing about the Campground Development when I bought. I may have missed any ACRD notices due to transfer of ownership etc at the time.

About a year and a half later I noticed some activity on the East side (Lot 21) and trailers were moved on site. Had I known about this Campground Development at the time I would not have supported it.

About 2 and a half years ago, summer 2019, the West side (Lot 22) was developed and trailers moved in. My house faces East. I look directly at the Campground and all the trailers and cars and trucks in it. I estimate the the nearest trailer is only 50 ft away. I've attached several photo's of the view from inside my home looking East.

As you can see there is very little buffer (trees and bushes) to hide the sight of the trailers and vehicles. Many trees and bushes were removed to make way for gravel fill and trailer pads. That removed much of the buffer that was there, which wasn't much to begin with but it was a pretty view. Spring growth doesn't fill it in much either. So with the many trailers across from me also comes a loss of privacy I once could once enjoy. I hope you've all looked at the photo's and can relate to the eye sore I have to look at everyday.

When the West side of the Campground (Lot 22) opened and the capacity was at 31 plus trailers, there was a large increase in traffic as well a just extra noise that creates. Foot traffic and dog crap up and down Arden Rd and in my yard all increased. Shopping carts were left up on the Old Nanaimo Hwy Rd for weeks at a time as well as an increase in trash on the streets and cars parked along the roadside of Old Nanaimo Hwy Rd.

Now that the Campground is down to 22 trailers the issues mentioned have subsided, however, If ACRD allows another 13 campsites (35 total) there will definitely be an increase in the aforementioned issues...Worse than before. (I'm referring to bottom of page 2, OTG Developments letter dated Oct 28, 2021 asking for an increased capacity from 22 to 35 trailer sites) **For the record: "I do not support increasing the Campground Capacity by 13 more campsites for a total of 35." I ask the ACRD to "NOT" allow this increase.**

Referring to the bottom of page 3 of the OTG Developments letter dated Oct 28, 2021. They are saying the 180 day maximum stay is unwarranted etc etc. They are basically asking for permanent status instead of the 180 day maximum stay. According to all I've read in this file for the TUP20005 application. that would make this Campground into a Trailer Park...would it not? On page one of the ACRD TUP application letter under "Conditions"... of the 17 "Conditions" mentioned, #2 explains the difference between a Campground and a Trailer Park. Seems to me they should be applying for a Trailer Park permit instead if they want to have permanent residents and not Campers. "Could someone please address this.?" **I don't know what it all means but, For the record: "I do not support removing the**

**180 day maximum stay clause. I feel it is warranted to have this clause and it should not be removed. The owners and Campers know there stay is limited going in, I don't see how this is an unnecessary burden on the owners or the campers." I ask the ACRD to "NOT" allow this change.**

It wouldn't be fair of me to ask the ACRD to shut them down at this point. I'm sure they have invested a great deal into their business so that's for the ACRD to decide their future. However, it's not fair to me or the other neighbours to have to put up with an increase of 13 more trailers. I can assure you all, Twenty Two trailers is quite enough when it's right outside your front window. Think about that...How would you like to have this happening beside your homes? I hate it ! Who knows what effect it has on home values.

It wasn't so bad when only the East side was being used but when the West side opened up and there were 31 plus trailers in there, the noise increased, traffic increased, the dog crap increased, foot traffic, shopping carts and trash on the road increased, my loss of privacy and the eye sore I have to look at everyday. **I would like to see an 18th "Condition" added to the ACRD list: "I would like the owners to install a 10 ft tall cedar hedge all along the West side of the Campground. This would act as a noise buffer as well as blocking the headlights at night from lighting up my living room etc and it would also take care of the negative visual impact that has been allowed to happen."**

In summary: **"I do not support increasing the Campground Capacity by 13 more campsites for a total of 35." I ask the ACRD to "NOT" allow this increase.**

**"I do not support removing the 180 day maximum stay clause." I ask the ACRD to "NOT" allow this change.**

**"I would like the owners to install a 10 ft tall cedar hedge all along the West side of the Campground." I ask the ACRD to please add this to your "Conditions" list.**

Thanks for taking the time to read this, listening to my concerns and consider my opinions. Regards,  
Scott Allen 250-720-9560 [smallen@shaw.ca](mailto:smallen@shaw.ca)

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6-78H

**From:** [John McDowall](#)  
**To:** [Planning Shared](#)  
**Subject:** Public Meeting for Temporary Use Permit - Application TUP20005  
**Date:** February 24, 2022 2:11:34 PM

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

Patricia McDowall  
4968 Locke Road,  
Port Alberni, BC  
V9Y 8P9

Planning Department  
Regional District of Alberni-Clayoquot  
3008 Fifth Avenue, Port Alberni, BC  
V9Y 2E3

To Whom It May Concern;

With regards to the 'Temporary Use Permit Renewal Application' for Subject Property Lot 21, D.L. 18, Alberni District, Plan 906, except Part in Plan 2051 RW, and a portion of Lot 22, District 18, Alberni District, Plan 906

To Allow for a campground with a maximum of 22 RV Sites on the Non ALR portion of the properties adjacent to the Alberni Highway.

I live at 4968 Locke Road – just off the Alberni Highway. I drive by the subject property every day.

I do not want to have this 'temporary permit' renewed.

My biggest concern is that those units which are parked on subject property are 'extremely' close together – in fact they are side by side. Most of those units are serviced with propane. Propane is highly flammable and can be explosive. This property with the units on it **'IS A BIG PROBLEM WAITING TO HAPPEN'**.

For reference – look what happened on 4<sup>th</sup> Avenue in Port Alberni - with that lot of campers and trailers.. A fire happened there in the last month. It was fortunate that the fire was reported immediately and that the Port Alberni Fire Department is located close by.

If a fire were to break out at this site, Cherry Creek Fire Department would take at least 10 minutes, if not more before any response.

This site is 'so called TEMPORARY". As I said – I live near by and those units have not moved in a year. **What is the definition of temporary?**

Presumably when the Golf Course applied for a temporary permit – temporary would be considered a stay for a night or two – in the event that the Golf Course was having a tournament or some such event. The units would have their own water supply and sanitary holding tanks.

If these units are temporary – are they being serviced with water and sewer – maybe electricity ?

AS I said most of these units have not moved from their location in a year..

If the units are being serviced, I would think that there would be a 'PROPER PLAN" in place, with the units spaced on separate lots within the property.. such that there is space between each unit - this site does not all allow for that many units to be situated on this particular area **IF each unit were to be properly spaced and individually serviced.**

If the Golf Course wishes to accommodate units on a more long term basis, then a plan should be drawn up – with suitable sewage disposal, water hook-ups as well as electrical hook-ups in the manner of a trailer park. The plan then should be submitted to the Regional District for approval.

I would clearly hope that the Cherry Creek Fire Department has been contacted for input on this Temporary Use Permit.

To reiterate – I do not support this Renewal Application.

Respectfully,

Patricia McDowall  
250-723-6075

**To Note:**

**Please send to me confirmation of receipt of this email. Thank you.**

**From:** [John McDowall](#)  
**To:** [Planning Shared](#)  
**Subject:** Temporary Use Permit Application TUP20005  
**Date:** February 24, 2022 2:21:31 PM

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4968 Locke Road,  
Port Alberni, BC  
V9Y 8P9

Planning Department  
Regional District of Alberni-Clayoquot  
3008 Fifth Avenue, Port Alberni, BC  
V9Y 2E3

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Respectfully submitted,

John McDowall  
250-723-6075

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To Whom It May Concern.

My husband & I came to the Island July 2019. Our adult daughter in Hawaii became ill. She became increasingly in medical distress. We stayed as she needed our support.

She found an opening for us at Hollie's Riv. Park. Thus we could stay for her support. She was eventually transferred to the main land for specialist care.

By then we were prohibited from travelling: 1st covid restrictions, 2. forest fire's 3. heat Dome + flooding + slides. Now winter conditions in the pines. Not a time to pull a large R.V.

We now leaving the end of March.

Hollie's has been a safe shelter thru all the storms.

It is extremely well managed. Clean, Quiet & all facilities excellent.

Places like Hollie's are essential.

Our daughter attempted to return. Her Apt. that rented for \$ 1240/mos. Now rents for \$ 2240/mos. A \$ 1000/mos increase in one year. The housing situation in B.C. is out of control.

Places like Hollie's are greatly helping a very difficult situation for many on the Island.

It is a service with a heart.

Clayton & Jenny Young