

From: [Hendy, Timothy TRAN:EX](#)
To: [Kathy McArthur](#)
Cc: heather.riverbend@shaw.ca
Subject: RE: TUP20005 - Temporary Use Permit referral Response
Date: August 11, 2021 9:57:29 AM
Attachments: [image001.png](#)

Good morning,

The applicant business requires a Controlled Access Highway commercial access permit for access onto Highway 4. Should the applicant have an existing permit, it will have to be updated to reflect the changed usage of the property, which will require a new application.

During the examination process associated with this permit application, any encroachment or other access issues can be resolved to the satisfaction of the Ministry of Transportation and Infrastructure.

Once this is resolved, MoTI can supply written confirmation of no further objections to this proposal.

The applicant has been cc'd on this email to provide contact information for the Ministry. Links are supplied below my signature.

Tim Hendy | Development Officer

Vancouver Island District | Ministry of Transportation and Infrastructure

P: (250) 734-4812 | timothy.hendy@gov.bc.ca

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**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

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

TEMPORARY USE PERMIT RESPONSE SUMMARY

ACRD FILE NO.: TUP20005

APPLICANT NAME: Heather Powell – 1047819 BC Ltd.

ACRD CONTACT: Mike Irg

Date of Referral: August 6, 2021

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

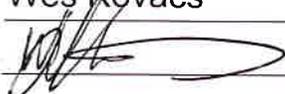
Approval NOT Recommended Due to
Reasons Outlined Below

* See attached Response letter

Agency (please print): Cherry Creek Waterworks District

Name (please print): Wes Kovacs

Title: Interim-Administrator

Signature: 

Date: 9/8/21

CHERRY CREEK WATERWORKS DISTRICT



5920-A Cherry Creek Rd, Port Alberni, BC V9Y 8R7 email: ccww@shaw.ca www.cherrycreekwater.com Phone: 250-723-2214

September 9, 2021

Alberni-Clayoquot Regional District
Kathy McArthur
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Dear Kathy:

Re: ACRD FILE NO.: TUP20005 – Temporary Use Permit

PURPOSE OF THE TUP: To allow for the continued operation of a campground with a maximum of 22 RV sites on the non-ALR portion of the Hollie's Golf Course properties on the Alberni Highway. The owner has applied to renew the TUP, which was originally approved in 2017, with the intention to then apply for rezoning.

Cherry Creek Waterworks District has no objection to ACRD FILE NO.: TUP20005. **PROVIDED** the following concern set out in condition #8 is followed "The owner must ensure a minimum distance of 5 meters is maintained between individual recreational vehicles occupying individual campsites.

Any infrastructure upgrades required or requested would be at the expense of the applicant and then owned by Cherry Creek Waterworks District.

Kindest Regards,

Wes Kovacs
Interim-Administrator



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I have reviewed the permit application and have a few concerns pertaining to the property density and improvements around the trailers. The density has increased well above the permitted number of 22 and these units are constructed of highly flammable materials. When units are in close proximity to each other that creates a perfect condition for rapid fire spread from one unit to others, giving occupants less time to escape safely. These trailers usually have one door out and if that door is to close to the involved unit people may become trapped or face burns while getting to safety.

The site does not appear to be used for campsites and short term occupancy. The second area of concern is long term occupants tend to build more permanent like structures around their trailers, which also contributes to rapid fire spread between units.

Public concerns have also been brought forward to the Cherry Creek Waterworks District, residents of the area have been worried of proper waste water management.

Agency (please print):

Cherry Creek Fire Dept.

Name (please print):

Lucas Banton

Title:

Fire Chief

Signature:

Lucas Banton

Date:

30 Aug 2021



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TEMPORARY USE PERMIT RESPONSE SUMMARY

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ACRD CONTACT: Mike Irg

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Records maintained with Island Health indicate that two separate Record of Sewerage System filings and the associated Letters of Certification have been received from an authorized person, as require under the Sewerage System Regulation, to service the RV lots at 3133 Alberni Hwy, Port Alberni.

A Record of Sewerage System filing was accepted by this office on May 14, 2019 for a sewerage system designed to service 22 RV sites located at 3133 Alberni Hwy. A letter of certification was received by this office for this system on June 7, 2014.

A second Record of Sewerage System filing was accepted by this office on July 13, 2021 for a sewerage system designed to service an additional 10 RV sites. A letter of certification was received by this office on August 3, 2021. This record of sewerage system replaced a previous record received on May 14, 2019 for which no Letter of Certification had been received prior to the filing expiring.

Provided the property owner continues to operate and maintain the sewerage systems servicing the RV sites in accordance with the Sewerage System Regulation, this office has no objection to the Temporary Use Permit.

Agency (please print): Island Health - Health Protection Environmental Services

Name (please print): Stephanie Bruvall Title: Environmental Health Officer

Signature:  Date: Sept 13, 2021



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ACRD FILE NO.: TUP20005

APPLICANT NAME: Heather Powell – 1047819 BC Ltd.

ACRD CONTACT: Mike Irg

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Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature: _____

Date: 8/19/21