



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

February 25, 2022

BAMFIELD ADVISORY PLANNING COMMISSION

Please find enclosed the following applications for your review and consideration:

- TUP21006 – 350 Cape Beale Trail – Harbourside Lodge Bamfield Ltd. (Tom Lucas)
- DPA21016 – 350 Cape Beale Trail – Harbourside Lodge Bamfield Ltd. (Tom Lucas)

Please review these applications so that your Director can submit your recommendations to the Board of Directors on March 23, 2022.

Your next meeting is scheduled for **Thursday, March 3rd, at 5:30 pm** through Zoom Video Conferencing. Please refer to the email for details and Zoom invitation.

Thanks in advance!

Sincerely,

Alex Dyer, MCIP, RPP
Planning Manager

Enclosures

Cc Applicants



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: March 09, 2022

TUP APPLICATION: TUP21006

APPLICANT: Harbourside Lodge Bamfield Ltd. (Tom Lucas)

LEGAL DESCRIPTION: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP86644

LOCATION: 350 Cape Beale Trail, Bamfield

ELECTORAL AREA: "A" Bamfield

Applicant's Intention: The applicant intends to construct three detached cabins on the property to be used as single family dwellings or short term vacation rentals. The cabins will have 900 square feet of floor area on the main level plus a 380 square foot upper floor area. The General Commercial (C2) District zoned property contains an existing two-storey commercial lodge structure with a +/- 3,000 square foot footprint. The property owners have applied for a temporary use permit and development permit to facilitate the proposed development.

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP21006 subject to neighbour notification as per Local Government Act s.494.*

Advisory Planning Commission Recommendation: The Bamfield APC will consider the TUP application at a meeting to be held March 3rd.

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.

Observations:

1. Property Description: The 0.7 hectare (1.75 acre) property is located on Cape Beale Trail on the west side of Bamfield. The property has +/- 45 metres (150 feet) of waterfront on the Bamfield Inlet. There is an existing two-storey commercial lodge, bunkhouse and washroom facilities and a number of sheds located adjacent to the waterfront. The topography of the property slopes up from the low-lying bench adjacent to the waterfront where the existing improvements are located to the upper portion of the property where the proposed cabins would be located approximately 37 metres from the Inlet on the upper bench of the property. There is an existing barge landing area and large dock

TUP21006

structure located on the filled foreshore and waterfront foreshore area described as District Lot 75 forming part of the subject properties.

2. Services:

- (a) **Sewage Disposal:** On-site sewage disposal. There is an existing sewage outfall servicing the lodge that was permitted by the Province in 1994 for the discharge of up to 12.5 m³/day of effluent into the Bamfield Inlet. Regional District staff do not support any additional sewage discharge into the Inlet and the applicant has submitted an Island Health septic filing with a report prepared by a Registered On-site Wastewater Practitioner highlighting plans for an upland sewage disposal system to be installed on the upper bench of land adjacent to the new cabins.
- (b) **Water Supply:** Bamfield Water System. The applicant is required to apply the ACRD Community Services department for a water connection. An assessment may be required to determine the water servicing requirements and the costs for any upgrades required to service the proposed development will be borne by the applicant.
- (c) **Fire Protection:** Bamfield Fire Department.
- (d) **Access:** The property is accessed from Cape Beale Trail. The proposed cabins would be built on the upper bench of the property closer to the road. The existing lodge is located adjacent to the waterfront accessed via a driveway that extends down to the lower bench of the property.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Bamfield OCP designates the property as Commercial Use. The objectives of the Commercial Use designation are to support flexibility in the location of commercial uses and to focus commercial development on the waterfront. Commercial Use policies include encouraging mixed uses to accommodate commercial uses that fit the character of Bamfield.

There are four Development Permit Areas (DPAs) impact development on the property: DPA I – Riparian Areas Protection, DPA II – Natural Hazard Areas Protection, DPA III – Form and Character, and DPA IV – Coastal Protection. The proposed cottages will be located outside of the 30 metre riparian area and coastal protection area identified in DPA I and DPA IV and above the tsunami inundation zone identified in DPA II. The proposed development must comply with the requirements of the DPA III – Form and Character for commercial development which includes guidelines for the scale, shape, form and character of proposed structures, parking, landscaping, screening, signage and lighting.

The proposed development complies with the policies and objectives of the Commercial Use designation. A development permit application is required to satisfy the guidelines of DPA III – Form and Character.

- C. **Zoning:** The property is zoned General Commercial (C2) District which permits a range of commercial uses including hotel and lodge accommodation uses. The applicant intends to build three (3) detached dwelling units on the property. For dwelling or rental accommodation units, the current zoning only permits dwellings located above the first storey of a commercial use or accommodation units within a hotel structure. The definition of hotel requires that a hotel

TUP21006

structure include more than six sleeping units. The current zoning does not permit the construction of the three proposed 900 square foot detached dwelling units.

The proposed new Bamfield Commercial (C5) zone in the draft updated Zoning Bylaw currently under development would re-define a hotel as including a group of buildings providing accommodation, which would permit the proposed cabin development. Staff expect that the updated Zoning Bylaw will be considered by the Board over spring and summer 2022 and in order to facilitate construction of the proposed cabins while the updated Zoning Bylaw is under review, the property owner has applied for a temporary use permit to facilitate the issuance of building permits for the cabins. The applicant intends to align the construction of the proposed cabins with the regulations in the proposed C5 zone.

The Temporary Use Permit application would allow for the construction of three (3) cabins to be used as residential dwellings or short-term vacation rental accommodation units.

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 property owners and tenants, and publishing a notice in the newspaper. The permit would be valid for up to three (3) years.

It is the intention of the applicant to align the construction of the cabins with the requirements of the proposed Bamfield Commercial (C5) Zone. Staff expect that the C5 Zone in the updated Zoning Bylaw will be ready for the Board's consideration over spring and summer 2022. If the outcome of the updated Zoning Bylaw does not result in the approval of the cabins in the C5 zone, the applicant will need to pursue a site-specific rezoning application at the expiry of the TUP or remove the cabins.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP86644 to construct three (3) cabins on the property to be used as single family dwellings or short term vacation rentals 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 construction of three (3) detached cabins on the subject property to be used as single family dwellings or short term vacation rentals.
2. The cabins shall be limited to a maximum of 1,000 square feet of floor area on the main level.
3. The cabins shall be limited to a maximum building height of 9.14 metres (30 feet).
4. The cabins shall be located a minimum of 30 metres from the natural boundary of the Bamfield Inlet and shall be located a minimum 5 metres from the rear and side lot lines.

TUP21006

5. The cabins may be operated as short term vacation rental units in alignment with the accommodation uses permitted under the existing General Commercial (C2) District zoning.
6. This permit is valid for three (3) years from the date of execution.
7. At the time this permit expires, the property owner may apply to the Regional District to re-issue the TUP or return the property to the uses permitted in the ACRD Zoning Bylaw.
8. The operation of the STR must be in compliance with all Provincial Health Officer orders.
9. 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.

Comments: The applicant has engaged with staff over the course of the Zoning Bylaw Review project to discuss development plans for the property. The applicant intends to construct three (3) detached cabins on the property to compliment the existing lodge structure, however the current C2 zoning only permits hotels with a minimum of six (6) attached accommodation units or dwellings above the first storey of a commercial use.

As part of the Zoning Bylaw Review project, staff have proposed a new Bamfield Commercial (C5) zone that would allow for a range of mixed retail and accommodation commercial uses that would apply to a number of the existing commercially-zoned properties in Bamfield. The draft C5 zone would permit detached dwellings that could be utilized as permanent or seasonal residential dwelling units or utilized as short term vacation rental units in alignment with the use of the existing commercial lodge building on the property.

In order to facilitate the construction of the three cabin units over spring 2022, prior to the Board's consideration of the new C5 zone in the updated Zoning Bylaw, the applicant has applied for a temporary use permit to allow for the issuance of building permits for the proposed cabins. The TUP would allow the applicant to proceed with their construction plans in the short term while aligning with the intended future C5 zone in the updated Zoning Bylaw. If the cabins are constructed with the permission of the TUP and the Board does not adopt the updated Zoning Bylaw with the C5 zone regulations permitting detached units as proposed, the applicant will be required to apply for a site-specific rezoning or remove the cabins from the property at the expiry of the TUP.

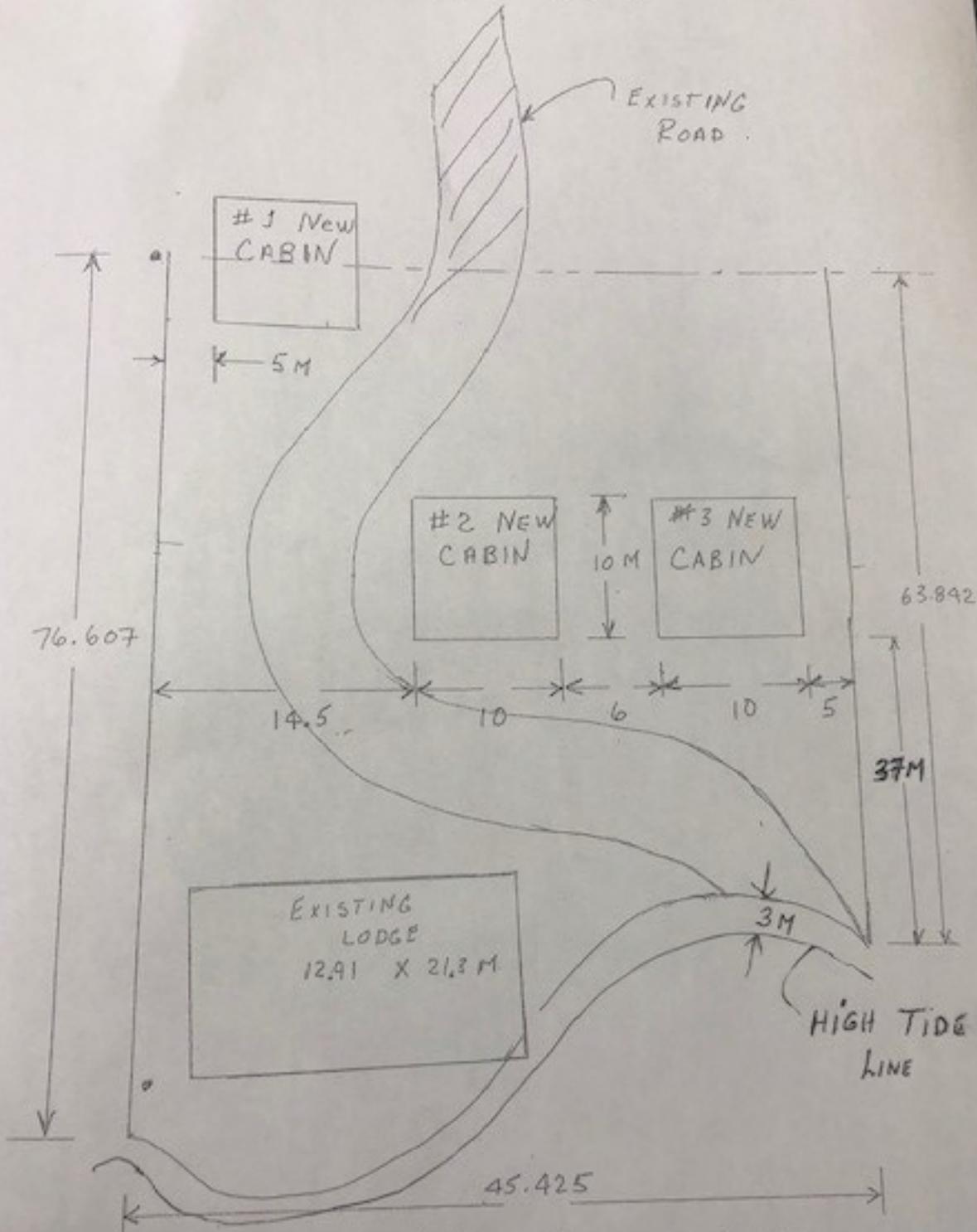
Planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the TUP. There are existing commercial uses on the property and the current zoning would allow for the potential for additional hotel units on the property. The construction of three detached cabins fits with the character of the existing commercial lodge use, aligns with the proposed Bamfield Commercial (C5) zone and would provide for a more diverse mix of accommodation uses on the property that could be used as either residential units or short term rental units.

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

Reviewed by: *Michael Irg*
Mike Irg, MCIP, RPP, General Manager of Planning & Development

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

TUP21006

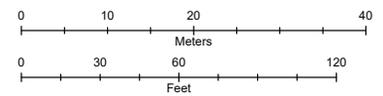


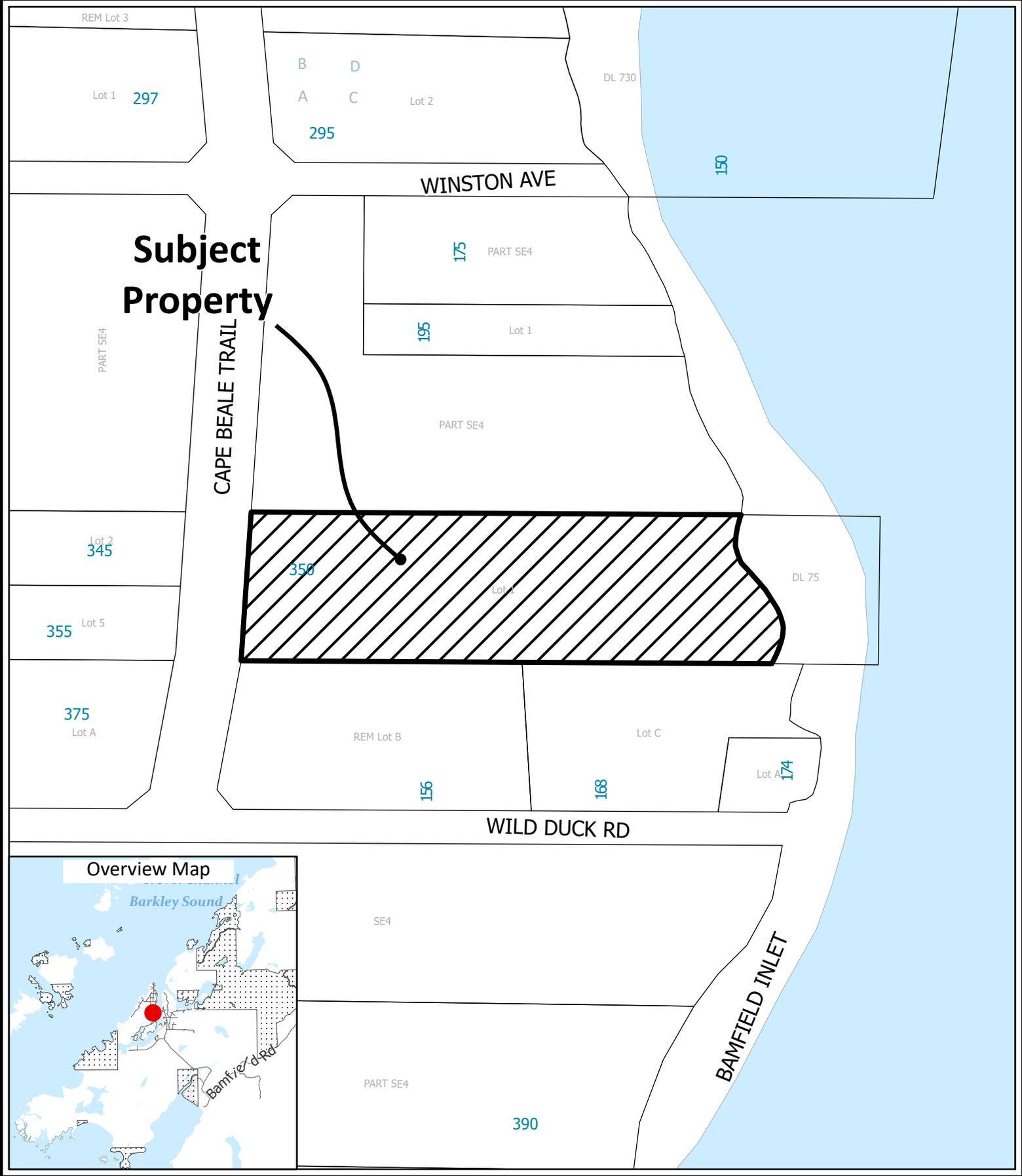
IsteFani @ aCRD, bc, Ca



350 Cape Beale Trail, Bamfield

Scale: 1:400





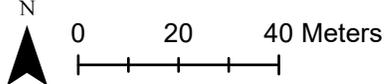
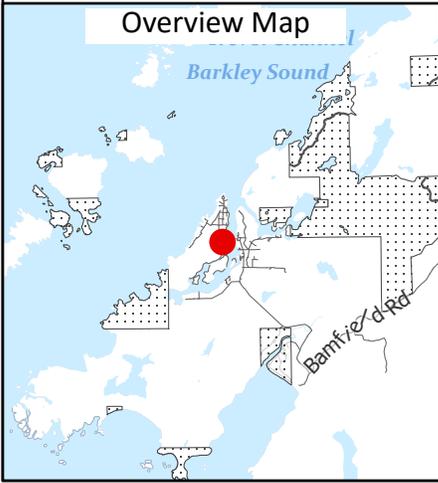
**Subject
Property**

CAPE BEALE TRAIL

WINSTON AVE

WILD DUCK RD

BAMFIELD INLET



 Legal description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP86644



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

Development Permit Application

MEETING DATE: March 23, 2022

ACRD FILE NO.: DPA21016

APPLICANTS: Harbourside Lodge Bamfield Ltd. (Tom Lucas)

LEGAL DESCRIPTION: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP86644

LOCATION: 350 Cape Beale Trail, Bamfield

ELECTORAL AREA: "A" Bamfield

APPLICANT'S INTENTION: The applicant intends to construct three detached cabins on the property to be used as single family dwellings or short term vacation rentals. The cabins will have 900 square feet of floor area on the main level plus a 380 square foot upper floor area. The General Commercial (C2) District zoned property contains an existing two-storey commercial lodge structure with a +/- 3,000 square foot footprint. The property owners have applied for a temporary use permit and development permit to facilitate the proposed development.

Recommendation: *THAT the Board of Directors issue development permit DPA21016.*

Advisory Planning Commission Recommendation: The Bamfield APC will consider the TUP application at a meeting to be held March 3rd.

Observations:

- Status of Property:** The 0.7 hectare (1.75 acre) property is located on Cape Beale Trail on the west side of Bamfield. The property has +/- 45 metres (150 feet) of waterfront on the Bamfield Inlet. There is an existing two-storey commercial lodge, bunkhouse and washroom facilities and a number of sheds located adjacent to the waterfront. The topography of the property slopes up from the low-lying bench adjacent to the waterfront where the existing improvements are located to the upper portion of the property where the proposed cabins would be located approximately 37 metres from the Inlet on the upper bench of the property. There is an existing barge landing area and large dock structure located on the filled foreshore and waterfront foreshore area described as District Lot 75 forming part of the subject properties.
- Services:**
 - Sewage Disposal:** On-site sewage disposal. There is an existing sewage outfall servicing the lodge that was permitted by the Province in 1994 for the discharge of up to 12.5 m³/day of effluent into the Bamfield Inlet. Regional District staff do not support any additional sewage discharge into the Inlet and the applicant has submitted an Island Health septic filing with a

DPA21016

report prepared by a Registered On-site Wastewater Practitioner highlighting plans for an upland sewage disposal system to be installed on the upper bench of land adjacent to the new cabins.

- (b) **Water Supply:** Bamfield Water System. The applicant is required to apply the ACRD Community Services department for a water connection. An assessment may be required to determine the water servicing requirements and the costs for any upgrades required to service the proposed development will be borne by the applicant.
- (c) **Fire Protection:** Bamfield Fire Department.
- (d) **Access:** The property is accessed from Cape Beale Trail. The proposed cabins would be built on the upper bench of the property closer to the road. The existing lodge is located adjacent to the waterfront accessed via a driveway that extends down to the lower bench of the property.

3. Existing Planning Policies Affecting the Site

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Bamfield OCP designates the property as Commercial Use. The objectives of the Commercial Use designation are to support flexibility in the location of commercial uses and to focus commercial development on the waterfront. There are four Development Permit Areas (DPAs) impact development on the property. The proposed cabins are located outside of the 30 metre riparian area and the tsunami inundation zone designated in DPA I, DPA II and DPA IV. The property is included within the DPA III – Form and Character designation.

DPA III – Form and Character

Development Permit Area III establishes objectives for regulating the form and character of multi-family, commercial and industrial development within designated areas. The proposed cabins are included as a commercial use and a development permit is required prior to issuing building permits for the proposed new development. The objectives of DPA III are to protect the visual landscape and aesthetic of Bamfield and development guidelines are included for the scale, shape, form and character of proposed structures, parking, landscaping, screening, signage and lighting.

The proposed development generally complies with the guidelines of DPA III – Form and Character.

- **Form and Character:** The three (3) cabins are designed as two-bedroom dwellings with 900 square feet of floor area on the main level and 380 square feet of floor area on the upper level. There plans include 336 square feet on deck area connecting to the main level. The form, scale and massing of the proposed structures generally fit with the character of adjacent development and the surrounding area. The main floor and upper floor building plans and the exterior elevation drawings form part of the development permit.
- **Exterior Cladding:** The exterior cladding of the cabins will consist of painted mass timber Douglas Fir wall construction and board and baton hardy board siding in the gable ends. The roofing material will consist of asphalt shingles. The DPA III guidelines encourage the use of wood and board and batten as exterior cladding and the exterior finish appears to reflect the West Coast experience and tradition as much as possible.
- **Siting:** The cabins will be sited 37 metres from the natural boundary of the Bamfield Inlet on the upper bench of the property and located 5 metres from the north and south side lot lines.

DPA21016

- **Landscaping and Screening:** The upper bench of the property where the cabins would be sited is landscaped with a mix of natural second-growth conifer forest and cleared lawn area. The development site is screened from neighbouring properties with natural vegetation.
 - **Parking:** All parking to comply with the requirements of Section 300 – Off Street Parking Regulations of the ACRD Zoning Bylaw. The parking regulations require the establishment of 1.5 dedicated parking spaces for each of the proposed cabins. The proposed development of three cabin will require the establishment of 5 new parking spaces.
 - **Lighting:** Any outdoor lighting should be directed downward with shielded fixtures that provide only the amount of light necessary for safe pedestrian passage at night.
 - **Signage:** All signage must comply with the requirements of ACRD Sign Bylaw R1022. There is no additional signage proposed at the development site.
 - **Access:** Access to the cabins will be via the existing internal driveway access connecting to Cape Beale Trail.
- C. Zoning:** The property is zoned General Commercial (C2) District which permits a range of commercial uses including hotel and lodge accommodation uses. The current zoning only permits dwellings located above the first storey of a commercial use or accommodation units within a hotel structure. The definition of hotel requires that a hotel structure include more than six sleeping units. The current zoning does not permit the construction of the three (3) proposed 900 square foot detached dwelling units and the property owner has applied for a temporary use permit to facilitate the proposed cabins.

Temporary use permit TUP21006 would permit for the construction of three (3) detached cabins, each with a maximum floor area of 1,000 square feet on the main level, on the subject property. The cabins would be located a minimum 30 metres from the natural boundary of the Bamfield Inlet and 5 metres from the rear and side lot lines.

The development permit application will be considered by the Board following the consideration of Temporary Use Permit TUP21006.

Comments: The building plans and site plan submitted for the three (3) proposed detached cabins generally comply with the development guidelines provided within the Development Permit Area III – Form and Character designation in the Bamfield Official Community Plan.

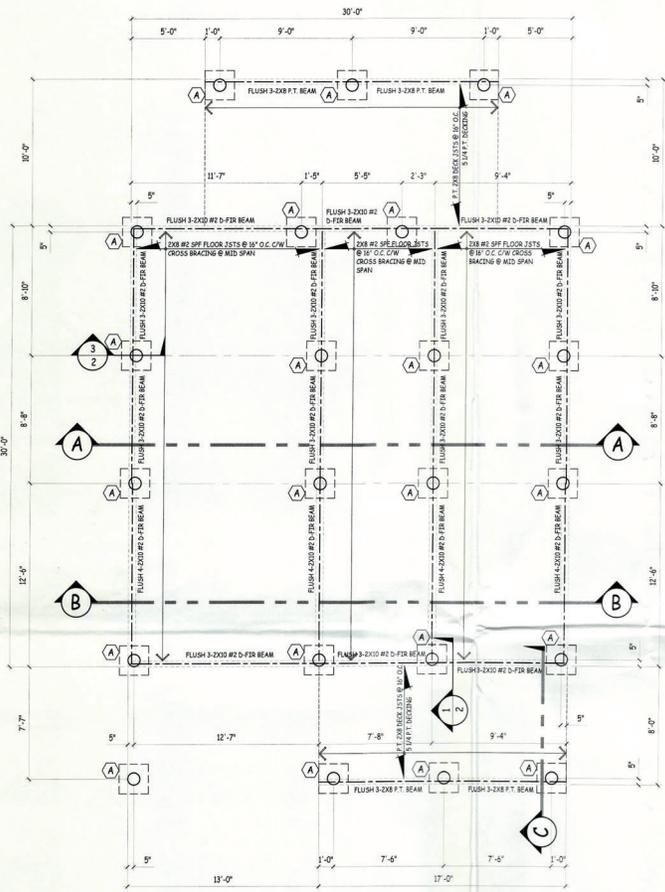
If the Board proceeds with issuing temporary use permit TUP21006 to permit the proposed cabins at the subject property, planning staff will recommend that the Board issue development permit DPA21016 to allow for the Building Inspector to consider the building permit applications for the proposed development.

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

Reviewed by: *Michael Irg*
Mike Irg, MCIP, RPP, General Manager of Planning & Development

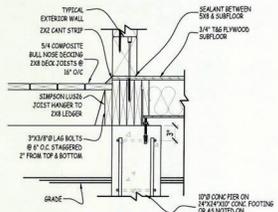
Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer

DPA21016



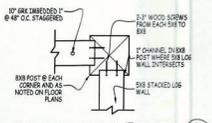
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
10' x 10' CONCRETE PIERS ON FOOTING

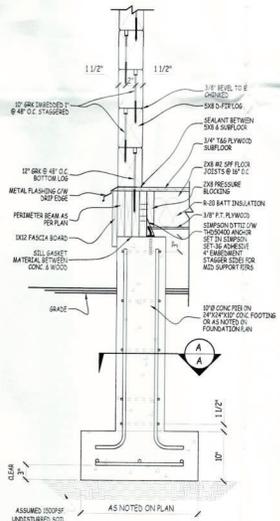


DECK TO HOUSE DETAIL
SCALE: 1" = 1'-0"

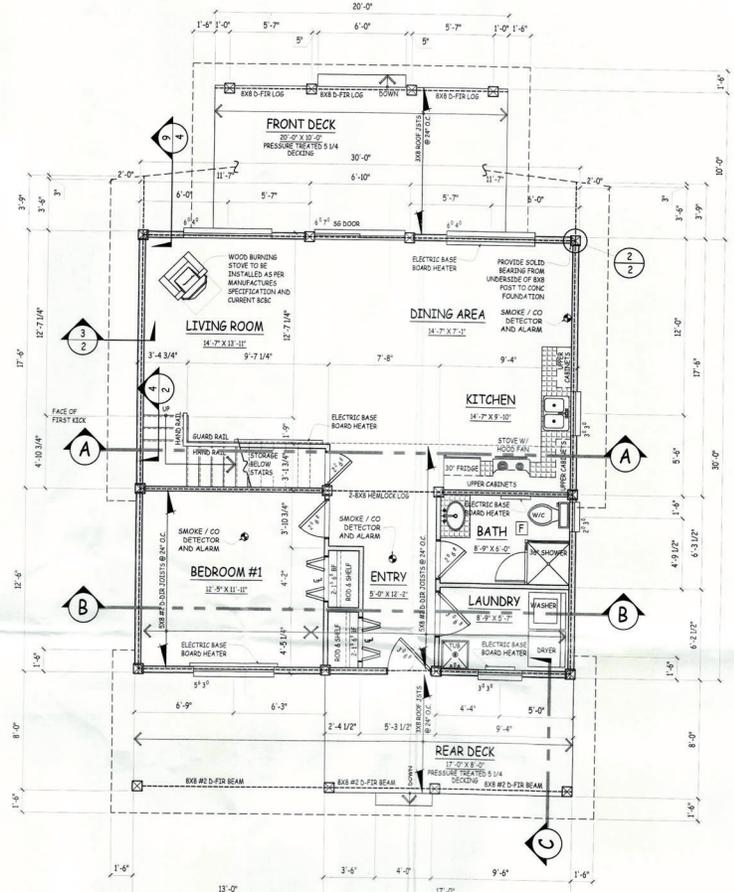
FOOTING SCHEDULE		
TYPE	SIZE	REINFORCEMENT
(A)	2'-0" X 2'-0" X 10"	3-15M E/W X 18"



LOG WALL DETAIL
SCALE: 1" = 1'-0"

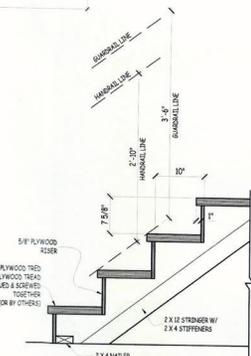


PIER FOUNDATION DETAIL
SCALE: 1" = 1'-0"



MAIN FLOOR

SCALE: 1/4" = 1'-0"
900 SQ. FT. (83.613m²)
REAR DECK: 136 SQ. FT. (12.635m²)
FRONT DECK: 200 SQ. FT. (18.581m²)



STAIR DETAIL
SCALE: 1" = 1'-0"

NOTE:
CONTRACTOR ON SITE TO VERIFY
AND CONFIRM ALL
MEASUREMENTS BEFORE
COMMENCING CONSTRUCTION

ROOF:
40 YEAR ASPHALT SHINGLES
TYVEK ICE & WATER SHIELD
1/2" PLY. SHTS.
2X4 STRAPPING @ 24" O.C.
2X10 #2 SFF ROOF JOISTS @ 24"
O.C.
R28 INSULATION
6 MIL POLY
5/8" G.W.B. OR T&G 6 PINE LINE

EXTERIOR GABLE WALLS:
HARDY BOARD & BATON SIDING
TYVEK SHEATHING PAPER
1/2" PLY SHEATHING
2X6 STUDS @ 16" O.C.
R20 INSUL. BATTS
6MIL POLYETHYLENE
1/2" GYP/SUM BOARD OR
1/2" PINE LINER

EXTERIOR UPPER FLOOR
EXTERIOR WALL:
1-8X8 D-FIR LOG AT TOP OF WALL
10-5X8 D-FIR LOG WALL
10" GRK @ 48" O.C. STAGGERED
3/8" BEVEL TO BE CHINKED

EXTERIOR MAIN FLOOR
EXTERIOR WALL:
2-8X8 D-FIR LOG AT TOP OF WALL
11-5X8 D-FIR LOG WALL
10" GRK @ 48" O.C. STAGGERED
3/8" BEVEL TO BE CHINKED

UPPER FLOOR FLOORING:
2X6 T&G PINE FLOORING
5X8 HEMLOCK LOG @ 24" O.C.

MAIN FLOOR FLOORING:
19mm HARD WOOD FLOORING
3/4" PLYWOOD T&G
(GLUED & SCREWED)
2X8 SFF #2 FLOOR JOISTS @
16" O.C.
C/W PRESSURE BLOCKING @ EACH
END

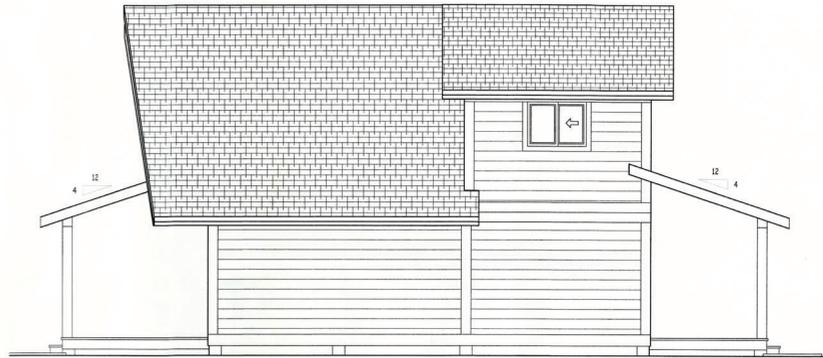
DECK ROOF:
40 YEAR ASPHALT SHINGLES
TYVEK ICE & WATER SHIELD
1/2" PLY. SHTG.
3X8 D-FIR LOG ROOF JOISTS @
24" O.C.
8X8 D-FIR BEAMS
8X8 D-FIR POSTS

EXTERIOR DECK FLOOR:
5 1/4" P.T. DECKING
2X8 P.T. JOISTS @ 16" O.C.
2X8 P.T. BEAMS AS PER PLAN
MIN. SLOPE 1/8" OVER 12"

CONCRETE TO WOOD:
STAMPSON DITZ C/W
THD5000 ANCHOR SET IN
STAMPSON SET-36 ADHESIVE
MIN. 4" EMBEDMENT
OR EQUIVALENT



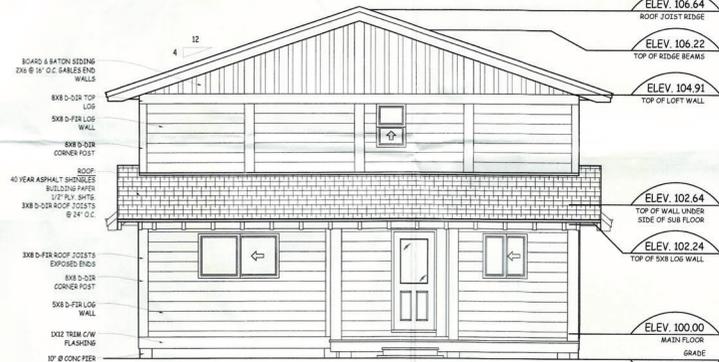
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



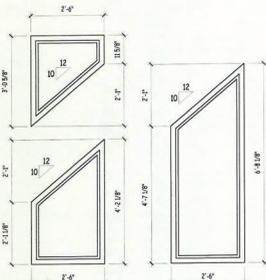
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



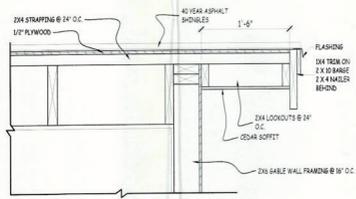
LEFT ELEVATION
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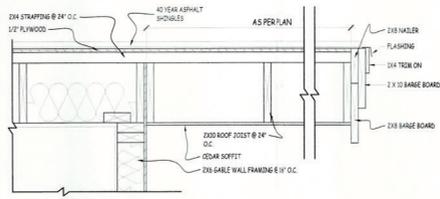
REAR ELEVATION
SCALE: 1/4" = 1'-0"



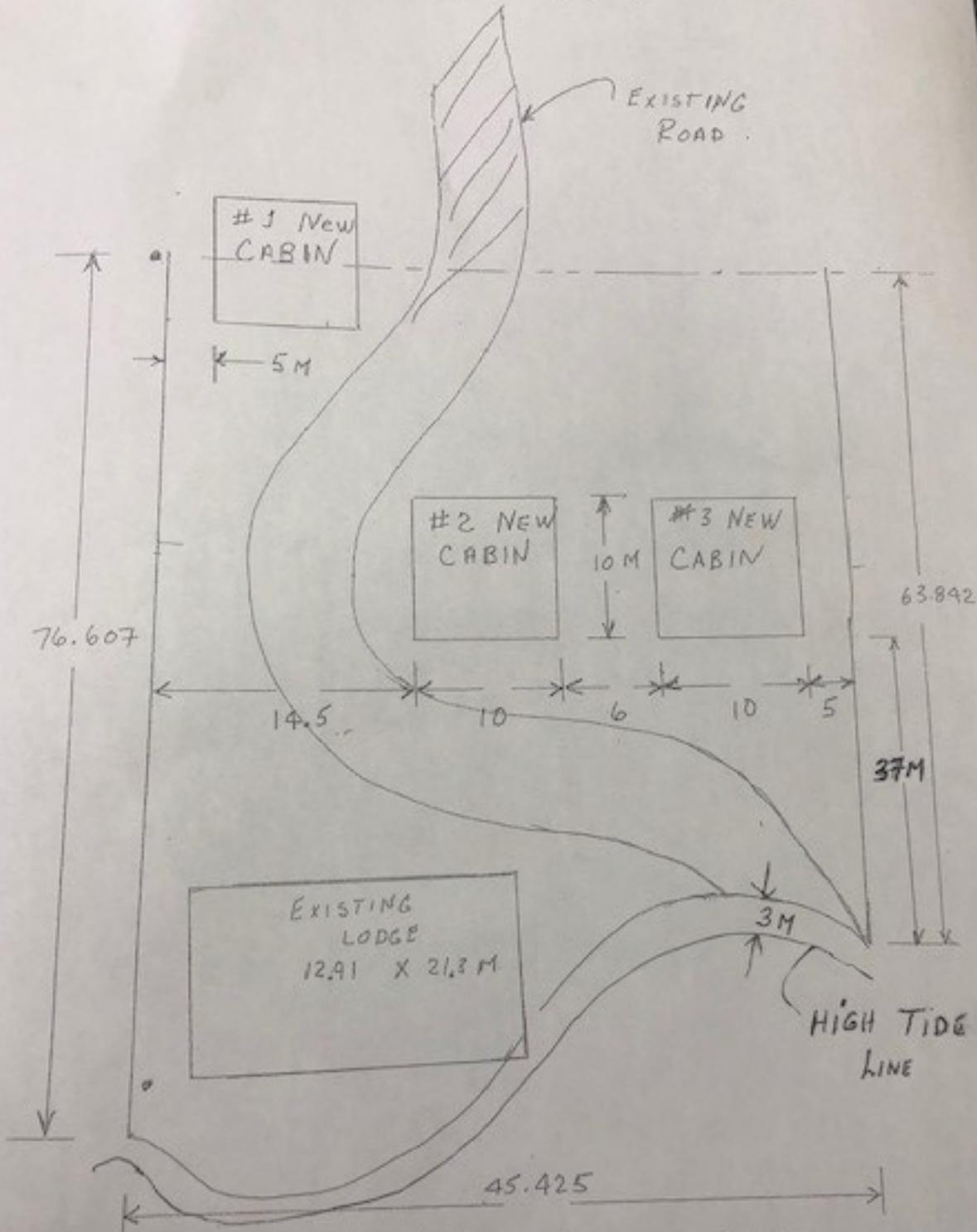
RAKE WINDOW DETAIL
SCALE: 1/2" = 1'-0"



BARGE BOARD SECTION 8
SCALE: 1" = 1'-0"



BARGE BOARD SECTION 9
SCALE: 1" = 1'-0"

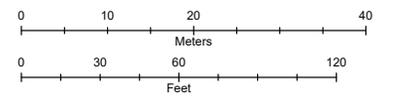


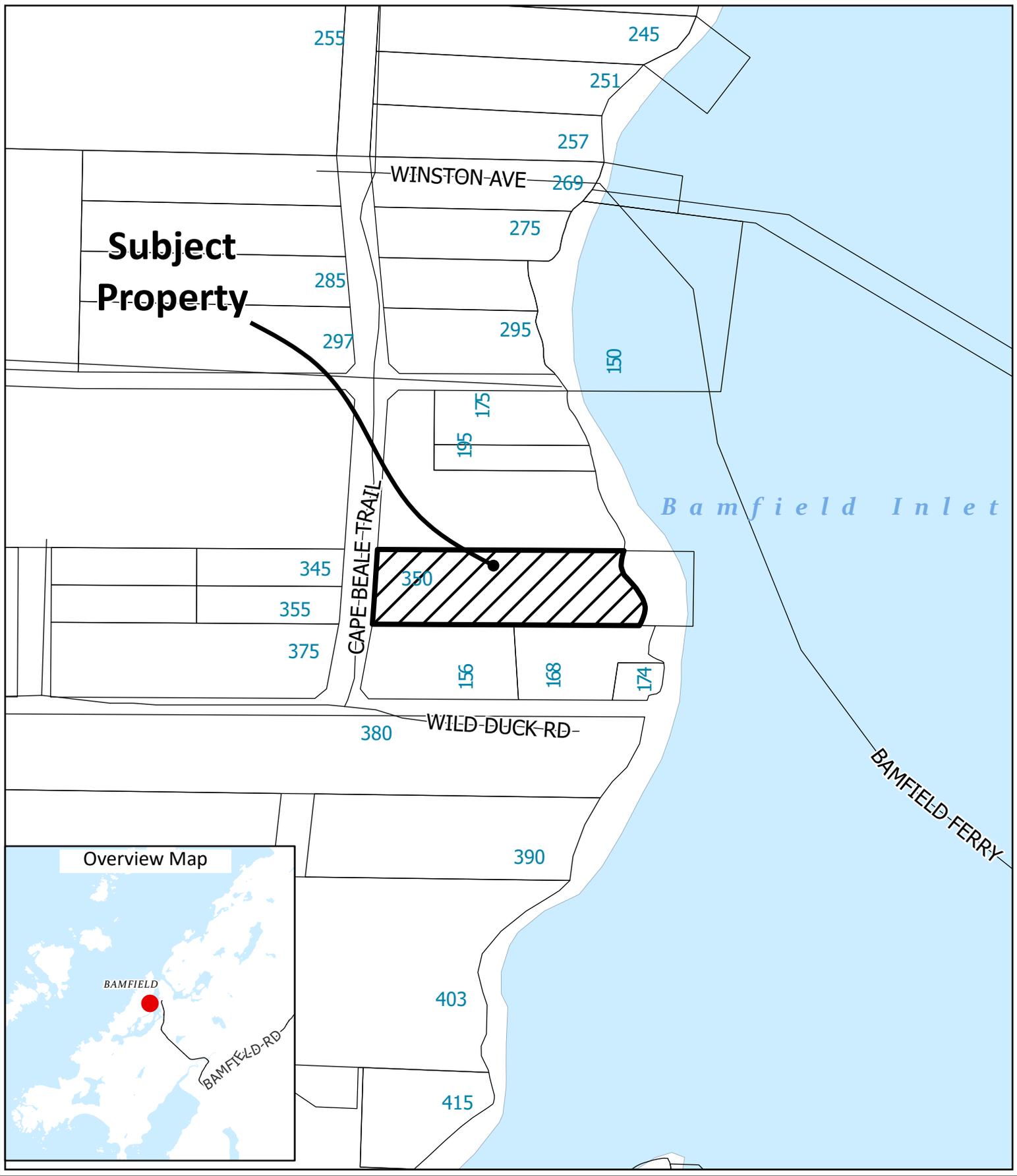
IsteFani @ aCRD, bc, Ca



350 Cape Beale Trail, Bamfield

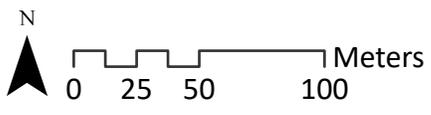
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Subject Property

Bamfield Inlet



Legal Description: LOT 1 SECTION 19 TOWNSHIP 1 BARCLAY DISTRICT PLAN VIP86644