



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

July 14, 2022

SPROAT LAKE ADVISORY PLANNING COMMISSION

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

- TUP21007 – 9221 Central Lake Road (Jantzen & Richmond)
- TUP22002 – 7676 Bell Road (Ditty)

Please review these applications so that your Director can submit your recommendations to the Board of Directors on **Wednesday, July 27th, 2022**.

Your next meeting is scheduled for **Monday, July 18th at 7:00 pm** through Zoom Webinar Conferencing. Please refer to the email for details and Zoom invitation.

Thanks in advance!

Sincerely,

Alex Dyer

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: Sproat Lake Advisory Planning Commission

MEETING DATE: July 18, 2022

TUP APPLICATION: TUP21007

APPLICANT: Dwayne Richmond & Catherine Jantzen

LEGAL DESCRIPTION: LOT B DISTRICT LOT 58 ALBERNI DISTRICT PLAN EPP99973

LOCATION: 9211 Central Lake Road

ELECTORAL AREA: "D" Sproat Lake

Applicant's Intention: The applicants intend to develop a 10-site campground on the 2.4 hectare (6 acre) property to be used primarily for seasonal and long-term accommodation in recreational vehicles (RVs). The applicants intend to develop the campground as a master planned RV community with an internal access road, water and sewer servicing, screening from the road and neighbouring properties with solid fencing, landscaping, common areas and an amenity building to include laundry facilities.

Recommendation: Planning staff recommend that the ACRD Board of Directors defer a decision on Temporary Use Permit TUP21007 until the Board has considered an Official Community Plan (OCP) amendment bylaw that would redesignate the area to a new Rural Central Lake land use designation in the Sproat Lake OCP.

Planning staff are seeking input from the Sproat Lake APC on three options for proceeding with the review TUP21007 which would allow for a ten (10) site RV campground at 9211 Central Lake Road.

Options: The Board of Directors have the following options in considering the Temporary Use Permit (TUP) application:

- 1. Proceed with the consideration of TUP21007 and advance the application to the neighbour notification process.**

Note: If the Board proceeds with considering Temporary Use Permit TUP21007 as presented, staff recommend that the following conditions of approval be applied:

- Neighbouring properties being notified as per section 494 of the *Local Government Act*.
- The applicant agreeing to proposed conditions of TUP21007 numbered 1 through 16.

TUP21007

- Positive referral responses from Island Health, Sproat Lake Fire Department, and the Ministry of Transportation & Infrastructure (MOTI).
 - Require that the applicant provide a security to guarantee the performance of the terms of the permit as per section 496 of the *Local Government Act*.
2. **Consider denying TUP21007.** If the Board is considering denying the application, the Board policy is to defer a decision on the application and invite the applicants to attend the following meeting to address the Board prior to a decision being made on the application. The appropriate motion would be “THAT the Board of Directors is, at this time, disposed to deny this temporary use permit application. Prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should be supported.”
 3. **Defer a decision on TUP21007 until the Board has considered an Official Community Plan (OCP) amendment that would redesignate the area to a new Rural Central Lake land use designation in the Sproat Lake OCP.**

The Board has directed staff to draft an amendment to the Sproat Lake OCP that would create a new Rural Central Lake Use designation that would support the maintenance of the rural residential and agricultural character of the Central Lake Road area. The OCP amendment would be drafted for the Board’s consideration following the completion of the Zoning Bylaw Review Project. Planning staff recommend this option.

Advisory Planning Commission Recommendation: The Sproat Lake APC will consider the TUP application at a meeting to be held on July 18th.

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 2.4 hectare (6 acre) property is mostly cleared and slopes up away from Central Lake Road. There is an existing single family dwelling located on the first level bench of land in the southern portion of the property. The driveway to the house location extends further up the hill to a large gravel area developed to the north where the proposed campground would be located. The +/- 1 hectare (2.5 acre) mostly-level gravel area where the campground would be located is screened with a solid wood and metal corrugated fence from the house and road to the south and from a portion of the neighbouring property to the west. The north end of the lot slopes up away from the gravel area. The lot was created by subdivision of the larger parent parcel in 2020. The property borders the Agricultural Land Reserve boundary to the south across the road and is surrounded by rural residential and agricultural acreage parcels ranging from 5 to 14 acres in lot size.
2. **Services:**
 - (a) **Sewage Disposal:** On-site sewage disposal. The applicants have indicated that they have engaged a Registered On-site Wastewater Practitioner to install a new septic system that would be dedicated for the campground. If the Board proceeds with considering the TUP to allow the campground, staff recommend that the installation of a certified septic system be required prior

TUP21007

to occupancy.

- (b) **Water Supply:** On-site water. The existing single family dwelling is serviced by a well and the applicants intend to utilize the well to service the campground. If the Board proceeds with considering the TUP to allow the campground, staff recommend that the applicants provide support from Island Health for the operation of the private water system prior to occupancy.
- (c) **Fire Protection:** Sproat Lake Fire Department.
- (d) **Access:** The property is accessed from Central Lake Road. The campground would share the existing driveway with the single family dwelling. There is a solid fence along the bank at the top of the driveway that provides screening from the road.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR. The property is adjacent to the ALR boundary to the south.
- B. **Official Community Plan:** The Sproat Lake Official Community Plan designates the property as Rural Use. The objective of the Rural Use designation is to maintain the predominantly rural character of the area with policies to maintain a 2 hectare (5 acre) minimum lot size and to permit a variety of compatible uses on rural lots to make their retention viable.

The ACRD Board passed a resolution on September 22, 2021 to direct staff to draft an amendment to the Sproat Lake OCP to redesignate the Central Lake Road area to a new 'Rural Central Lake Use' designation following the adoption of the updated Zoning Bylaw. The Board direction followed the receipt of a neighbourhood petition that requested a halt to any ongoing rezoning applications for development in the area that would, in the opinion of the petitioners, alter the form and character of the rural residential and agricultural neighbourhood and put a strain on limited ground water supply in the area. Staff expect to start work on the OCP amendment following the completion of the Zoning Bylaw Review Project.

The proposed campground development does not comply with the policies and objectives of the Rural Use designation in the Sproat Lake OCP. The Board has directed staff to draft a new Rural Central Lake Use designation for this neighbourhood that would support maintaining a rural residential and agricultural character to the area.

- C. **Zoning:** The property is zoned Rural (A2) District which permits single family residential, agricultural and accessory uses on the subject property. The A2 zoning does not permit the operation of a campground.

The proposed 10-site campground does not comply with the Rural (A2) District zoning and the temporary use permit application would facilitate the development and operation of the campground on a temporary basis.

- 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 allow a use not permitted under the Zoning Bylaw, specify conditions under which the temporary use may be carried out, and allow the construction of buildings to support the use for which the permit is issued.

TUP21007

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.

The applicants intend to develop the 10-site campground to be used primarily for seasonal and long-term recreational vehicle accommodation. The campground would include a gated internal access road, water and sewer servicing, screening from the road and neighbouring properties with solid fencing, landscaping, common areas and an amenity building to include laundry facilities. At the expiry of the three year TUP, the applicants would either apply to renew the temporary use permit for an additional three years or apply to rezone the property to a commercial campground use.

Temporary Use Permit: Should the Board of Directors proceed with the consideration of this application, the TUP to allow for the development of a 10-site campground on the property located at 9211 Central Lake Road would be subject to the following conditions, and any others, that the Board of Directors considers appropriate at the time of issuance:

1. This permit is issued to allow for the operation of a campground with a maximum of ten (10) campsites.
2. Individual campsites may be used as either long-term seasonal accommodation sites by individual occupants, or short-term vacation accommodation sites by transient occupants.
3. The campground may be operated 365 days of the year.
4. Individual campsites must be a minimum of 120 square meters.
5. All campsites are to be clearly marked and delineated.
6. All campsites are to be setback a minimum of 50 metres from Central Lake Road.
7. The campground shall be screened from neighbouring properties by a solid fence or a 5 metre wide vegetation buffer maintained along the north, west and east boundaries of the campground area and screened from the road by a solid fence along the south boundary of the campground area.
8. The property owner must ensure that a minimum distance of 5 meters is maintained between individual recreational vehicles occupying campsites.
9. Access within the campground to be maintained, clearly marked and accessible at all times to emergency vehicles.
10. The property owner must comply with all conditions required by the Ministry of Transportation and Infrastructure.
11. The property owner must comply with all conditions required by the Sproat Lake Fire Department.
12. The property owner must comply with all conditions required by Island Health.
13. This permit is valid for three (3) years from the date of execution.
14. 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.
15. The operation of the STR must be in compliance with all Provincial Health Officer orders.
16. 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 applicants intend to develop a master planned RV community with a maximum of ten (10) camping sites; power, water and sewer servicing; internal access road that connects to existing driveway into the property; screening from the road and neighbouring properties with solid fencing; landscaping; common areas; and an amenity building to include laundry facilities. The applicants would

TUP21007

install a new on-site sewage disposal system and develop a private water system to service the development. The intention of the development would be to allow for seasonal and long-term temporary accommodation in RVs rather than nightly and weekly tourist accommodation. The applicants believe that the proposed RV campground fills a need for long-term RV accommodation in the region for both seasonal workers and retirees.

Planning staff are seeking input from the Sproat Lake APC on this file and have presented three options for the Board to consider in reviewing TUP21007:

- i. consider issuing the TUP and proceed with neighbour notification;
- ii. consider denying the TUP and invite the applicants to address the Board;
- iii. defer a decision on the TUP until the Board has considered an OCP amendment that would redesignate the area to a new Rural Central Lake land use designation in the Sproat Lake OCP.

In September 2021, the Board directed staff to draft an amendment to the Sproat Lake OCP to redesignate the Central Lake Road area to a new 'Rural Central Lake Use' designation following the adoption of the updated Zoning Bylaw. Staff recommend that the Board defer a decision on the temporary use permit application until the Board has considered the OCP amendment and has provided direction on future development in the Central Lake Road area. There is a property approximately 400 metres to the east that is zoned for campground accommodation to allow for up to ten (10) camping sites but in general the character of the area is predominantly rural residential and agricultural.

If the Board is considering proceeding with the TUP to allow for the 10-site campground, staff recommend that the Board endorse the TUP conditions of use and the conditions of approval outlined in the report. The TUP allows the ACRD to require conditions that are not allowed under zoning regulations, including minimum servicing requirements; support from Island Health, Sproat Lake Fire Department and MOTI; screening and buffering; security to ensure the performance of the terms of the permit; a three-year expiry date; and the ability to revoke the TUP if needed. If the Board proceeds with permitting long-term RV accommodation at this property, there are characteristics of the site and the development proposal that in staff's view would benefit the proposed use, including solid fence screening from the road and neighbouring uses, 50 metre minimum setback from the road, and minimum site servicing levels regulated by the relevant Provincial authorities.

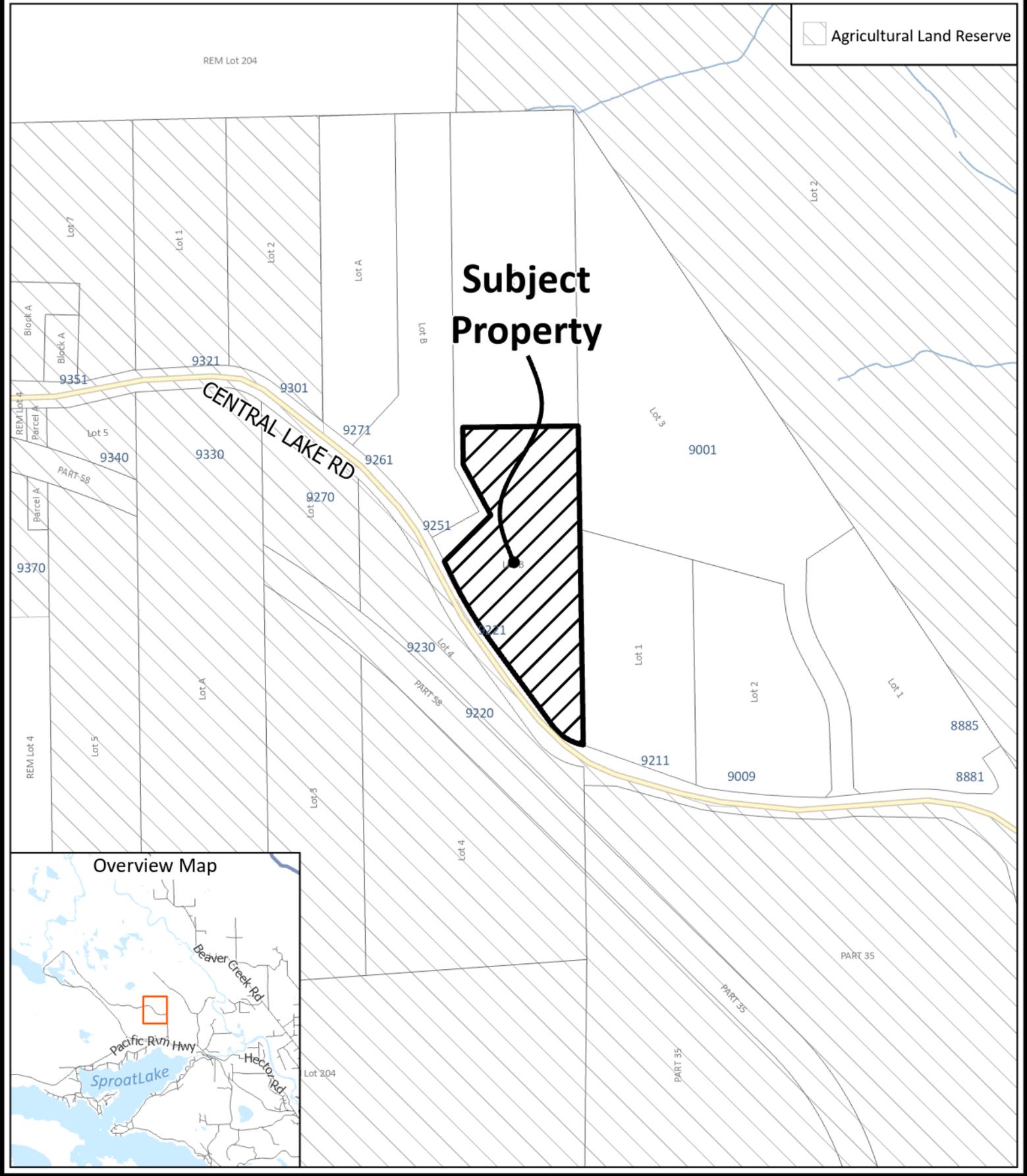
Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planning Manager

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

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

TUP21007

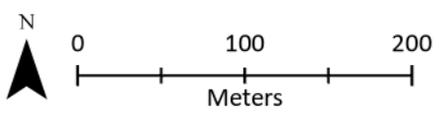
 Agricultural Land Reserve



**Subject
Property**

CENTRAL LAKE RD

Overview Map

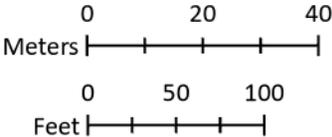


 Legal description: LOT B DISTRICT LOT 58 ALBERNI DISTRICT
PLAN EPP99973

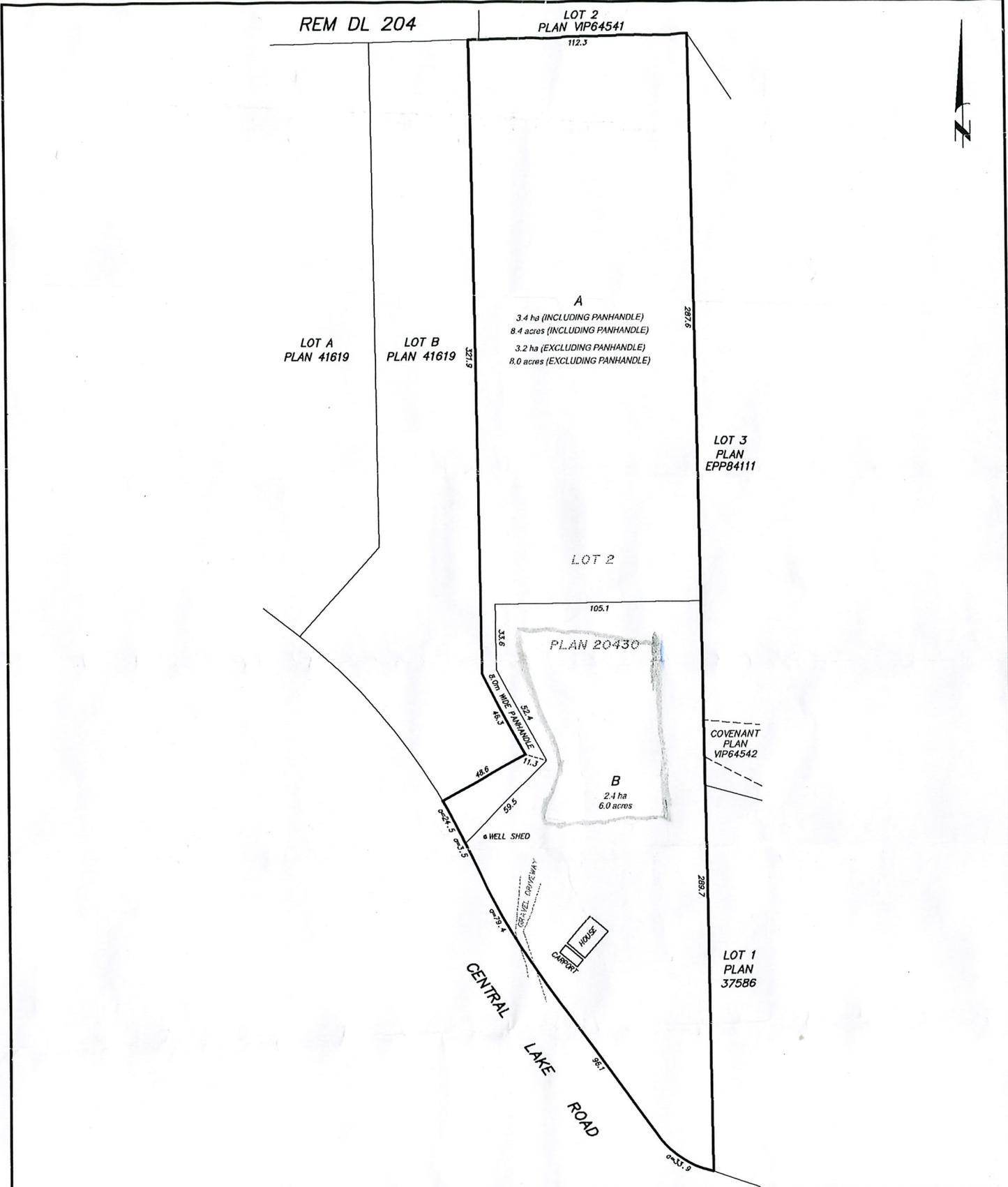


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031-223-940



We are planning to develop 3 acres of our existing 6 acres, into 10 beautiful, full-time living luxury RV sites. We have been in contact with Bowerman Excavating and have a plan for a septic system. Also, we have had Glen Fyfe, from Fyfe's Well Drilling out to our property and have discussed what our options are for water. We have 2 wells on our property – 1 for our personal use and another for our proposed RV units.



**PROPOSED SUBDIVISION PLAN OF
LOT 2, DISTRICT LOT 58,
ALBERNI DISTRICT, PLAN 20430.**

SCALE 1:1250

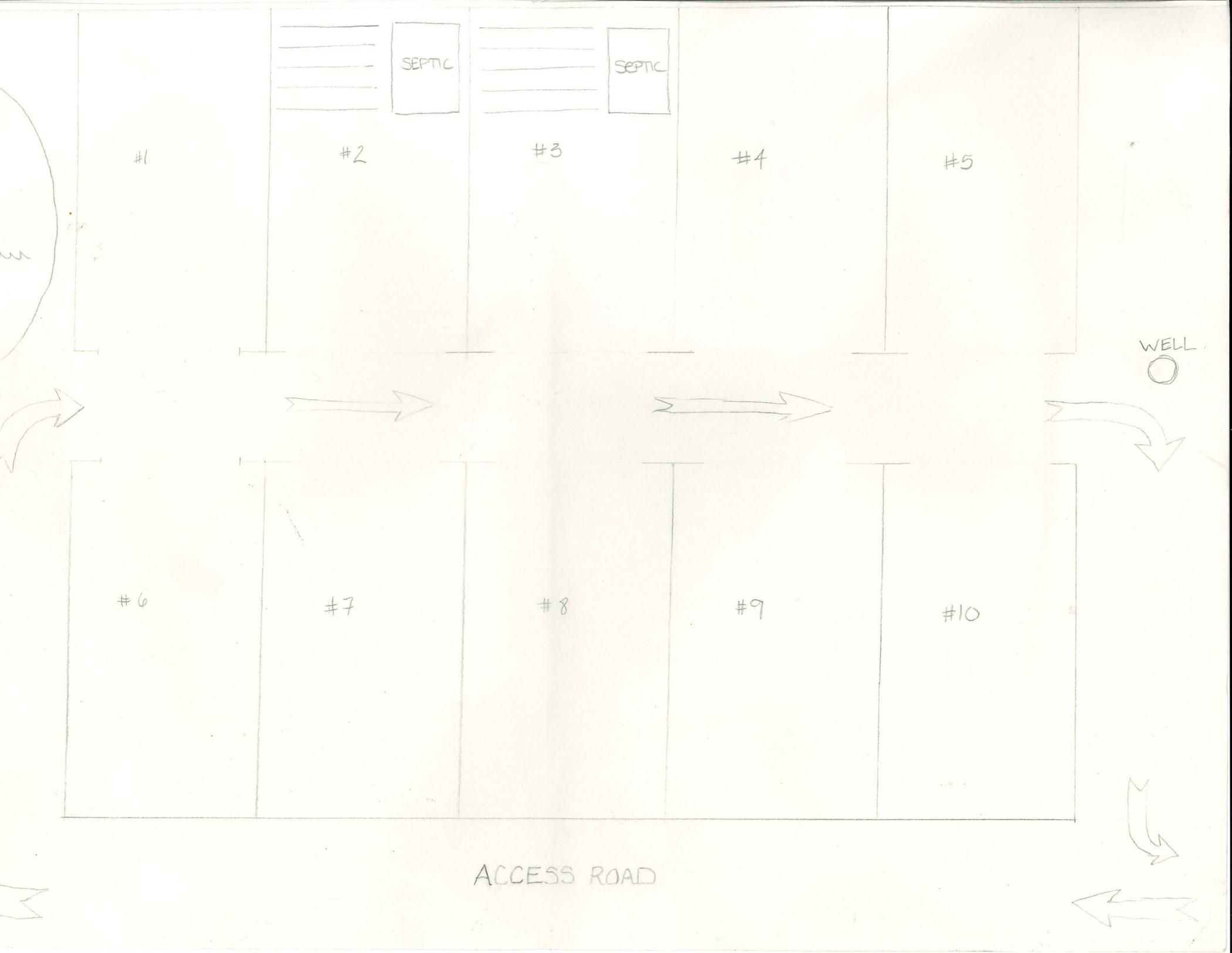


LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ALONG CURVES ARE ARC DISTANCES
ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.
DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha DENOTES HECTARES

No.	DATE	REVISION
1	2018/09/20	2 LOT SUBDIVISION PROPOSAL
2	2018/09/07	2 LOT SUBDIVISION PROPOSAL - NEW CONFIGURATION
3	2018/09/25	2 LOT SUBDIVISION PROPOSAL - NEW CONFIGURATION
4	2018/11/16	2 LOT SUBDIVISION PROPOSAL - NEW CONFIGURATION
5	2020/01/07	2 LOT PROPOSAL - WIDEN PANHANDLE TO 8 METRES

SIMS ASSOCIATES
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 18-177-S
DRAWING NUMBER: 18-177 P5.DWG
DATE: 2020/01/07



#1

#2

#3

#4

#5

WELL

#6

#7

#8

#9

#10

ACCESS ROAD

SEPTIC

SEPTIC



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: July 27, 2022

TEMPORARY USE PERMIT

APPLICATION #: TUP22002

APPLICANT: Robert & Tracy Ditty

LEGAL

DESCRIPTION: LOT 5, DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 13469

LOCATION: 7676 BELL ROAD

ELECTORAL AREA: "D" Sproat Lake

Applicant's Intention: To operate a short term vacation rental of the existing single family dwelling located on the subject property while the owners are away.

Recommendation: *THAT the Board of Directors consider issuing Temporary Use Permit TUP19020, subject to:*

- *Neighbouring properties being notified as per Local Government Act s. 494.*
- *Confirmation of appropriate sewerage capacity and performance by a Registered Onsite Wastewater Professional.*
- *Applicant providing contact details of an acceptable property caretaker who can access the property within 20 minutes.*
- *Assessment by a building inspector to ensure safety of guests on the property.*

Advisory Planning Commission Recommendation: The Sproat Lake APC will review this application at their July 18th meeting. The resolution will be added following the meeting.

Procedure: Prior to the issuance of a Temporary Use Permit (TUP), 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 the subsequent meeting, the Board issues or denies the TUP.

Observations:

- 1. Property Description:** The 0.2 hectare (0.5 acre) subject property is accessed from Bell Road.

TUP22002

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;
 - 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

TUP22002

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, the ACRD may rescind or terminate the TUP.

TUP22002

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 advise they intend to make use of a Vacation Rental Management company called Hands Free Property to act as their caretaker, and they have a son in Courtenay who is available for any issues. There is little information on the company website as to what service STR guests can receive in Sproat Lake and staff are recommending that the Board require further research before being able to advise that an acceptable caretaker will be available within 20 minutes of the subject property to address any issues.

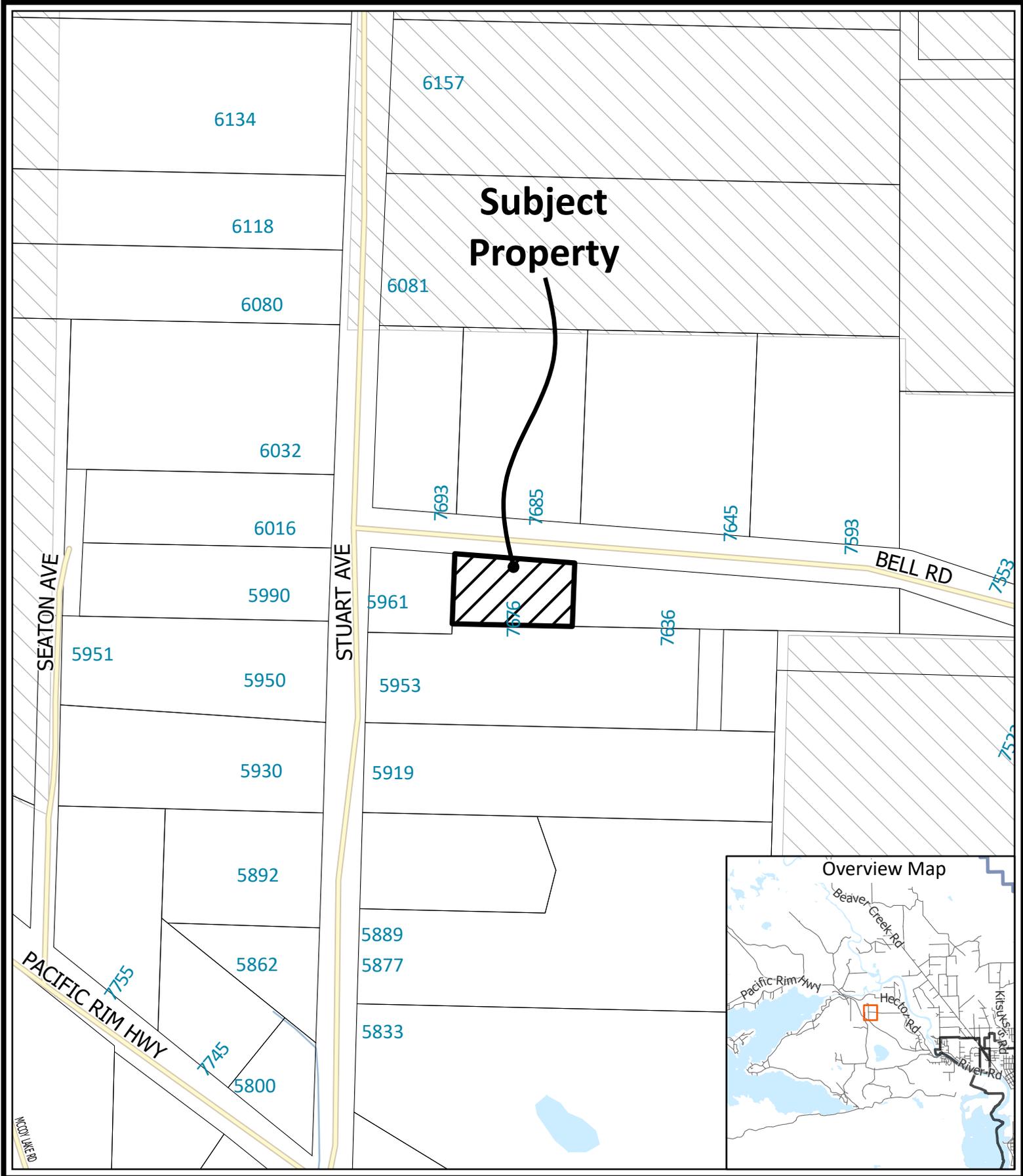
ACRD staff recommend that the ACRD Board consider issuing Temporary Use Permit TUP22002, subject to the conditions outlined in the report.

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

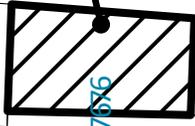
Reviewed by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planner

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

TUP22002

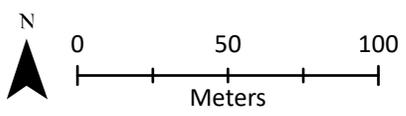
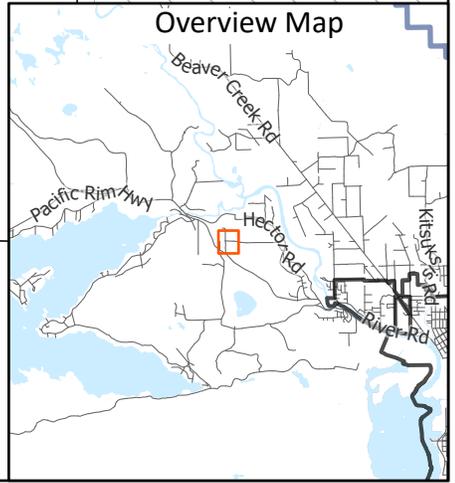


**Subject
Property**



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

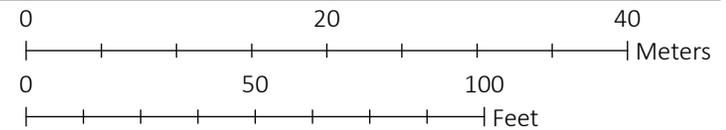
7676

004-260-015

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7676 Bell Road, Port Alberni

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



Final/2008/10/15

FINAL



SEWERAGE SYSTEM LETTER OF CERTIFICATION

Filing #: PA08/041

Date: 02/07/08 (Day/Month/Year)

To: Vancouver Island Health Authority

Re: 7676 Bell Rd Lot 5 Dist Lot 140 Alberni Dist Plan 13469 PID 004-559-894 Civic address and legal description

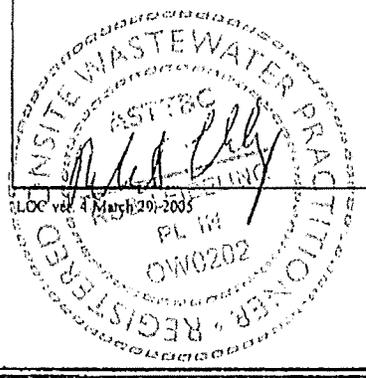
Please be advised that the construction of the proposed sewerage system on the above described property was completed on 02/07/08 (Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

- 1. the owner has been provided with
- a copy of the sewerage system plans and specifications as they were built;
- a maintenance plan for the sewerage system that is consistent with standard practice; and,
- a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.

Table with signature fields for Robert Leibelung and Robert Leibelung, and a stamp for Vancouver Island Health Authority dated JUL - 4 2008.



POSTED AUG 10 2011

1708/041

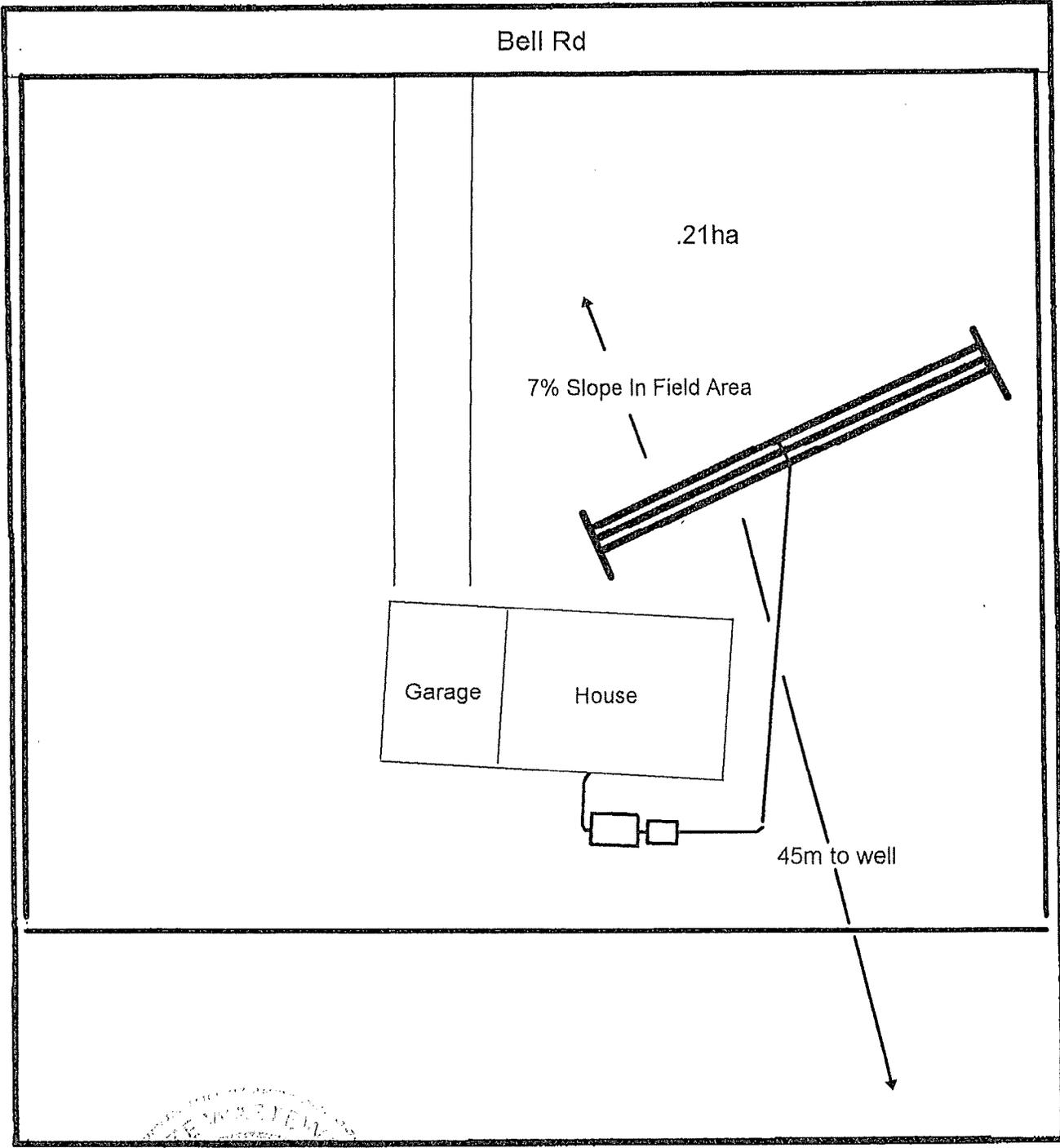
Site Plan for 7676 Bell Rd
Lot 5 Dist Lot 140
Alberni Dist Plan 13469
PID 004-559-894

PAVED
June 26/08
Bell Insp.

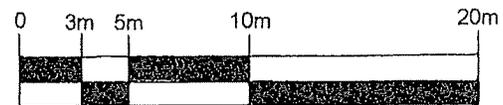
Rob's Septic Installations

Pressure & Gravity
Package Treatment Plants
Excavating

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



Scale 1 : 300



VANCOUVER ISLAND
HEALTH AUTHORITY

JUN 26 2008

FAKED
June 20/08
Blair

Specifications for 7676 Bell Rd

Lot 5 Dist Lot 40

Alberni Dist Plan 13469

PID 004-559-894

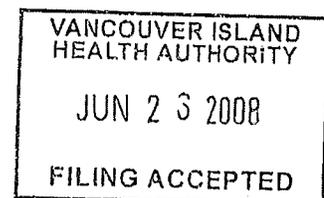
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Rob's Septic Installations

Pressure & Gravity
Package Treatment Plants
Excavating

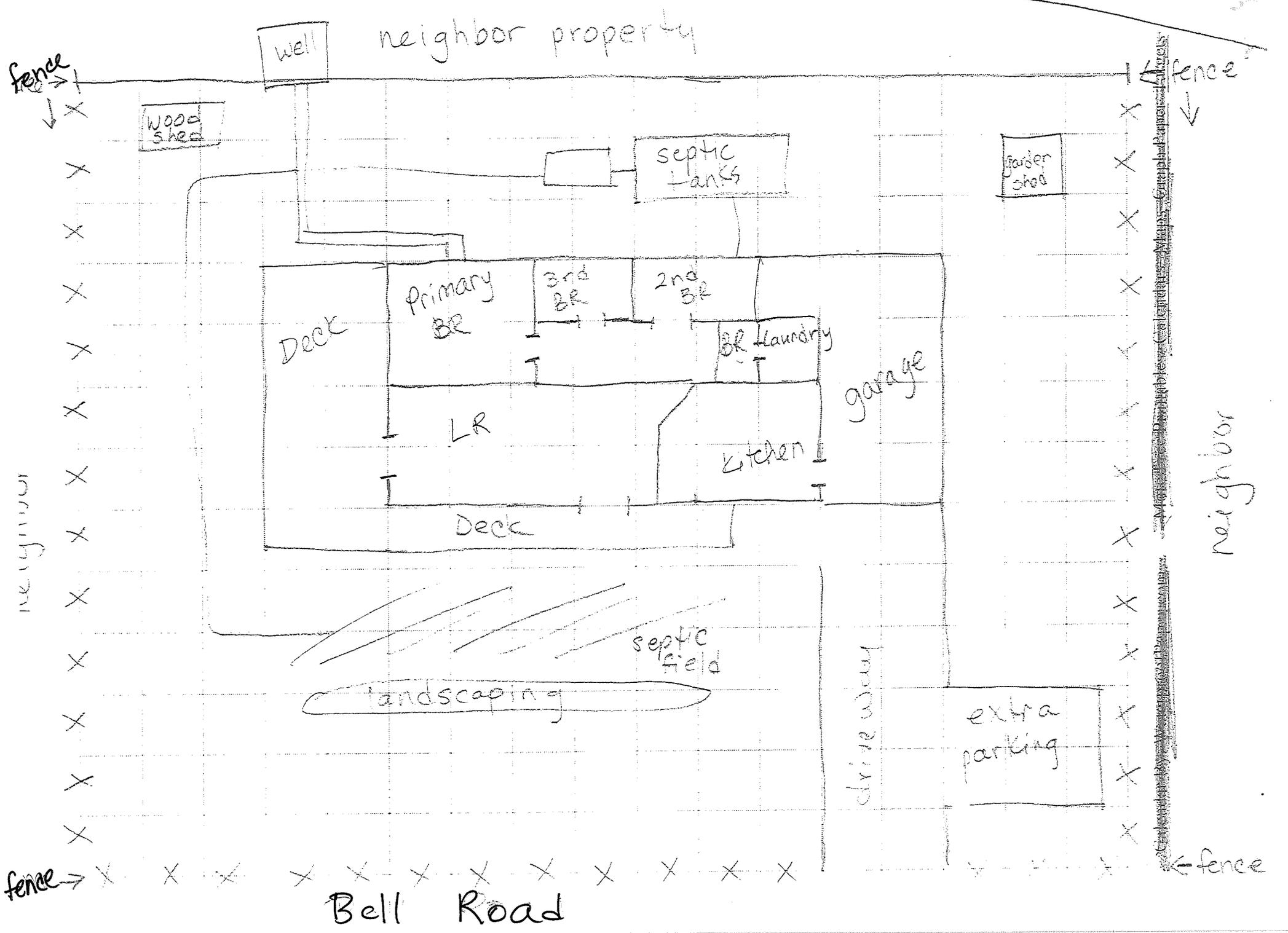


(250) 248-8258
Cell (250) 248-7705

- 1700 liter / day type 1 pressure distributed septic system
- 60cm loam with clay below
- water table at 60cm
- 7 % slope in field area
- 19 min perc
- infiltration area = 75m^2
- HLR = $22.8 \text{lm}^2/\text{day}$
- 5448 liter concrete tank with 2043 liter concrete pump chamber
- field built above ground using C-33 sand, pea gravel, orifice shields, landscape cloth and covered with soil



7676 Bell Road



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