



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

July 13, 2022

LONG BEACH ADVISORY PLANNING COMMISSION

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

- TUP21004 – 2401 Grant Avenue (Bialous/Lipsztain)
- TUP22004 – 66 Sutton Road (Miller)
- TUP22007 – 2660 Tofino Ucluelet Highway (Baril-Dionne, Cowland, Kaikkonen & Kimola)

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

Your next meeting is scheduled for **Tuesday, July 19th at 7:00 pm** through Zoom Video Conferencing. Refer to the email for details and Zoom invitation information.

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: ACRD Board of Directors

MEETING DATE: July 27, 2022

TUP APPLICATION: TUP21004

APPLICANT: Kamil Bialous and Urszula Lipsztain

LEGAL DESCRIPTION: LOT 2, DISTRICT LOT 468, CLAYOQUOT DISTRICT, PLAN 1692

LOCATION: 2401 Grant Ave

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicant intends to utilize the existing 46.5 square meter (500 square foot) cabin on the 1.1 ha (2.7 acre) property located at 2401 Grant Ave as a short-term vacation rental (STR).

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP21004 subject to:*

- *Neighbour notification as per Local Government Act s.494.*
- *Applicant providing contact details of property caretaker who can access the property within 20-minutes.*

Advisory Planning Commission Recommendation: The Long Beach APC will review this application at their July 19th meeting. The resolution will be added following the meeting.

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 1.1 ha (2.7 acre) property is located on the north end of the Ucluelet Inlet. There is an unbuilt portion of road right-of-way along the western boarder of the property to allow for the future development of Grant Avenue. The property is mostly treed apart from the area cleared for the existing improvements. There is one (1) cabin and two (2) accessory buildings on the property which were constructed in 2021. The buildings adhere to the natural boundary setback and a geotechnical assessment by Lewkowich Engineering Associates recommends a flood construction

TUP21004

level of 8.95 meters for all habitable spaces. There is a covenant registered to the property which intends to ensure that flood and tsunami safety is incorporated into future construction and that appropriate rezoning is acquired before future construction begins.

2. Services:

- (a) **Sewage Disposal:** On-site sewage disposal system. A new septic system was installed in 2020 to accommodate the sewage disposal capacity for the single family dwelling.
- (b) **Water Supply:** On-site water.
- (c) **Fire Protection:** South Long Beach Fire Protection Service Area (under agreement with the District of Ucluelet Fire Department)
- (d) **Access:** The property is accessed off Grant Avenue which is a mostly unbuilt road that connects to Albion Crescent. The current buildings on the property are accessed by private driveway.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The South Long Beach OCP designates the property as Rural Residential. The Rural Residential designation in the OCP supports a number of uses including single family residential and limited bed and breakfast accommodation.

Two Development Permit Areas impact development on the property: DPA III – Coastal Riparian Areas Protection, and DPA IV – Natural Hazard Areas.

Two development permits were issued in 2020 to facilitate the construction of the cabin and detached garage. The professional geotechnical assessment that accompanied the development permit applications recommended a flood construction level of 8.95 meters for all habitable spaces. As the proposed buildings were more than 30 meters from the natural boundary there was no assessment of the environmental impacts of the construction.

- 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 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

TUP21004

property owners and tenants, and publishing a notice in the newspaper. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner can apply to rezone the property to allow for the continued use or discontinue the use specified in the TUP.

The applicants intend to use the existing cabin as a short term vacation rental when they are not using it themselves. No significant physical changes to the existing property are proposed as part of the TUP. Once the TUP expires it can be renewed once more, or the property owner can pursue a rezoning application, or the property owner can stop using the property as a short term vacation rental.

A Short Term Vacation Rentals 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 that may apply to individual permits.

When issuing an STR TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and any other relevant conditions determined by the ACRD.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for LOT 2, DISTRICT LOT 468, CLAYOQUOT DISTRICT, PLAN 1692 to permit a short term rental 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 to allow the existing cabin located on the subject property to be operated as a short term vacation rental (STR) unit.
2. A maximum of two (2) persons shall be permitted per bedroom when the property is being occupied as an STR.
3. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
5. This permit is valid for two (2) years from the date of execution.
6. 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 original use permitted under the 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.

Comments: The applicant has discussed the possibility of allowing the existing dwelling to be used for short term rentals. The Zoning Bylaw does not currently permit short term rentals. The Temporary Use Permit would allow the applicant to generate income from this property while they proceed with rezoning the property. They wish to rezone the property to allow for the construction of four (4) cabins situated behind the current single family home. The cabins will be used for short term rental units, and the property owners will use the existing single family home as their permanent residence.

The structure has been built during the last two years and there has been multiple inspections of the property throughout the process. Planning staff are supportive of proceeding with the neighbour

TUP21004

notification process for this application to gather public input on the proposed Temporary Use Permit.

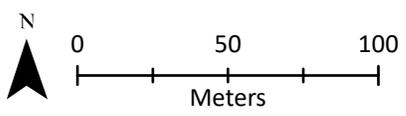
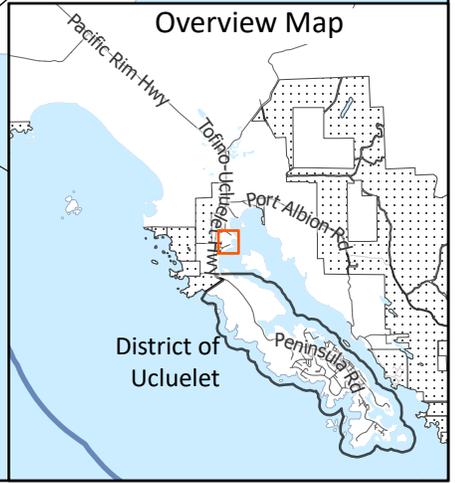
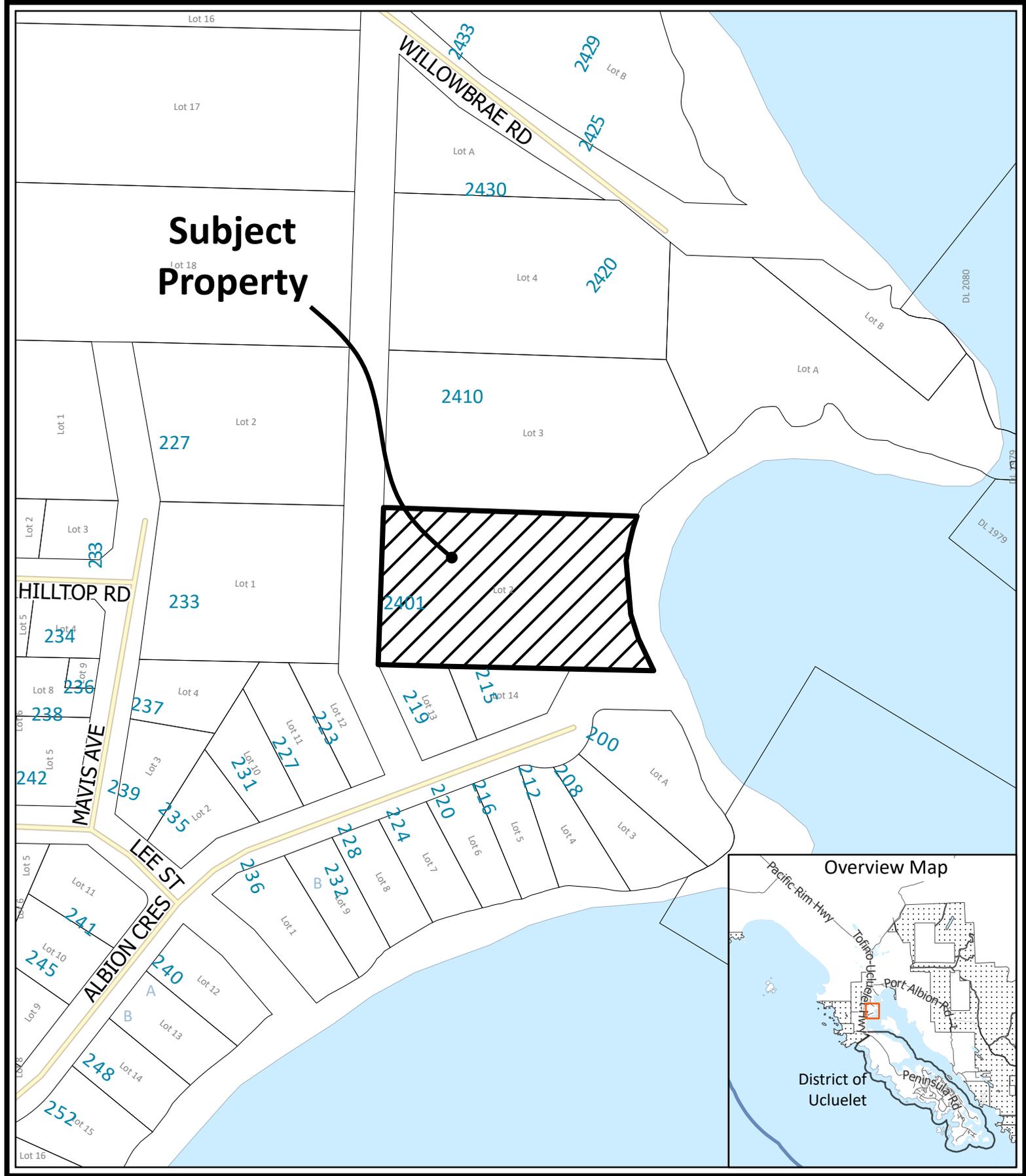
The use of the property as a temporary short term rental aligns with the South Long Beach OCP policies to retain a rural feel while allowing for small scale tourist accommodation in residential areas. The short-term vacation rental use would provide the applicant with the flexibility to operate the property as a vacation rental over the short term while transitioning to a different land use in future.

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

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

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

TUP21004



 Legal description: LOT 2, DISTRICT LOT 468, CLAYOQUOT DISTRICT, PLAN 1692

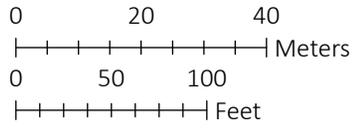


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 2401 Grant Ave, Ucluelet

Prepared March 15, 2021, ACRD
 Google satellite imagery



Schedule 1: Siteplan and Floor Layout

PEACE CABIN FOR: CONSTRUCTION

2401 GRANT AVE
UCLUELET, BC, VOR 3A0
MAY 5TH, 2020

GENERAL NOTES:

NOTES TO CONTRACTOR:

- ALL DIMENSIONS ARE APPROXIMATE AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUALITIES, DIMENSIONS, SIZES, LOADS, ETC. PRIOR TO ANY CONSTRUCTION
- PLANS SUPPLIED ARE BASED ON A LEVEL LOT UNLESS OTHERWISE NOTED
- EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING U.O.N.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE
- IT IS THE RESPONSIBILITY OF THE PRODUCT SUPPLIER TO VERIFY EXACT SIZES, QUANTITIES AND DIMENSIONS PRIOR TO ANY MANUFACTURING
- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCES
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK SITE AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH WORKSAFE REGULATIONS.
- DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS

GENERAL NOTES:

- BUILDER/CONTRACTOR TO ENSURE ALL WORKMANSHIP AND MATERIALS CONFIRMS WITH MUNICIPAL CODE AND BC BUILDING CODE (BCBC) 2018
- ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND BCBC 2018, THE BCBC 2018 SHALL TAKE PRECEDENT.
- ANY STRUCTURAL ASPECTS OF THIS PROJECT OUTSIDE OF SECTION 09 OF THE BCBC 2018 MUST BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING.
- CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE
- DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS
- CONTRACTOR MUST ADHERE TO ALL NEW REVISIONS OF THE BCBC

GENERAL FRAMING NOTES:

- ALL STRUCTURAL FRAMING TO BE SPF NO. 2 K.D U.O.N.
- ALL HEADERS 2-2X10 U.O.N.
- PROVIDE 2X10 FLOOR SOLID BRIDGING BEHIND FIXTURES ALONG PLUMBING WALLS.
- ALL 2X10 FLOOR JOIST SPANS TO HAVE 2X2 CROSS BRIDGING @ 7'-0" MAX. SPACING.
- PLACE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- INSTALL ALL FLOOR JOISTS CROWN UP.
- LINTELS IN BEARING WALLS SHALL BE 2 2X10 U.O.N
- SUPPLY AND INSTALL WOOD FRAMING TO MIN. GRADE AS FOLLOWS:

STUDS, RAFTERS AND POSTS: SPRUCE/PINE/FOR NO.2 OR BTR
FLOOR JOISTS: SPF NO.2 OR BTR
GENERAL FURRING AND BLOCKING: STD OR GROUP B SPECIES
B.U. BEAMS AND HEADERS: HEM. FIR NO 2 OR BTR

- FLOOR JOISTS SHALL HAVE BRIDGING ROWS @ 7'-0" MAX O.O.
- FLOOR AREAS TO BE FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR
- FLOOR SHEATHING SHALL BE 5/8" D. FIR T&G PLYWOOD U.O.N.
- WALL SHEATHING SHALL BE 1/2 EXT. GRADE SPRUCE PLYWOOD
- WOOD FRAME CONSTRUCTION CLOSER THAN 8" TO THE GROUND MUST BE PRESSURE TREATED OR SEPARATED FROM THE CONCRETE WITH POLY TYPE 'S' ROLL TYPE ROOFING. ENDS AND SIDES OF BEAMS FRAMING INTO CONCRETE MUST BE PRESSURE TREATED OR A 1/2" AIRSPACE PROVIDED IF THE MEMBER IS BELOW GROUND LEVEL.
- ROOF SNOW BASED ON SS1.0kPa, SR 0.4kPa

THERMAL AND MOISTURE PROTECTION:

- FLASHING OVER ALL EXTERIOR OPENINGS.
- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH ALL CHANGES IN MATERIALS ON EXTERIOR WALLS.
- ALL WOOD SIDING TO BE 8" MIN. ABOVE FINISHED GRADE.



BUILDING AND CODE INFORMATION:

CIVIC ADDRESS: 2401 GRANT AVE UCLUELET, BC VOR 3A0
LEGAL DESCRIPTION: LOT 2, DIST. LOT 468, CLAYOQUOT DIST. PLAN 1692
P.I.D. 007-109-491
ZONING: A1

PRINCIPLE BUILDING:	PERMITTED:	PROPOSED
LOT AREA:	-	118,483 SF
TOTAL SF RESIDENCE:	-	498 SF
FLOOR AREA COVERAGE:	-	1,375 SF
GROSS FLOOR AREA:	-	-
LOT COVERAGE:	30%	1%
FLOOR AREA RATIO:	-	-
MAXIMUM BUILDING HEIGHT	35' - 2 1/2 STORY	20'

ACCESSORY BUILDING:		
TOTAL SF GARAGE:	-	813 SF
TOTAL SF POWER SHED:	-	64 SF

SETBACKS: RE: SITE PLAN

AVERAGE GRADE CALCULATION: -

INDEX:

T1--	TITLE PAGES
	T1.00 TITLE PAGE
A1--	FLOOR PLANS
	A1.01 SITE PLAN
	A1.02 FOUNDATION, MAIN LEVEL, ROOF
	A1.03 ELECTRICAL PLANS
	A1.04 GARAGE
A2--	ELEVATIONS EXTERIOR
	A2.01 EXTERIOR ELEVATIONS
A3--	SECTIONS
	A3.01 EXTERIOR SECTIONS
A4--	ELEVATIONS INTERIOR
	A4.01 LIVING, KITCHEN
	A4.02 HALLWAY
	A4.03 BEDROOM, BATHROOM
A5--	DETAILS
	A5.01 DETAILS, SCHEDULES
A6--	UN-USED
A9--	PERSPECTIVES
	A9.01 EXTERIOR PERSPECTIVES
	A9.02 INTERIOR PERSPECTIVES

REVISIONS:

01-08-2020	BUILDING PERMIT
05-05-2020	CONSTRUCTION SET



PO Box 1067
Tofino, BC V0R 2Z0

info@nectardesign.ca
www.nectardesign.ca

PEACE CABIN
 2401 GRANT AVE
 UCLUELET, BC VOR 3A0

PROJ:	PEACE
DRAWN:	JPF
SHEET SIZE:	24X36
DATE:	05-05-2020
REVISIONS:	
FOR:	CONSTRUCTION
SHEET TITLE:	TITLE PAGE

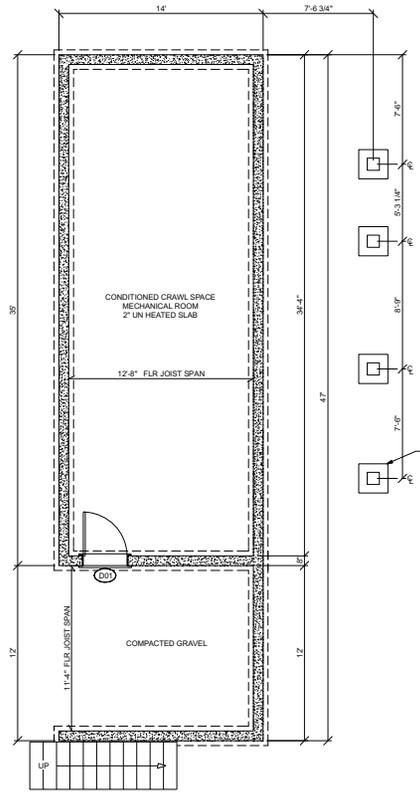
SCALE: AS NOTED
SHEET NUMBER:

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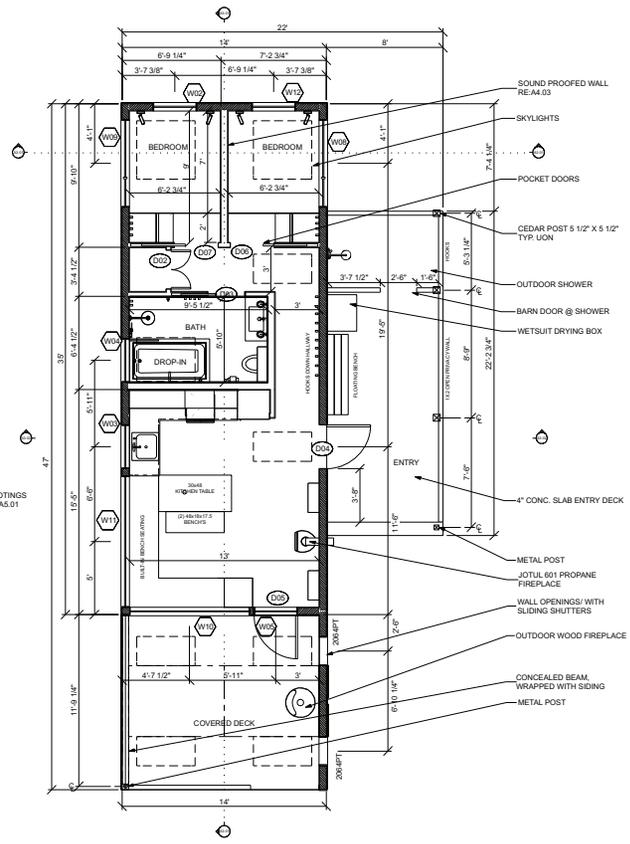
Schedule 1: Siteplan and Floor Layout

PLAN NOTES:
 ALL EXTERIOR DIMENSIONS TO FACE OF FRAMING
 ALL INTERIOR DIMENSIONS TO FACE OF FINISH, 1/2" PLY ON FRAMING

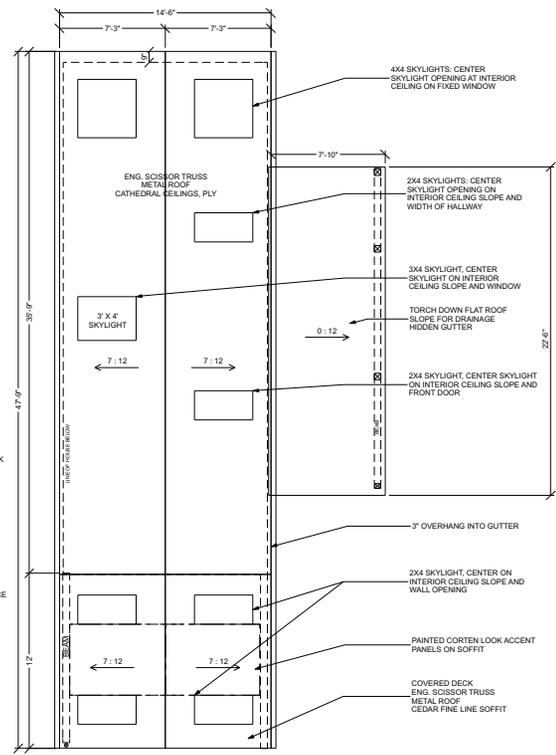
Nectar
 design · build · live
 PO Box 1067
 Tolfo, BC V0R 2Z0
 info@nectardesign.co
 www.nectardesign.co



FOUNDATION
 SCALE: 1/4" = 1'-0"



MAIN LEVEL
 SCALE: 1/4" = 1'-0"



ROOF
 SCALE: 1/4" = 1'-0"



PEACE CABIN
 2401 GRANT AVE
 UCLULET, BC V0R 3A0

PROJ:	PEACE
DRAWN:	JPF
SHEET SIZE:	24X36
DATE:	05-05-2020
REVISIONS:	
FOR:	CONSTRUCTION
SHEET TITLE:	PLANS FOUNDATION MAIN LEVEL ROOF PLAN
SCALE:	AS NOTED
SHEET NUMBER:	A1.02

Schedule 1: Siteplan and Floor Layout



WALL OPENINGS WITH SHUTTERS ON BARN DOOR TRACKS

PRIVACY SCREEN
1X2 NATURAL CEDAR

METAL POST



CONCEALED BEAM
WRAPPED IN SIDING

PAINTED CORTEN LOOK PANEL

METAL POST

WALL OPENINGS

CONCRETE DECK

STAIRS DOWN TO COVERED STORAGE/
BEACH. NATURAL LANDSCAPED STEPS



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info@nectardesign.ca
www.nectardesign.ca

PEACE CABIN
2401 GRANT AVE
UCLULET, BC V0R 3A0

PROJ:	PEACE
DRAWN:	JPF
SHEET SIZE:	24X36
DATE:	05-05-2020

REVISIONS:

FOR: CONSTRUCTION

SHEET TITLE:
EXTERIOR
PERSPECTIVES

SCALE: AS NOTED

SHEET NUMBER:

A9.01



SEWERAGE SYSTEM LETTER OF CERTIFICATION

FINAL

Filing#: PA 19/044 Folio or PID#: 007 109 491 Date: October 12, 2020

Civic Address: 2401 Grant Avenue, Ucluelet

Legal Description: Lot 2 Plan 1692 DL 468 LD 09

The construction of the proposed sewerage system on the above property was completed on: October 7, 2020

This system was installed:

- By or under the supervision* of a professional
By a Registered Onsite Wastewater Practitioner Installer (checked) Name: Glenn J Gibson Registration #: OW 0880
By the property Owner under the supervision* of

I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326/2004." The signature and seal of the undersigned on this document certifies that:

- 1. The Owner has been provided with:
- A copy of the sewerage system plans and specifications as filed with the Health Authority;
- A maintenance plan for the sewerage system that is consistent with standard practice;
- A copy of this Letter of Certification as filed with the Health Authority;
2. The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) July 29, 2019;
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;
5. If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

* Where the authorized person is a professional, "supervision" means conducting field reviews of the construction of the above system that the professional in his or her professional discretion considers necessary to ascertain whether the construction substantially complies with the plans and specifications filed with the Health Authority.

Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Table with 2 columns: Name (please print): Glenn J Gibson, Signature: [Handwritten Signature], Authorized Person's Seal (with red circular stamp), Health Authority Use Only, Island Health - Port Alberni Health Protection & Environmental Services, DATE RECEIVED: NOV 04 2020, Received By: [Handwritten Signature] (MHA Staff Signature)

FINAL

Gibson and Sons Consulting

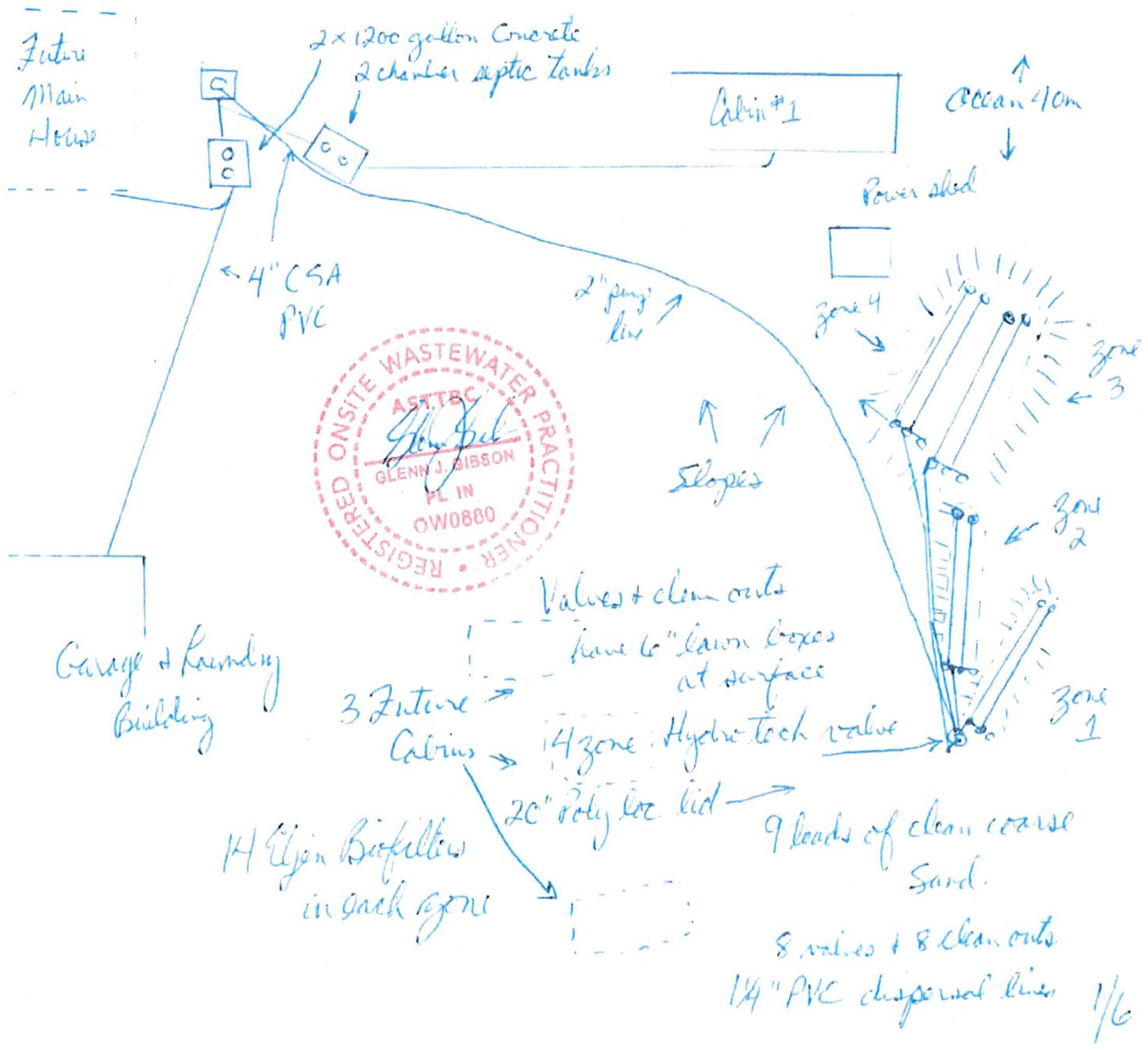
811 Wildgreen Way, Parksville BC

P - 250-240-1724 | E - septic@gibsonwastewater.ca

Oct 8, 2020

As Built type II on-site treatment system
for 2401 Grant Ave Uchielit
BC

N 1:300
Scale





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

TUP APPLICATION: TUP22004

APPLICANT: Amanda and Justin Miller

LEGAL DESCRIPTION: LOT 8, SECTION 18, CLAYOQUOT DISTRICT, PLAN 8470

LOCATION: 66 Sutton Road

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicant intends to utilize the 3 bedroom single family house on the 0.08 ha (0.2 acre) property located at 66 Sutton Road as a short-term vacation rental (STR).

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP22004 subject to:*

- *Neighbour notification as per Local Government Act s.494.*
- *Applicant providing contact details of 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 Long Beach APC will review this application at their July 19th meeting. The resolution will be added following the meeting.

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 0.08 ha (0.2 acre) property is located on the to the east side of the Ucluelet Inlet in the Port Albion area. The property contains a 3 bedroom single family dwelling, grass area, and is bordered by trees which screen the house from the road and neighbouring properties.

2. Services:

TUP22004

- (a) **Sewage Disposal:** On-site sewage disposal system. There is a 2007 Island Health sewerage system filing for the existing septic system.
- (b) **Water Supply:** On-site water.
- (c) **Fire Protection:** Not within a fire protection area.
- (d) **Access:** The property is accessed from Sutton Road.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The South Long Beach OCP designates the property as Rural Residential. The Rural Residential designation in the OCP supports a number of uses including single family residential and limited bed and breakfast accommodation.

This property is not impacted by any Development Permit Areas.

- 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 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. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner can apply to rezone the property to allow for the continued use or discontinue the use specified in the TUP.

The applicants intend to use the existing house as a short term vacation rental for part of the year. They currently use this property as a part time residence. No significant physical changes to the existing property are proposed as part of the TUP. Once the TUP expires it can be renewed once more, or the property owner can pursue a rezoning application, or the property owner can stop using the property as a short term vacation rental.

A Short Term Vacation Rentals 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 that may apply to individual permits.

TUP22004

When issuing an STR TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and any other relevant conditions determined by the ACRD.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for LOT 8, SECTION 18, CLAYOQUOT DISTRICT, PLAN 8470 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 to allow for the subject property to be operated as a short term vacation rental (STR) unit.
2. A maximum of two (2) persons shall be permitted per bedroom when the property is being occupied as an STR.
3. The owner or a caretaker must live on-site or be available to attend the property within 20 minutes.
4. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
5. This permit is valid for two (2) years from the date of execution.
6. 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 original use permitted under the 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.

Comments: The applicant has discussed the possibility of allowing the existing dwelling to be used for short term rentals. The Zoning Bylaw does not currently permit short term rentals. Properties in close proximity to the subject property are zoned Cottage Residential (RC) District which allow for temporary short term accommodation, and other short term rentals have been allowed in the Port Albion area by the issuance of Temporary Use Permits. The property lies outside of the South Long Beach Fire Protection Service Area and there will be no fire service available in case of emergency.

Once caretaker contact information has been received and a building inspector has assessed the property, planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit. The use of the property as a temporary short term rental aligns with the South Long Beach OCP policies to retain a rural feel while allowing for small scale tourist accommodation in residential areas. The short-term vacation rental use would provide the applicant with the flexibility to operate the property as a vacation rental or as their part time residence.

Submitted by:

S Foulkes

Sarah Foulkes, Junior Planner

TUP22004

Reviewed by:

Alex Dyer
Alex Dyer, MCIP, RPP, Planning Manager

Approved by:

Daniel Sailland, MBA, Chief Administrative Officer

TUP22004



Property Full Property View

66 Sutton Rd Ucluelet BC V0R 3A0 MLS® 897773 \$739,000 **Active**

Full Client



MLS® No: **897773**
 Status: **Active**
 DOM: **2**
 List Date: **2022-03-31**
 Area: **Port Alberni**
 Sub Type: **Single Family Detached**
 Beds: **3**
 Kitchens: **1**
 Parking: **4**
 Fin SqFt: **1,945**
 Title: **Freehold**
 Strata/Pad Fee:
 Taxes: **\$686**

List Price: **\$739,000**
 Original Price: **\$739,000**
 Sold Price:
 Pending Date:
 Sub Area: **PA Ucluelet**
 Baths: **2**
 Fireplaces: **1**
 Lot SqFt: **8,580**
 Lot Acres: **0.20**
 Unfin SqFt: **0**
 Storeys:
 Year Built (Est):
 Tax Year: **2021**

	Lower	Main	Second	Third	Other
Fin SqFt		837	603		
Bedrooms			2		1
Bathrooms		1	1		
Kitchens		1			

Recent: 03/31/2022 : New Listing

New listing in the quiet and rural setting area of Sutton Rd just a short drive from Ucluelet. This single family home with shop is located on a 0.20 acre lot surrounded by trees. The home is complete with 3 bedrooms and 2 bathrooms, dining room, living room, kitchen, laundry room, and outside decks. The home has it's own 87 foot well (installed in 2007) which draws 4 US gal per minute. The septic is a Whitewater Septic Treatment Plant and was certified by VIHA also in 2007. Recent upgrades to the home include new roof, custom cedar deck, front porch, drainage, and new living room window. Inquire today for full information package and to arrange a viewing.

Interior

Beds: **3**
 2pc Baths: **0**
 2pc Ensuites: **0**
 FinSqFt Total: **1,945**

Baths: **2**
 3pc Baths: **1**
 3pc Ensuites: **0**
 FinSqFt Main:

Kitchens: **1**
 4pc Baths: **1**
 4+pc Ensuites: **0**
 FinSqFt Aux:

Fireplaces: **1**
 5+pc Baths: **0**
 Beds or Dens: **3**
 Layout: **Main Level Entry with Upper Level(s)**
 Storeys:
 Bsmt Hgt: **4' 0"**

UnFin SqFt: **0**
 Laundry: **In House**
 Accessibility:
 FP Ftrs: **Insert, Living Room, Propane**
 Heating: **Baseboard, Electric, Propane**
 Intr Ftrs: **Ceiling Fan(s), Dining Room, Workshop**
 Window Features:
 Appl Incl: **Oven/Range Gas, Range Hood, Refrigerator, Water Filters**
 Other Equipment: **Propane Tank**

SqFt Total: **1,945**
 Addl Accom:
 Basement: **Yes**
 Bsmt Desc: **Crawl Space, Not Full Height**
 B&B?:
 Cooling: **None**

Exterior/Building

Built (Est):
 Construction: **Frame Wood**
 Roof: **Asphalt Shingle**
 Bldg Style: **West Coast**
 Lgl NC Use:
 EnerGuide Rtg:
 Exterior Ftrs: **Balcony/Deck**

Front Faces: **North**

Stores:
 Foundation: **Poured Concrete**
 Access:
 EnerGuide Dt:

Bldg Warranty:
 MHR Number:

Lot

Lot SqFt: **8,580**
 Restrictions:
 Park Type: **Driveway**
 View:
 Water: **Well: Drilled**
 Lot Ftrs: **Cleared, Family-Oriented Neighbourhood, Level, Private, Quiet Area, Rural Setting**

Lot Acres: **0.20**

Dimensions:
 Carport Spcs: **0**
 Services:
 Legal/Public Records

Waterfront:
 Sewer: **Septic System**

Park Spcs: **4**
 Garage Spcs: **0**

Assessed: **\$197,800**

Assess Yr: **2021**

Taxes: **\$686**

Tax Year: **2021**

Jurisdiction: **Alberni Rural (770)**

Title: **Freehold**

Zoning:

Zone Desc: **Residential**

PID: **005-565-782**

Roll No: **3189000**

Lot:

Block:

Plan Number:

District Lot:

Land District: **09**

Legal Description: **Lot 8, Plan VIP8470, Section 18, Clayoquot Land District, PORT ALBION**

Media/Miscellaneous

Virtual Tour 1: <https://www.youtube.com/watch?v=ng52zJbgEyU>

Addnl Photos:

Feature Sheet:

Sales Brochure:

Sound Bite:

Foreign MLS® No:

Foreign Board:

Open Houses:

Legacy MLS® No:

Photos







Judy Gray | <https://www.judygray.com/> | GROUNDED. HONEST. SMART



SEWERAGE SYSTEM
LETTER OF CERTIFICATION

Filing #: PK07-164

Date: 02 October 2007
(Day/Month/Year)

To: Vancouver Island Health Authority

Re: LOT 8, PLAN 8470, SECTION 18, CLAYQUOT DISTRICT

LOT 66 SUTTON ROAD, PORT ALBION, BC

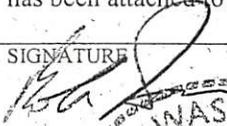
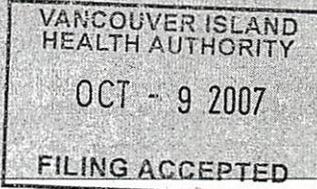
Civic address and legal description

Please be advised that the construction of the proposed sewerage system on the above described property was completed on 26 September 2007
(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 litres;
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.

SIGNATURE 	NAME (PLEASE PRINT) <i>Bob Sovereign</i>
AUTHORIZED PERSON'S SEAL 	OFFICE USE ONLY 

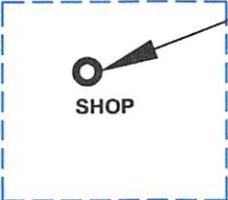
LOC ver. 4 March 29 2005

DS



SUTTON ROAD

7 8 9

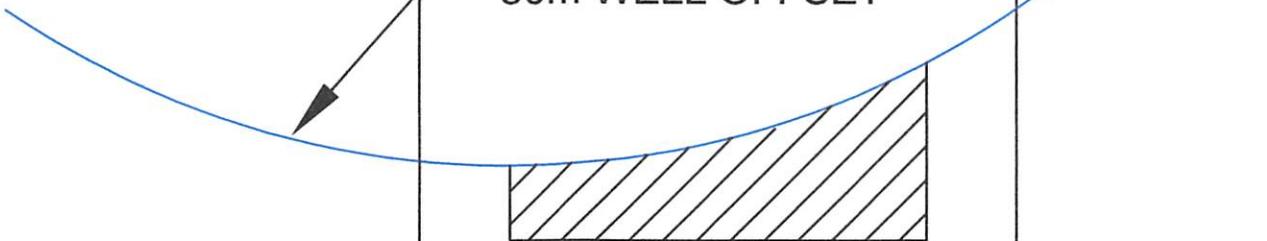


**PRELIMINARY
SITE PLAN
ONLY**



EXISTING SEPTIC FIELD

30m WELL OFFSET



PROPOSED SEPTIC FIELD

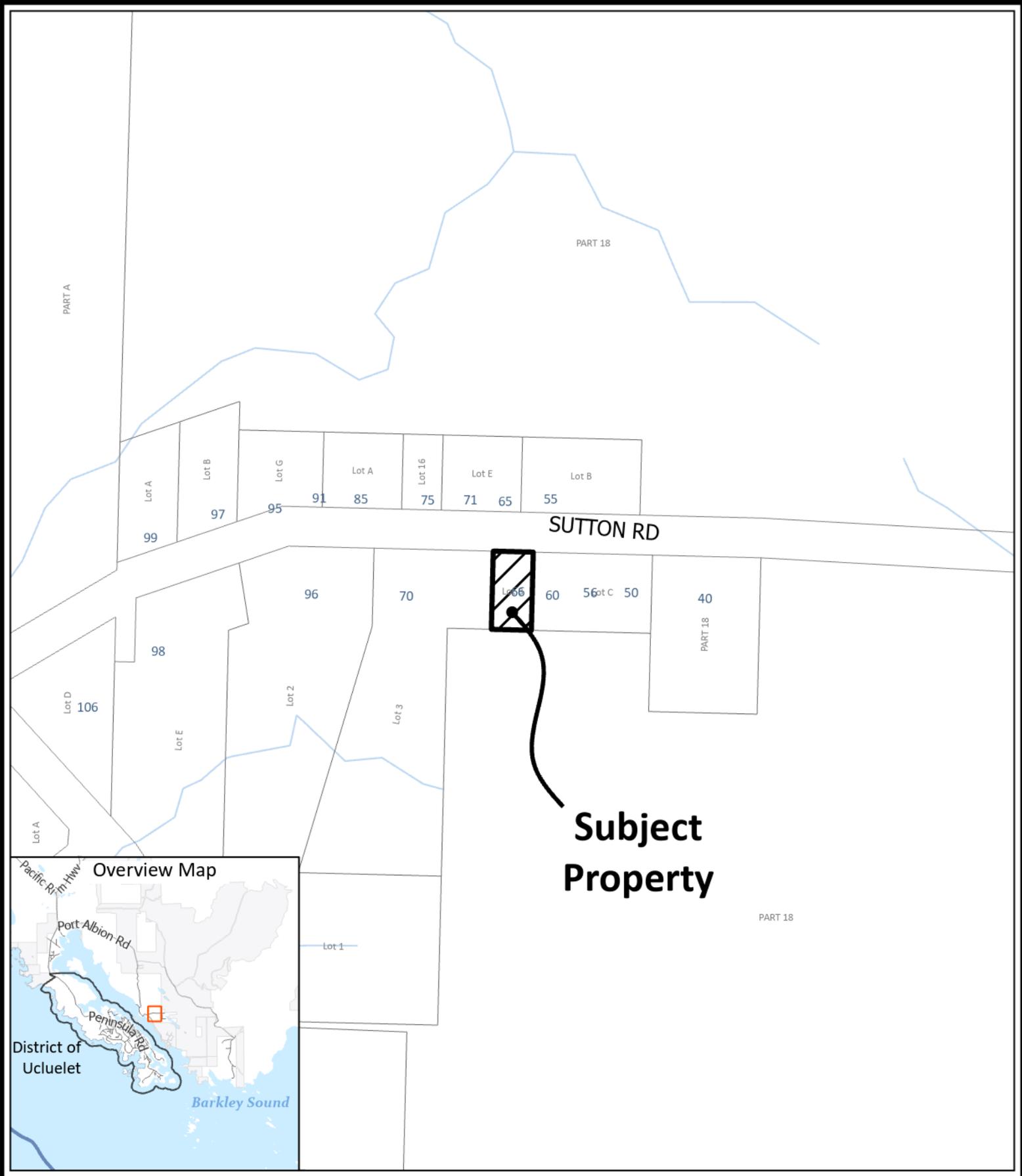


LEWKOWICH GEOTECHNICAL ENGINEERING LTD.

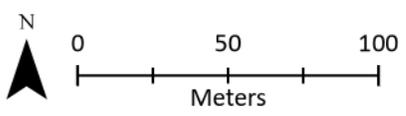
SITE PLAN
LOT 8, PLAN 8470, SECTION 18
66 SUTTON ROAD
PORT ALBION, BC

Date:
NOV 06
Project Number:
G4765
Drawing Scale:
1:250

Drawn By:
IS/BS
Reviewed By:
Drawing Number:
FIGURE 1



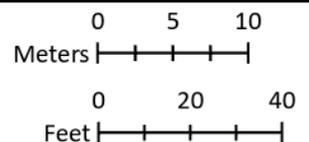
**Subject
Property**



 Legal description: LOT 8, SECTION 18, CLAYOQUOT DISTRICT, PLAN 8470



005-565-782





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

TUP APPLICATION: TUP22007

APPLICANTS: Kimola, Kaikkonen, Cowland and Baril-Dionne

AGENT: Glen Kaikkonen

LEGAL

DESCRIPTION: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK

LOCATION: 2660 Tofino Ucluelet Highway

ELECTORAL AREA: "C" Long Beach

Applicant's Intention: The applicants would like to continue operating a campsite consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental. The property is currently zoned Mixed Accommodation Commercial (MAC) District which permits a maximum of 24 campsites.

Recommendation: *That the Board of Directors consider issuing Temporary Use Permit TUP22007 subject to neighbour notification as per Local Government Act s.494.*

Advisory Planning Commission Recommendation: The Long Beach APC will review this application at their July 19th meeting. Their recommendation will be included here following the meeting.

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.

TUP22007

Observations:

1. Property Description: The 2.42 ha (5.98 ac) property is located near the junction to Port Alberni, Tofino and Ucluelet, approximately 3 kilometres north of the District of Ucluelet boundary. The property is mostly cleared and is developed as a campsite including partially serviced and unserviced campsites.

2. Services:

- (a) Sewage Disposal:** On-site sewage disposal system. A type 3 engineered sewage treatment system was certified by the Island Health Authority (IHA) on August 8, 2011.
- (b) Water Supply:** On-site water. The well, pump and water treatment system have been inspected and approved by IHA and a Permit to Operate a Water Supply System was granted January 25, 2013. Records show regular testing is being completed as required by IHA.
- (c) Fire Protection:** Not within a fire protection area.
- (d) Access:** The property is accessed from the Tofino-Ucluelet Highway, approximately 400 metres south of the junction with the Pacific Rim Highway.

3. Existing Planning Documents Affecting the Site:

A. **Agricultural Land Reserve:** Not within the ALR.

B. **Official Community Plan:** The South Long Beach OCP designates the property as Recreational Commercial. The property is not within a Development Permit Area (DPA).

The proposal complies with the objectives and policies for the Recreational Commercial designation in the South Long Beach OCP. A development permit is not required.

C. **Zoning:** The property is zoned Mixed Accommodation Commercial (MAC) District. Based on the lot size of 2.42 ha (5.98 ac), MAC permits a density of twelve (12) cottages and 24 campsites primarily intended to provide temporary accommodation on a short-term basis. The property owners would prefer to operate a larger campsite with no cottage development, with options for daily and monthly rental.

The Temporary Use Permit application would allow for the operation of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.

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;

TUP22007

- 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. For the subject property in the South Long Beach OCP area, a TUP can be issued for up to 2 years and renewed by the Regional District once. After this time has expired, the property owner may have to apply to rezone the property to allow for the continued use or discontinue the specified use.

The applicants have maintained the site as a campsite with the western (front) portion generally being used for long-term/monthly tenants, and the eastern (rear) portion being used for short-term/daily campers. There are a number of structures on the property with some being used as dwelling units and others for storage. There are no building permits on file, however many of the structures are smaller than the 100 sq ft size limit to require a building permit. The applicants have stated that the structures will no longer be used for dwelling units, but for storage, office use, bicycle rentals and security.

When issuing a TUP, the ACRD may specify conditions that restrict the permit including: the buildings to be used, area of use, form and character of the development, environmental protection, site-related restrictions, and any other relevant conditions determined by the ACRD.

Temporary Use Permit: Should the Board of Directors wish to support this application, the Temporary Use Permit for THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK to operate a campground 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 to allow for the operation of a campsite consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals and security.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. Fire suppression equipment must be available on site at all times.
5. Garbage disposal and recycling facilities will be provided and maintained on a daily basis in order to reduce attractants for wildlife.
6. Adequate washroom facilities and access to potable water must be available to

TUP22007

- customers, tenants and/or visitors to the campsite.
7. Staff and/or the owner or caretaker will be available on site at all times.
 8. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
 9. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
 10. This permit is valid for two (2) years from the date of execution.
 11. At the time this permit expires, the property owners may apply to the Regional District to re-issue the TUP or return the property to the original use permitted under the zoning.
 12. The operation of the STR must be in compliance with all Provincial Health Officer orders.
 13. 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 property owners have expressed their interest in applying to rezone the subject property to support the continued operation of a campsite only. The South Long Beach OCP Recreational Commercial designation and MAC District zoning both support campsite use, along with cottage development and associated commercial uses. However, the property owners do not wish to proceed with development of cottages.

With consideration to the ongoing Zoning Bylaw Review project and associated minor amendments to the Official Community Plans, staff recommended that the owners apply for a TUP as an interim measure to allow the continued operation of the campsite. The TUP will allow for the provision of conditions for operation, as well as the ability to enforce those conditions.

Displaced camping and staff accommodation is a growing concern on the West Coast. Provision of legal camping areas with basic services in place can aid in the solution to this ongoing issue.

Planning staff are supportive of proceeding with the neighbour notification process for this application to gather public input on the proposed Temporary Use Permit.

Submitted by:

Charity Hallberg Dodds
Charity Hallberg Dodds, Planning Technician

Reviewed by:

Alex Dyer
Alex Dyer, MCIP, RPP, Planning Manager

TUP22007

Approved by:

Daniel Sailland, MBA, Chief Administrative Officer

TUP22007

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe and Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

**TUP22007 – Lost Shoe Campground, 2660 Tofino Ucluelet Highway
Site Photos taken April 12, 2022**

EASTERN HALF OF PROPERTY:



Structure potentially being used as a dwelling unit, with highway in the background.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit (behind fence).

WESTERN HALF OF PROPERTY:



Unserviced sites area and office structure.



Unserviced sites area.



Unserviced sites area.



Unserviced sites area.



FOI D

SEWERAGE SYSTEM LETTER OF CERTIFICATION

Filing #: PA09/038

Date: 24 July 2011 (Day/Month/Year)

To: Vancouver Island Health Authority

Re: 2400 Pacific Rim Highway

That part of Block A of D.L. 483, Clusquot District, lying to the north of a line parallel to and perpendicularly distant 200 feet from the northern boundary of said block.

Please be advised that the construction of the proposed sewerage system on the above described property was completed on 23/07/2011 (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.

Signature box containing signature of Robert R. Roencke P. Eng., professional seal, and Vancouver Island Health Authority stamp dated AUG 08 2011.

Received By: [Signature] (VIA Staff Signature)



24 July 2011

Total field length = 600'
6 runs @ 100' length
emitters spaced @ 24'
drip lines at 2' spacings
bury depth maximum 18"
pressure relief valve at high point of field
installed as per manufacturer's directions

2" Sched 40 return collection
manifold and return line w/
ball valve to reduce flow to 10% return to
pump chamber

3"Ø pvc gravity
collection line

Sewerage Disposal System for That Part of Block A of
District Lot 483, Clayoquot District, Lying to the North of a
Line Parallel to and Perpendicular Distant 200' from the
Northerly Boundary of said Block

water supply line

sand-dump

well

Type 3 Package Treatment Plant

- BioRock 1500-type 3
- completed in HD polyethylene tank
- containing:
 - A. integral pump chamber
 - B. effluent pump to dose 5gpn @ 60' head
 - C. floats on tree to dose 6 cycles/24hr period
 - D. exhaust fan
 - E. simplex control panel to include:
 - timed dosing
 - dosing counter
 - event recorder
 - high level alarm to sound when pump chamber fills to 120gal
- Panel mounted remotely from treatment plant

proposed catch
site (x4)

2" Sched 40 supply line to
manifold

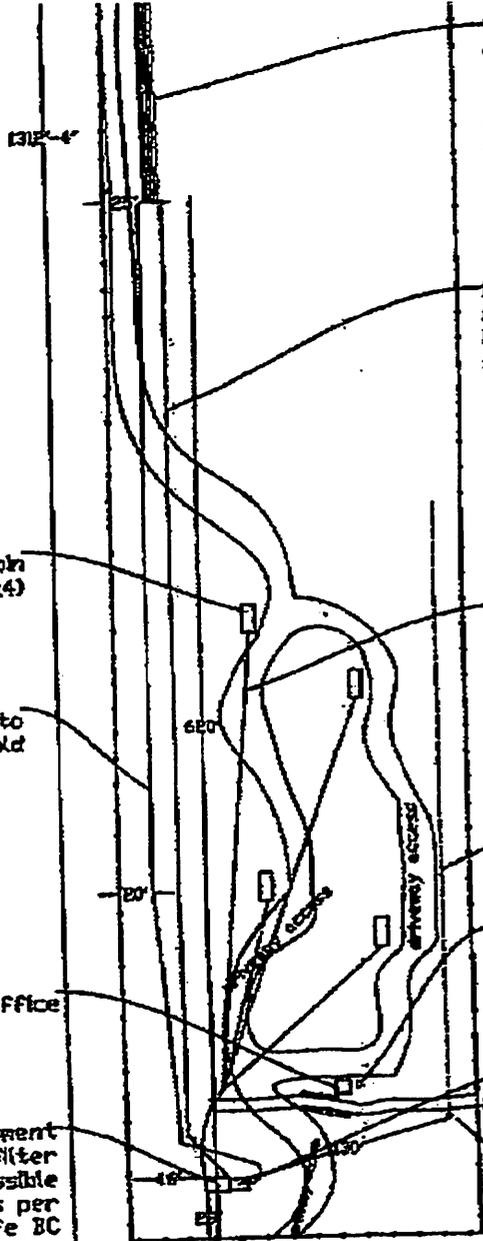
Vanouver Island Health Authority
Environmental Health - Port Alberni
DATE RECEIVED

AUG 08 2011

Received By
Cynthia Siff (Signature)

office

2000gal compartment
septic tank w/ effluent filter
w/ n 6" of tank/riser surface, as per
WorkSafe BC



PERMIT

to OPERATE

A WATER SUPPLY SYSTEM

Water System Name: **LOST SHOE CAMPGROUND**
Premises Number: **KCYR-8W6PS4**
Premises Address: **2660 Tofino-Ucluelet Highway**
Ucluelet, BC
V0R 3A0
Water System Owner: **Kimola-Kaikkonen**

Kimola-Kaikkonen is hereby permitted to operate the above potable water supply system and is required to operate this system in accordance with the Drinking Water Protection Act and in accordance with the conditions set out in this operating permit and conditions established as part of any construction permit.

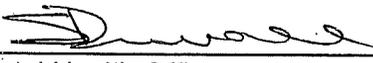
The water supply system for which this operating permit applies is generally described as:

Service Delivery Area: **Ucluelet**
Source Water: **Lost Shoe Campground Well**
Water Treatment methods are: **Ion Exchange**
Water Disinfection methods are: **Ultra Violet**

Number of Connections **15-300 Connections - DWC**

Operating conditions specific to this water supply system are in Appendix A.

Date: January 25, 2013

Issued By: 
Environmental Health Officer

**This permit must be displayed
in a conspicuous place and is not transferable**

Place Decal Here

APPENDIX A

WATER SYSTEM OPERATING CONDITIONS FOR

LOST SHOE CAMPGROUND
2660 Tofino-Ucluelet Highway
Ucluelet, BC, V0R 3A0

APPENDIX A

The permit holder is advised that the following Terms and Conditions are in addition to other legislated responsibilities and obligations.

Ensure familiarity with:

Drinking Water Protection Act (SBC 201) Chapter 9

Drinking Water Protection Regulation (BC Reg. 200/2003)

1. Monitoring and Sampling

Adhere to monitoring requirements to ensure the efficacy of disinfection and treatment technology according to industry standards. Adhere to a sampling program as approved by the Drinking Water Officer (DWO), and maintain detailed and accurate records of all monitoring performed. The sampling program is to include the following:

- Bacteriological Testing (including Iron Related Bacteria)
- Testing of physical and chemical parameters

2. Operation and Maintenance

Adhere to Maintenance and Operating Procedures as approved by the Drinking Water Officer and abide by BCWWA standards or equivalent.

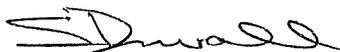
Maintenance and Operating Procedures shall address:

- Well and wellhead protection
- Disinfection and Treatment Equipment
- Location/availability of spare equipment and parts
- Distribution System

3. Operator Training

Provide an operator with training acceptable to the DWO to operate the water system at all times. Minimum training required is the Water Safe Certification.

Date: January 25, 2013



Environmental Health Officer



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Lost Shoe Campground, 2660 Tofino-Ucluelet Highway

Prepared 28 April 2022, ACRD
Google Satellite imagery

