

From: [Dani Burrows](#)
To: [Planning Shared](#)
Subject: Objection to Temporary Use Permit Application TUP25008– Agri-tourism Activities
Date: July 19, 2025 10:24:35 AM

[CAUTION] This email originated from outside of the ACRD

Objection to Temporary Use Permit Application – Agri-tourism Activities on Adjacent Property located at 8335 Beaver Creek Rd Lot 3 District Lot 80 Alberni District Plan 36041.

Dear ACRD Board of Directors,

We are writing as neighbouring residents to express our concerns regarding the potential issuance of a Temporary Use Permit (TUP) for agri-tourism activities, including weddings, camping, and markets on the property adjacent to ours.

While we support small-scale local businesses and creative uses of rural properties, we have already experienced significant disruptions from events that have occurred on the site, including at least two weddings and a market. It is our understanding that these activities have taken place without an approved permit, and future markets are currently being promoted on social media.

We wish to raise the following concerns:

1. Traffic Safety and Parking:

During previous events, there has been a lack of proper parking infrastructure and signage. Guests parked along the narrow road, significantly reducing its width, creating a safety hazard, emergency access issues and blocking driveways, including our own. In some instances, unaware visitors entered our property. Any future use of this property for events must include clear plans for traffic control and adequate off-road parking.

2. Noise Impact

While we love and appreciate the joy of a good wedding, good music and community gathering, the volume of amplified music and loudspeaker systems used at past weddings at this location has been excessive. It genuinely sounded as though the event was taking place in our backyard, we can hear every word the MC's and other speakers are saying. The cheering, music, and announcements disrupted the peaceful enjoyment of our home and caused stress to our animals. We are also concerned about the potential impact from the proposed camping, music generators etc. We live here, in part, for the quiet rural setting, and these events significantly disrupt that.

3. Environmental Concerns

We are also concerned about the potential environmental impacts of a camping and events business in this rural setting. Without proper infrastructure and oversight, activities like group camping and large gatherings can lead to increased litter and damage to surrounding vegetation or wildlife habitat. This area is home to

sensitive ecosystems and diverse wildlife, which can be disturbed by higher foot traffic, noise, and artificial lighting. The risk of wildfire, particularly in the dry summer months is also a serious concern. We respectfully urge the ACRD to require clear environmental management plans as part of any permit consideration, including waste disposal, fire prevention, and measures to protect surrounding land and habitat.

4. Compatibility and Impact on the Rural Character of the Neighbourhood and Residential Enjoyment

Markets, wellness retreats and educational workshops with the right planning, could absolutely be a positive addition to the area and we are fully supportive of that. However, regular large-scale private events such as weddings and group camping are not compatible with the character of the surrounding residential properties unless steps are taken to minimize their impact. These include strict noise controls, event curfews, limits on the number of attendees, and clearer boundaries between business and residential spaces. One of the reasons we chose to live here is the expectation of a reasonable level of peace and quiet. While markets may be more manageable with proper planning, large events like weddings and late-night gatherings are not compatible with the rural residential character of our neighbourhood unless significant measures are taken to mitigate impacts.

5. 4. Privacy and Property Boundaries

Another concern we have is the impact on privacy and the risk of trespass. During past events, there have been instances of guests entering private driveways and wandering onto our property, likely unaware. With camping as part of the proposed use, this risk increases, especially if there is not clear signage or physical separation between the business and surrounding residences. We chose to live in this area for its quiet, rural character and the sense of space and privacy it affords. The presence of multiple unfamiliar visitors in close proximity on a regular basis, particularly overnight, reduces that sense of privacy and affects our ability to comfortably use our own land.

To be clear, we are not at all opposed to the idea of agri-tourism or rural entrepreneurship, some would be an asset to the neighbourhood. But any business operating in a residential setting must be respectful of its neighbours, operate within the appropriate regulatory framework and be compatible with the character of the neighbourhood. We ask that the ACRD require a clear and enforceable plan to address these concerns before any temporary use permit is issued. Thank you for your attention to this matter.

Sincerely:

Danielle Burrows and Jesse Weber ([REDACTED] Beaver Creek road)

Fred Garcia ([REDACTED] Meshers Road)

Jocelyn Finley ([REDACTED], [REDACTED] Beaver Creek road)