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June 17, 2026

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

Re: Support for Star Hoerauf's Temporary Use Permit Application

To Whom It May Concern,

The Alberni Valley Food Security Society (AVFSS) is writing in support of Star's Hoerauf, the principal owner/operator of MorningStar Woollens, Temporary Use Permit application.

AVFSS has been actively involved in agricultural and food system planning throughout the Alberni Valley for many years. Our organization has participated on the Alberni-Clayoquot Regional District's Agricultural Development Committee (ADC) since its inception and has provided extensive input into agricultural policies, zoning bylaw reviews, Official Community Plan updates, and broader discussions regarding the future of agriculture in our region.

Throughout these processes, AVFSS has consistently maintained that the long-term viability of agriculture in the Alberni Valley depends on creating conditions that allow farmers to succeed. Farming continues to face significant economic pressures, including rising land costs, increasing input expenses, labour shortages, climate impacts, and market uncertainty. Supporting farm viability requires recognizing that many agricultural operations must diversify their activities and revenue streams to remain economically sustainable.

It is our understanding that the proposed use outlined in Star's Temporary Use Permit application is permitted under current Provincial Agricultural Land Commission regulations and guidelines. We also recognize that the ACRD's zoning bylaw is outdated and does not fully reflect the evolution of provincial policy regarding permitted uses on agricultural land. This discrepancy has been acknowledged through previous zoning review processes, which were paused pending Official Community Plan updates.

In our view, it is unreasonable for local regulations to create barriers to activities that are otherwise supported within the provincial framework designed to strengthen and protect agriculture. If the Province and Agricultural Land Commission have recognized the importance of allowing certain diversified farm uses to support agricultural viability, local governments should be actively working to align their regulations accordingly.

AVFSS's position has remained consistent throughout our participation in regional agricultural planning discussions: the ACRD should be doing everything within its authority to support people who are actively farming and producing food. Maintaining a strong agricultural sector requires



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more than protecting farmland—it requires supporting the farmers themselves and ensuring they have access to the tools and opportunities necessary to remain economically viable.

MorningStar Woollen Farm is a diversified agricultural operation that is contributing to the Alberni Valley through livestock production, wool processing, flower cultivation, natural dye production, hands-on workshops, educational programming, and community engagement activities. The proposed Temporary Use Permit would enable the farm to offer six seasonal glamping accommodations that support visitors participating in farm-based learning experiences, workshops, and agri-tourism activities.

AVFSS recognizes that the long-term success of local farms increasingly depends on the ability to diversify revenue streams while remaining rooted in agricultural production. The proposed seasonal accommodations are low-impact, complementary to the farm's primary agricultural activities, and consistent with provincial approaches to supporting farm diversification. By enhancing opportunities for agricultural education, experiential tourism, and on-farm learning, this proposal will strengthen the economic viability of a working farm while contributing to local food system awareness, rural economic development, and community resilience.

Temporary Use Permits provide an appropriate mechanism for allowing innovative and diversified agricultural activities while longer-term policy alignment is being addressed. Approving Star's application would demonstrate support for local agriculture, farm viability, and the broader goals of strengthening food security and rural economic development in the Alberni Valley.

For these reasons, AVFSS respectfully encourages the Alberni-Clayoquot Regional District Board to approve Star's Temporary Use Permit application.

Thank you for your consideration.

Sincerely,

Anna Lewis  
Executive Director  
Alberni Valley Food Security Society