



August 7, 2024

BEAUFORT ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, August 12, 2024 at 7:00 pm**

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

- TUP24006 – 8262 Meshers Road (Finley)

Your recommendations will be provided to the Board of Directors at the August 28, 2024 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca



To: ACRD Board of Directors

Meeting Date: August 12th, 2024

From: Brooke Eschuk, Planner I

File #: PL20240054 / TUPB24006

Application Type: Temporary Use Permit

Voting Structure: Electoral Area Directors

Electoral Area: Beaufort 'B'

Subject: 8262 Meshers Road (Finley)

Recommendation:

THAT the Board of Directors consider Temporary Use Permit application TUP24006 subject to the following:

- *Neighbourhood notification as per Local Government Act s. 494.*

Development Proposal: The property owners have applied for a Temporary Use Permit (TUP) to allow a 300 sf Accessory Dwelling Unit (ADU) to be used as Short Term Rental (STR) accommodation. The applicants reside on the property in a single family dwelling. The proposed rental of the ADU will not remove a long term rental unit from the housing stock in Beaufort.

Advisory Planning Commission Recommendation: The Beaufort APC will consider this application at their August, 2024 meeting.

Property Owner(s)/Applicant(s): Jocelyn Finley

Property Information:

Civic Address	8262 Meshers Road						
Legal Description	LOT 1 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 34508						
PID	000-292-958	Folio	1023.015	ALR? (Y/N)	N	Lot Size (ha)	0.81 (2 ac)

Current Zoning	Small Holdings (A1) District	Proposed Zoning	N/A
Current OCP	Small Lot Rural Use	Proposed OCP	N/A
Development Permit Area(s)	N/A		

Current Use & Description The 0.81 ha parcel contains a single family dwelling (SFD), and a series of small accessory buildings. The applicant resides full time in the SFD on the southern portion of the property. A 300 sf cabin on the parcel is proposed to be used as an STR. The property is wedge shaped with access on both Beaver Creek Road and Meshers Road. Access for the ADU is from Meshers Road. Agricultural Land Reserve (ALR) borders the West and East sides of the subject property. The applicant has satisfied all health and safety requirements from ACRD building inspectors.

Surrounding Zoning and Land Use

PL20240054 / TUPB24006

North	Small Holdings (A1) District	South	Park and Public Use (P2) District / ALR
East	Rural (A2) District	West	Rural (A2) District / ALR

Services:

- a) **Sewage Disposal:** Onsite sewage wastewater disposal system.
- b) **Water Supply:** Onsite water system.
- c) **Fire Protection:** The parcel is not protected by fire services.
- d) **Access:** The parcel has two access points. The single family house is accessed from a driveway on Beaver Creek Road, while the cabin (proposed STR) is accessed from a gate on Meshers Road.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Small Lot Rural Use in the Beaufort Official Community Plan. Beaufort is rural with large lots and acreages.

The application is consistent with the policies and objectives of the Beaufort OCP.

- b) **Zoning:** The parcel is zoned Small Holdings (A1) District. This designation supports rural activities such as farming, and gardening.

	Current: A1
Minimum Lot Area (ha)	0.8
Minimum Lot Width (m)	50.2
Principal & Accessory Front Yard Setback (m)	7.6
Principal Side Yard Setback (m)	1.5
Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	4.5
Accessory Rear Yard Setback (m)	4.5
Watercourse Setback (m)	30

The proposal does not comply with the permitted uses of the A1 district set out in the ACRD zoning bylaw. The issuance of a temporary use permit is required to allow the applicant to provide short term rental accommodation on the property.

Temporary Use Permit Conditions:

The Temporary Use Permit to allow the short term rental of an existing 300 sf accessory dwelling unit on the property may be issued subject to the following conditions and any other conditions that the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued for the operation of a 1-bedroom, 300 sf Accessory Dwelling Unit (ADU) located at 8262 Meshers Road.
2. The TUP is limited to the existing ADU. A maximum occupancy of two (2) persons per bedroom shall be permitted. The STR use of the property shall not change the residential appearance of the property.
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 a term of three (3) years from the date of execution.
6. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or

return the property to the original use permitted under the current zoning.

7. 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 parcel is wedge shaped with one access points to the ADU on Meshers Road, and one access for the Single Family Dwelling on Beaver Creek Road. The parcel is bordered on either side by Agricultural Land Reserve (ALR).



View west from the entrance gate on Meshers Road.



Proposed Short Term Rental – 300 sf Accessory Dwelling Unit.

Reviewed by: Michael Irg
Mike Irg, MCIP, RPP, Planning Manager

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

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



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

Office use only

File No.:

Received:

Fee:

Receipt No.:

TEMPORARY USE PERMIT APPLICATION (SHORT TERM VACATION RENTAL)

Applicant/Property Owner Information	Agent Information (if applicable)
Name: Jocelyn Finley	Name:
Mailing address: 8262 Meshers Rd Port Alberni, V9Y 8N4	Mailing address:
Phone: [REDACTED]	Phone:
Cell: [REDACTED]	Cell:
Fax: N/A	Fax:
Email: [REDACTED]	Email:

Agent Authorization (if applicable)

If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed.

As owner(s) of the land described in this application, I/we hereby authorize _____ to act as applicant in regard to this Temporary Use Permit application.

Signature of owner:

Date:

Signature of owner:

Date:

Property Description

Civic address: 8262 Meshers Rd.

Legal description:

Zoning: A1

OCP designation: Small Rural use

Describe the existing land use of lands adjacent to the subject property:

North: residential

South: residential / alr prov. park

East: agricultural / alr

West: prov. park / alr

Within the Agricultural Land Reserve (ALR): No Yes

Within a Development Permit Area (DPA): No Yes

(more information: www.acrd.bc.ca/development-permits)

Method of sewage disposal: Community system On-site septic system Other

Method of water supply: Community system On-site water system Other

Current Use (attach as a separate sheet, as required)

Describe the current use of the land and building(s) on the subject property:

1. residence
2. cabin
3. shed

Proposed Temporary Use (attach as a separate sheet, as required)

Describe the proposed temporary use of the land and building(s). Describe the time period required for the temporary use. Describe the reason(s) for the proposed temporary use. Clearly describe any conditions that the proposed use will be limited to (ie. floor area, bedroom(s), affected land area, building(s) to be used, parking, hours of operation, sewage, water, caretaker, etc.):

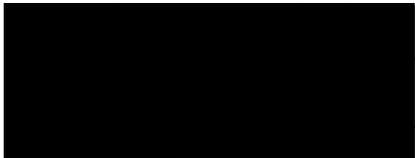
- use - cabin - airbnb
- house - private residence for owner
- reason - cabin - income
- conditions - cabin - entire cabin 300 square feet
- parking # 2 - for airbnb
- sewage - on site septic
- water - on site water system
- hours - 24/7
- caretaker - J. Finley - always available

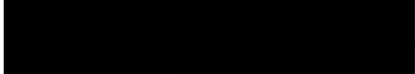
Required Documentation

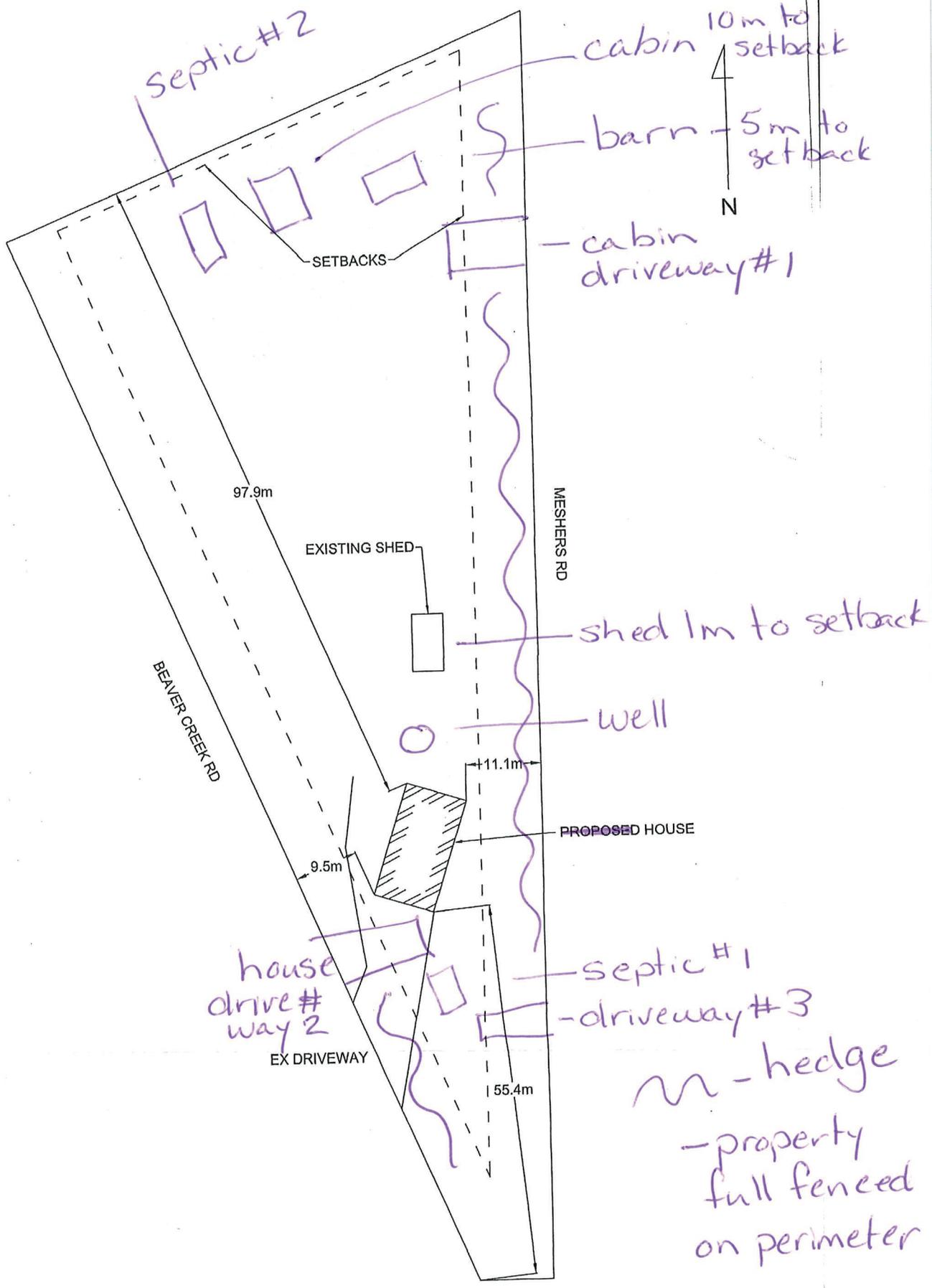
- Site plan** showing the following:
 - Legal boundaries and dimensions of the subject property.
 - Location of permanent building(s) and structure(s) on the subject property with distances to property lines.
 - Location of any existing sewage disposal systems and/or property water source.
 - Landscaping, access roads, driveways, vehicle parking spaces, pathways, screening/fencing, etc.
 - Current floorplan showing the number of bedrooms that will be used for the short term vacation rental.
- Health and safety inspection:** Where applicable, confirmation from a Building Inspector, or other qualified individual that the proposed use of a building or structure meets minimum standards for health and safety.
- Septic inspection:** A copy of the most recent septic inspection/servicing showing to be in good working order and, if applicable, confirmation from a Registered On-site Wastewater Practitioner that the site is capable of accommodating on-site sewage disposal for the number of rooms/guests.

Additional or more detailed information may be requested by the Regional District following review of your application.

- If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.
- I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.
- I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and
- I/we hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.
- NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature:  Date: March 2024

Applicant/Owner Signature:  Date: April 29 2024

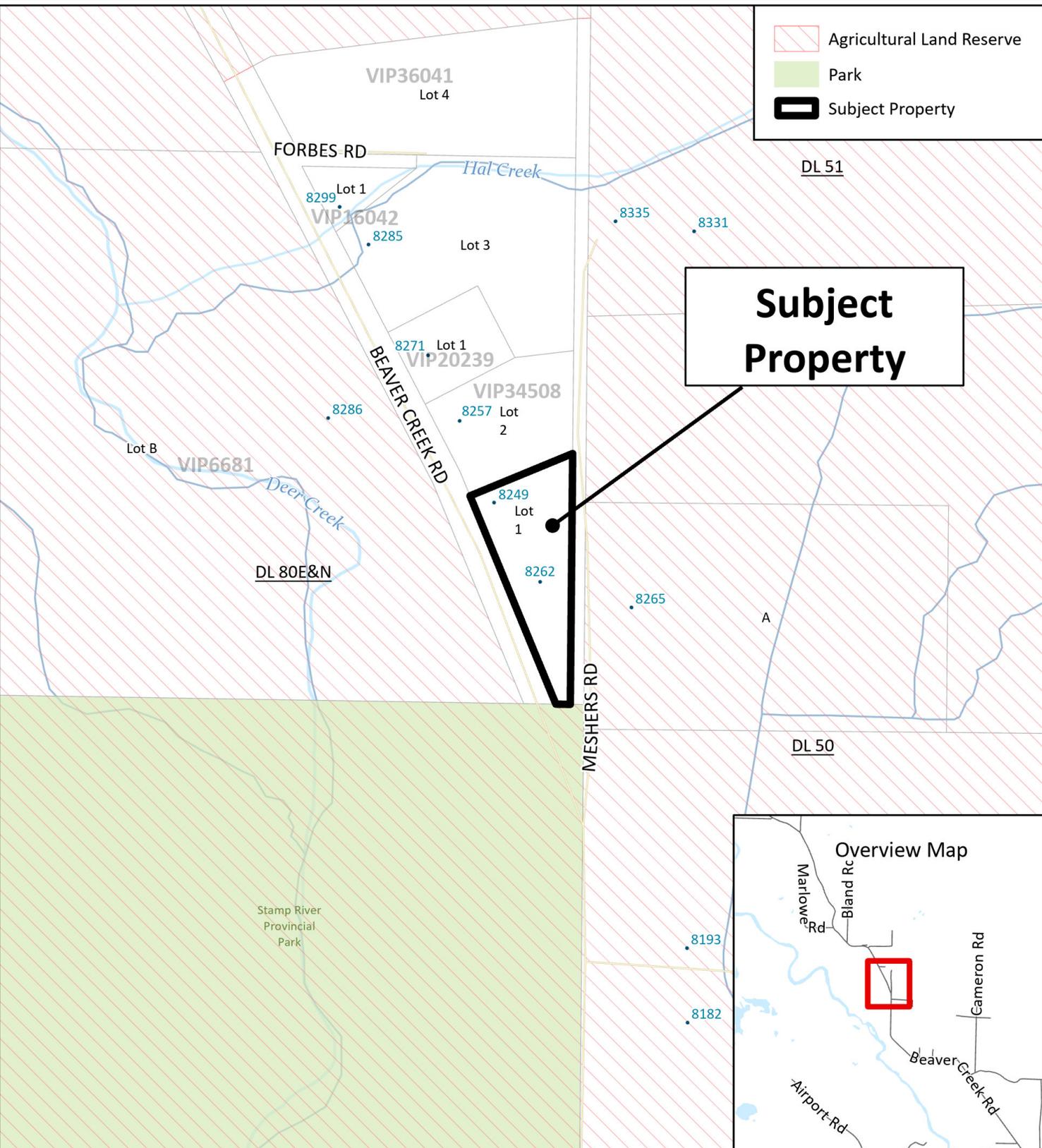


8262 MESHERS RD SITE PLAN
 SCALE = 1:500

~ hedge
 - property full fenced on perimeter

-  Agricultural Land Reserve
-  Park
-  Subject Property

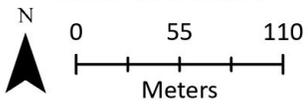
**Subject
Property**



 Civic Address: 8262 Meshers Road
 Legal Description: LOT 1 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 34508

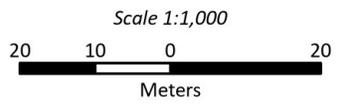


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





8262 Meshers Road
 LOT 1 DISTRICT LOT 80 ALBERNI DISTRICT PLAN
 34508



-  Subject Property
-  Agricultural Land Reserve
-  Parcels
-  Park



Prepared 2024-05-22
 Sources: © OpenStreetMap (and) contributors, CC-BY-SA, ParcelMapBC; GeoBC; ACRD

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