



May 23, 2025

## BEAUFORT ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Thursday, May 29, 2025 at 7:00 pm** in a hybrid format in the ACRD Boardroom, with the option to join electronically via Zoom.

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

- TUP21005R – 8865 Beaver Creek Road (Shannon)
- TUP25008 – 8335 Beaver Creek Road (Mackenzie)

Your recommendations will be provided to the Board of Directors at the June 11, 2025 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](mailto:planning@acrd.bc.ca)



**To:** ACRD Board of Directors

**Meeting Date:** June 11, 2025

**From:** Brooke Eschuk, Planner I

**Voting Structure:** Electoral Area Directors

**Electoral Area:** B - Beaufort

**Subject:** Temporary Use Permit TUP21005R - 8865 Beaver Creek Road (Shannon)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit renewal application TUP21005R subject to neighbour notification as per Local Government Act s. 499.**

**Development Proposal:** The property owner received Temporary Use Permit TUP21005 in 2022 to allow for the operation of a short-term rental on the property and is applying to renew the TUP for an additional three (3) years. The applicant operates a dairy farm of over 400 cows and hosts culinary events and workshops. The TUP would allow the applicants to continue providing farm tours, hosting events, and educational demonstrations. The single-family dwelling used for agri-tourism accommodation is a 2-bedroom home. The applicant's use of the property complies with all regulations set out in the *Agricultural Land Commission (ALC) Act*.

**Advisory Planning Commission Recommendation:** The Beaufort Advisory Planning Commission (APC) will review the application at their May 29, 2025 meeting and provide their recommendations to the Board of Directors.

**Property Owner(s):** Elizabeth Shannon

**Applicant/Primary Contact:** Tanya Shannon

**Property Information:**

Civic Address:	8865 BEAVER CREEK RD				
Legal Description:	THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12885				
PID:	008-634-971	Folio:	770-01220.000	ALR? (Y/N):	Y
Lot Area (ha):	33.18 (82.00 ac)				
Current Zoning:	A2 - Rural District		Proposed Zoning:	N/A	
Current OCP:	Beaufort, Agricultural Use		Proposed OCP:	N/A	
Development Permit Area(s):	DPA I – Riparian Areas Protection				
Current Use & Description:	The subject property is 33.2 ha (82 ac) and forms part of a large dairy farm located along Beaver Creek Road. The subject is bordered by Bayne Road to the west, Bryson Road to the north and Beaver Creek Road to the southwest. There is an existing single-family dwelling and a shop located in the southwest corner of the property. The house is located on a small hill along a driveway that slopes up away from Beaver Creek Road in a 2+ ac portion of the				

**PL20250020 / TUP21005R**

**Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca**

*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?iŋ?ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).*

property that is surrounded by trees, providing a buffer from the road and the surrounding agricultural lands. The remainder of the property is primarily cleared for pasture and silage/hay fields and is utilized as part of the dairy farm operation. A portion of Spaht Creek dissects the southwest corner of the property with the creek located approximately 60 metres from the existing house.

Surrounding Zoning and Land Use

North: Forest Rural (A3) District

South: Rural (A2) District

East: Forest Rural (A3) District

West: Rural (A2) District

**Services:**

- a) **Sewage Disposal:** On-site septic system
- b) **Water Supply:** On-site water
- c) **Fire Protection:** The parcel is not within a fire protection area.
- d) **Access:** The parcel is accessed by Beaver Creek Road.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The parcel is designated as Agricultural Use in the Beaufort Official Community Plan. This designation supports agriculture and food production as the primary use of the property.

The parcel is impacted by DPA I Riparian Areas Protection (15 m). This DPA is located along Spaht Creek along the west and southwest boundaries of the subject property. There is no new development planned for the area within 15 m of the watercourse. The TUP application does not require a development permit in order to proceed.

The Agricultural Land Commission permits Agri-tourism activities and accommodations on lands within the ALR under section 33 of the Agricultural Land Reserve Use Regulation of the ALC Act. For section 33 to apply, the parcel must be classified as a farm under the *Assessment Act*, the total area to be used for accommodation is less than 5% of the parcel area, the accommodation is limited to 10 sleeping units in total and the accommodation is provided on a seasonal or short-term basis only. The Shannon Dairy Farm meets the requirements listed above.

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. Policy 3.2.11 of the Beaufort OCP supports the issuance of temporary use permits in all land use designation.

***The short-term rental of the existing 2-bedroom single family dwelling as well as the proposed events and activities on the property appear to comply with the agri-tourism accommodation requirements of the Agricultural Land Reserve Regulation.***

- b) **Zoning:** The parcel is zoned Rural (A2) District. This zoning does not allow short-term vacation rentals. The applicant is applying for a TUP renewal to permit the provision of short-term rentals and the agri-tourism activities discussed above.

A TUP may allow a use not permitted under the Zoning Bylaw, specify conditions under which the temporary use may be carried out, and/or allow and regulate the construction of buildings or structures.

	Current: A2
Minimum Lot Area (ha)	2.0
Minimum Lot Width (m)	100
Principal & Accessory Front Yard Setback (m)	15.2
Principal Side Yard Setback (m)	4.5
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

***This proposal is not in compliance with the ACRD Zoning Bylaw. The property owner is applying for a Temporary Use Permit renewal to allow them to continue providing short-term rental accommodations and agri-tourism activities in accordance with the Agricultural Land Reserve regulations.***

**Temporary Use Permit Conditions:**

A TUP to allow the short-term rental of an existing 2-bedroom single family dwelling on the property may be issued subject to the following conditions and any other conditions the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued for the short-term vacation rental of a 2-bedroom single family dwelling located on the subject property.
2. The short-term rental shall be operated in accordance with the requirements of the Agricultural Land Reserve use regulations under the *Agricultural Land Commission Act* and all other provincial regulations including the *Short-Term Rental Accommodations Act*.
3. The short-term rental is limited to 2 persons per bedroom for a maximum accommodation of four (4) guests.
4. The short-term rental shall not alter the residential appearance of the single family dwelling.
5. The property owner or a caretaker must live on site or be available to attend the property within 20 minutes.
6. Contact information of the owner or caretaker and a copy of the TUP must be posted in a visible location for guests.
7. This permit is valid for three (3) years from the date of issuance. At the time this permit expires the property owner must return the parcel to its original use as permitted under the ACRD zoning bylaw or apply to rezone the property.
8. If the conditions of the TUP are not met, or if there is a change in ownership of the property the ACRD may rescind or terminate the TUP.

**Comments:** The applicant resides on the adjacent property and is the primary contact for guests. She is available to attend the proposed rental within the required 20 minutes if needed. The applicant has provided the required documents including site plan, floor plan of the rental, and a septic inspection from a registered on-site wastewater practitioner.

At the meeting on April 23, 2025, the Board of Directors amended the Development Procedures Bylaw to waive the TUP application fee for farmers providing short-term rental accommodations on ALR land that meet the criteria under the *Agricultural Land Commission Act*. The application follows all ALC regulations, and the agri-

tourism uses align with the Agricultural Use policies of the Beaufort OCP. Planning staff are supportive of proceeding with the neighbour notification process for the TUP renewal as per *Local Government Act s. 499*.

### Site Photos



Looking south east at the Cabin from an outdoor common area.



Looking south at the Cabin from the parking area.



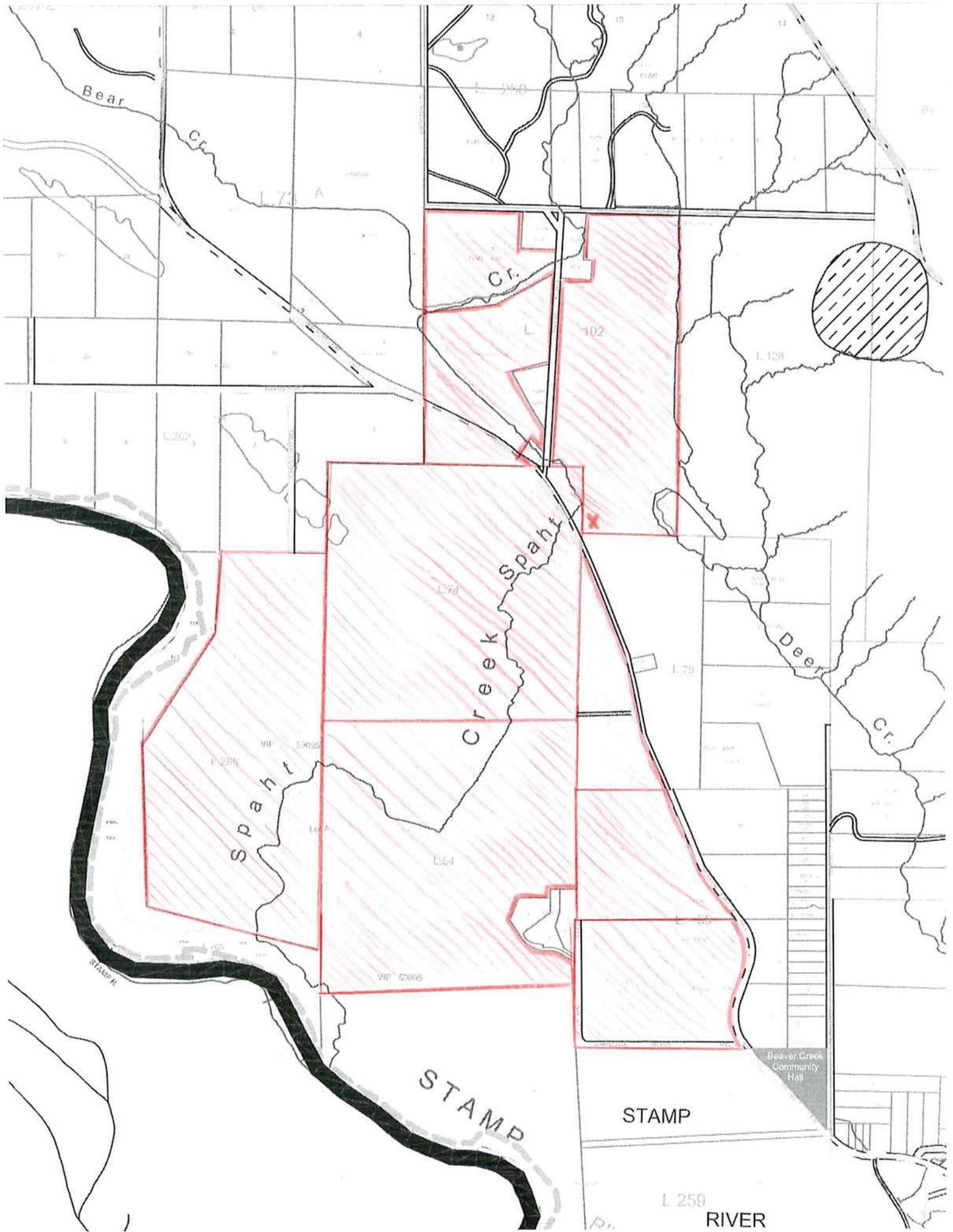
Looking south at the access to the property and Beaver Creek Road.

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

Reviewed by: \_\_\_\_\_  
Cynthia Dick, General Manager of Administrative Services

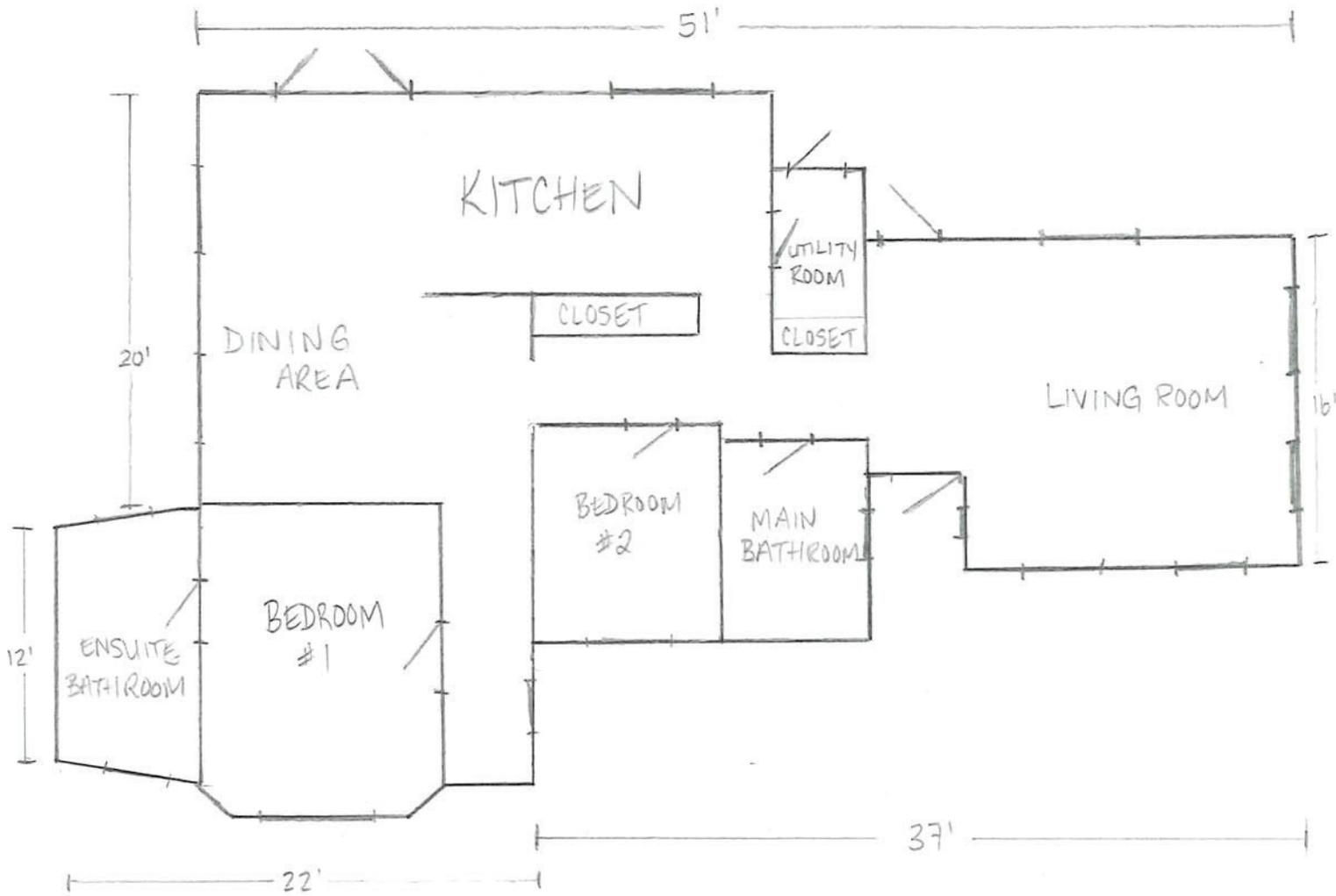
Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer



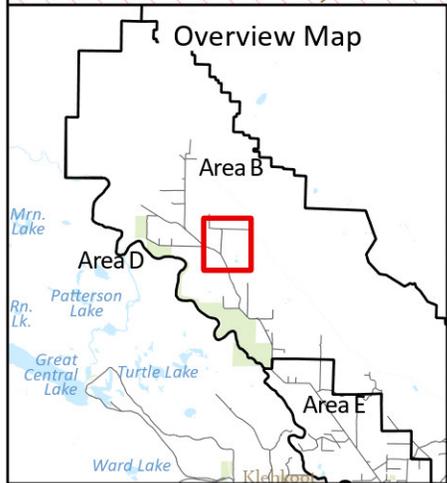
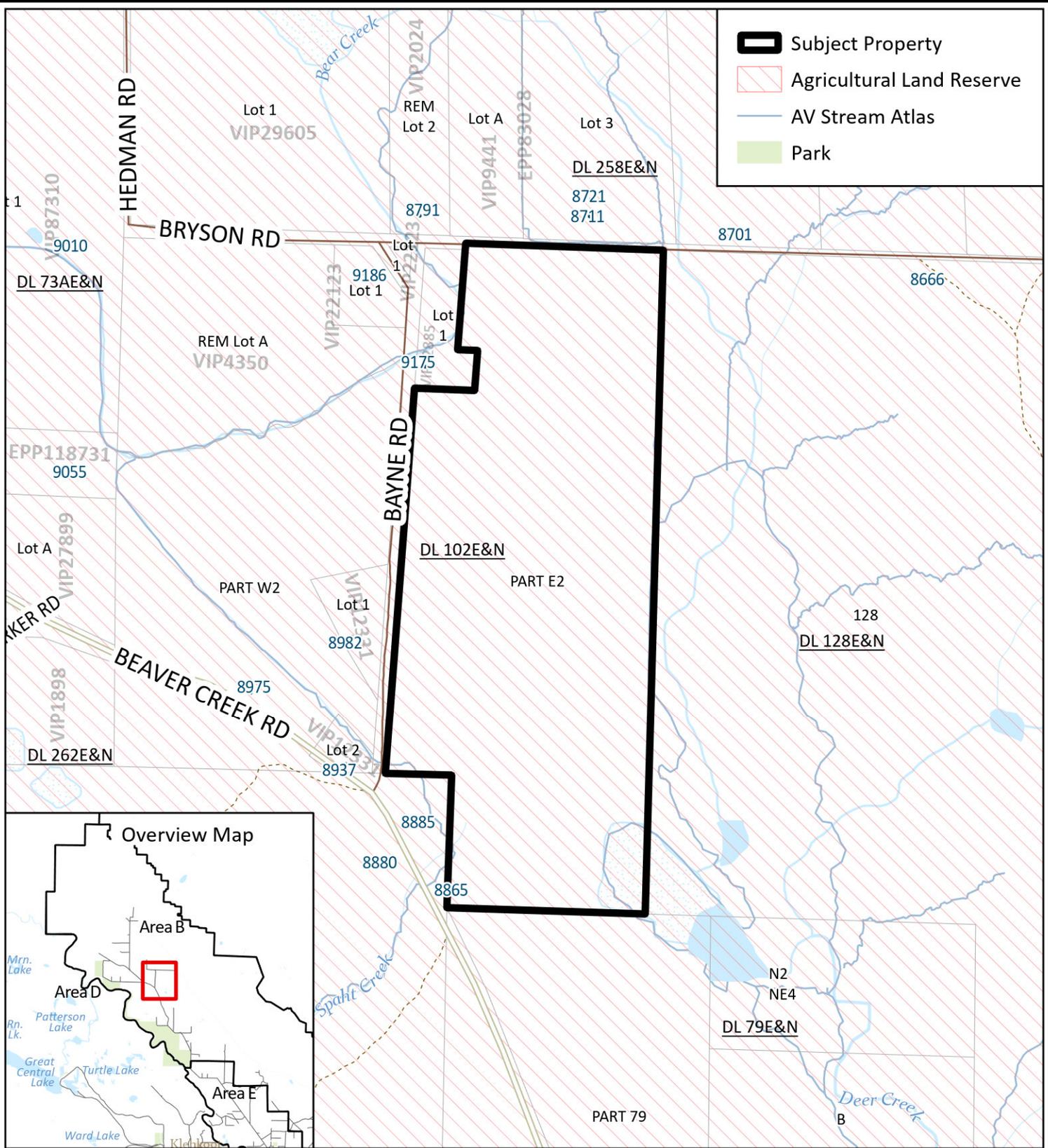


BACK OF HOUSE

FLOORPLAN



-  Subject Property
-  Agricultural Land Reserve
-  AV Stream Atlas
-  Park

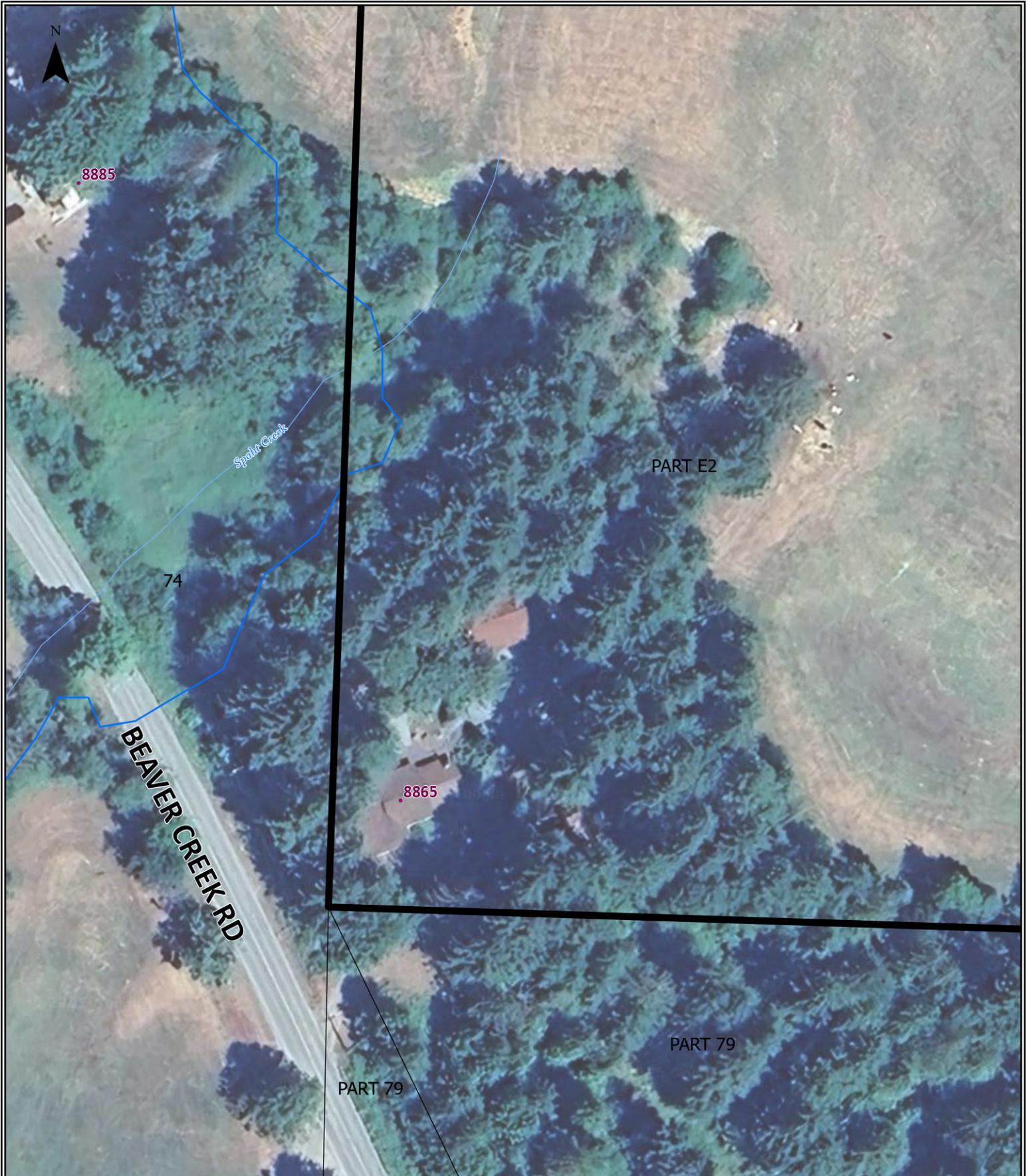


 Civic Address: 8865 Beaver Creek Road  
 Legal Description: THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12885



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

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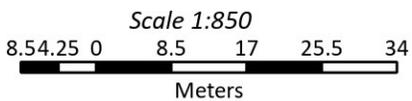


8865 Beaver Creek Road  
 THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI  
 DISTRICT, EXCEPT PART IN PLAN 12885

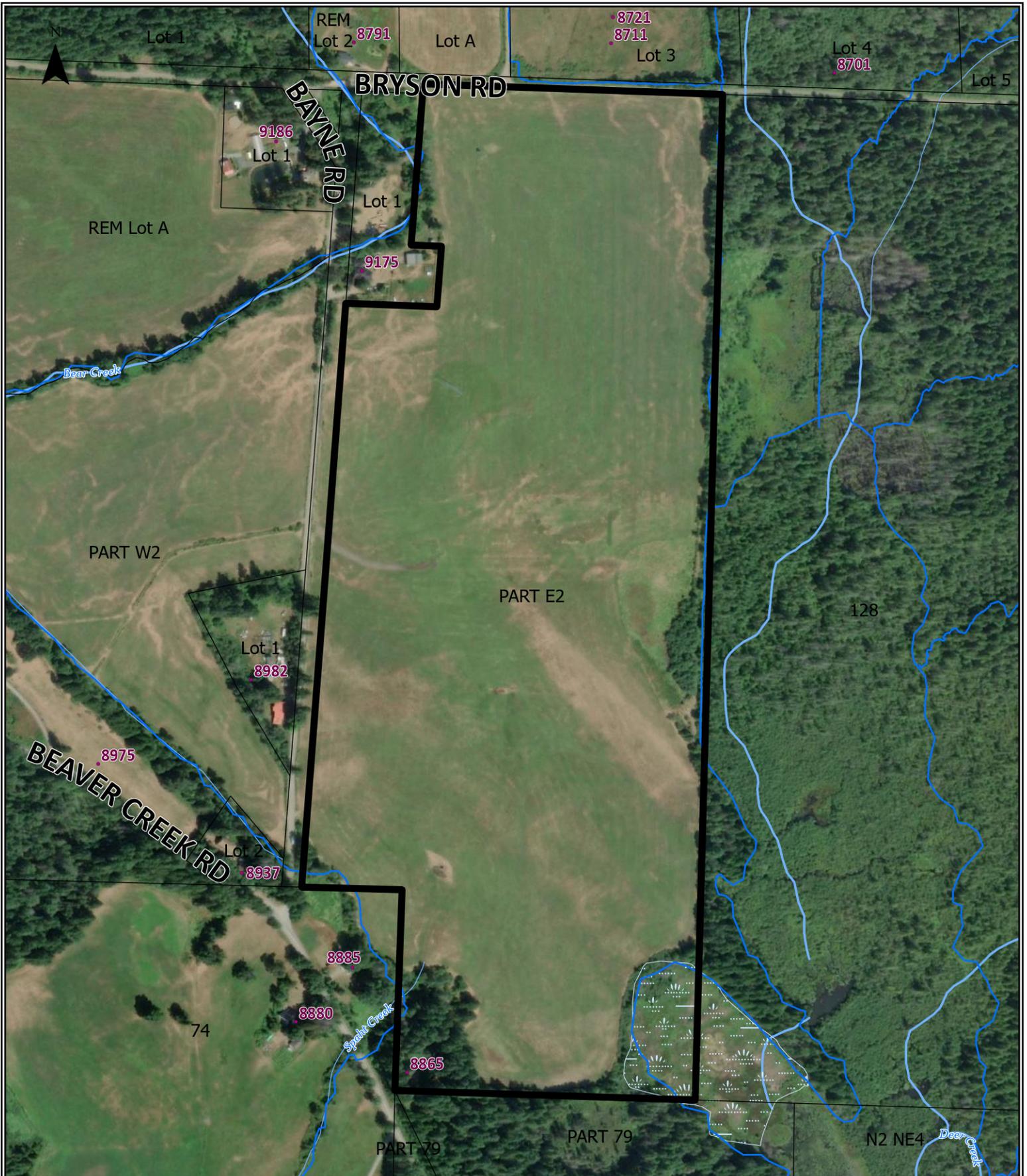
-  Subject Property
-  Parcels



Prepared 2025-05-20  
 Sources: © OpenStreetMap (and contributors, CC-BY-SA, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni



*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.*

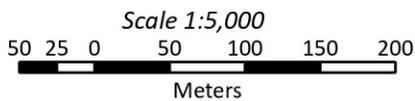


8865 Beaver Creek Road  
 THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI  
 DISTRICT, EXCEPT PART IN PLAN 12885

-  Subject Property
-  Parcels



Prepared 2025-05-20  
 Sources: Maxar, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni



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**To:** ACRD Board of Directors

**Meeting Date:** June 11, 2025

**From:** Brooke Eschuk, Planner I

**Voting Structure:** Electoral Area Directors

**Electoral Area:** B - Beaufort

**Subject:** Temporary Use Permit TUP25008 - 8335 Beaver Creek Road (MacKenzie)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP25008 subject to:**

- a. Neighbourhood notification as per Local Government Act section 494.**
- b. A referral to Island Health and the submission of a report from a Registered On-site Wastewater Practitioner supporting the use of the existing outhouse for agri-tourism activities.**

**Development Proposal:** The property owner is applying for a Temporary Use Permit to allow agri-tourism activities on the farm as permitted under the Agricultural Land Commission (ALC) regulations. The applicants propose to operate a hobby farm that would offer a venue for events such as weddings, markets, and wellness retreats. In the future, the property owner would like to offer a children’s petting area, farm tours, sauna, and camping opportunities.

**Advisory Planning Commission Recommendation:** The Beaufort Advisory Planning Commission (APC) will review the application at their May 29, 2025 meeting and forward their recommendations to the Board of Directors.

**Property Owner(s):** KARA F MACKENZIE and JEFFREY A MACKENZIE

**Applicant/Primary Contact:** KARA F MACKENZIE

**Property Information:**

Civic Address:	8335 BEAVER CREEK RD		
Legal Description:	LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041		
PID:	000-373-192	Folio:	770-01026.030
ALR? (Y/N):	N	Lot Area (ha):	7.45 (18.41 ac)
Current Zoning:	A2 - Rural District	Proposed Zoning:	n/a
Current OCP:	Beaufort, Rural Use	Proposed OCP:	n/a
Development Permit Area(s):	DPA I – Riparian Areas Protection (15 m)		
Current Use & Description:	The property is classified as a farm under the <i>Assessment Act</i> . The property owners have an apple orchard, operate a small hobby farm and sell chicken		

**PL20250029 / TUP25008**

and duck eggs, including a vegetable and flower garden. A fish bearing creek spans the northern portion of the parcel, and a large wetland exists in the centre of the property, staff observed wildlife in this area on site visit.

A large area is cleared for events such as weddings and an apple orchard has been established between the farm house and the wetland. An area has been identified as a potential cidery but has not been developed. A large kitchen garden is established, and a parking lot for guests has been created. A long gravel driveway, or internal road, to the future camping area has been constructed and does not impact the riparian area.

Surrounding Zoning and Land Use

North: Rural Use (A2) District	South: Rural Use (A2) District
East: Rural Use (A2) District	West: Rural Use (A2) District

**Services:**

- a) **Sewage Disposal:** On-site sewage disposal. A new septic system was constructed to serve the house in 2023. The applicant intends to utilize an existing outhouse for guests on the property. The applicant will be required to submit a report from a Registered On-site Wastewater Practitioner indicating the outhouse can support the proposed activities and the proposal will be referred to Island Health.
- b) **Water Supply:** On-site water system.
- c) **Fire Protection:** The parcel is not within a fire protection area.
- d) **Access:** Access to the parcel is from Beaver Creek Road.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The parcel is designated as Agricultural Use in the Beaufort Official Community Plan. This designation supports agriculture and food production as the primary use.

The Agricultural Land Commission permits agri-tourism, agri-tourism accommodation, and gathering for an event activities under the Agricultural Land Reserve Use Regulation of the *ALC Act*. For these activities to be permitted, the parcel must meet a number of conditions, including classification as a farm under the *Assessment Act*, and it appears that the property owners meet the requirements.

The parcel is impacted by DPA I – Riparian Areas Protection (15 m). A fish-bearing creek runs across the northern portion of the property and is identified in the Beaufort Official Community Plan. On the site visit, staff observed a wetland that covers a large portion in the centre of the property. The applicant has indicated that no development will take place within the development permit areas without first applying for a development permit.

***This proposal complies with the Beaufort Official Community Plan.***

**b) Zoning:** The parcel is zoned Rural (A2) District. This zone permits property owners to conduct farming activities including farm gate sales. The property owner is planning on expanding to include agri-tourism activities such as wellness retreats and hosting events such as educational workshops and weddings. A Temporary Use Permit will allow the applicants to provide the services listed above. There are future plans to incorporate camping and cidery uses which would require a future TUP application or zoning update. The farm follows the regulations set out in the *Agricultural Land Commission Act*. The TUP will be valid for three years. At the time the permit expires, the property owner may apply to renew the permit or apply to rezone to property to a zone that encompasses the proposed farm uses.

	Current: A2
Minimum Lot Area (ha)	2.0
Minimum Lot Width (m)	100
Principal & Accessory Front Yard Setback (m)	15.2
Principal Side Yard Setback (m)	4.5
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

***This proposal is not in compliance with the ACRD Zoning Bylaw and the property owner is applying for a Temporary Use Permit to allow for the agri-tourism activities in accordance with the Agricultural Land Commission regulations.***

**Temporary Use Permit Conditions:**

A TUP to allow for agri-tourism activities on the property located at 8335 Beaver Creek Road 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. The TUP is issued to conduct the following agri-tourism, agri-tourism accommodation, and gathering for an event activities, on the property located at 8335 Beaver Creek Road:
  - a. Weddings and other special events
  - b. Markets
  - c. Wellness retreats and educational workshops
  - d. Petting farm
2. The uses permitted under the TUP must comply with all requirements of the *Agricultural Land Commission Act* and any Agricultural Land Commission policies and regulations.
3. The uses permitted under the TUP must comply with all Island Health regulations relating to on-site sewage disposal, drinking water, and food safety.
4. The owner or caretaker must be on-site during special events. Contact information must be posted in a visible and public location.
5. The TUP is valid for a period of three years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, rezone the parcel, or return the parcel to the uses permitted in the ACRD Zoning Bylaw.

6. If the conditions of this permit are not met, or if there is a change in ownership of the property, the ACRD may rescind or terminate the TUP

**Comments:** The applicant has applied for a temporary use permit to allow agricultural uses not permitted in the Rural (A2) District. The property owners intend to expand their farming business to include a cidery and tasting room in the future and will submit an additional permit application in the future.

Currently, the applicants are not ready to host campers but are preparing the area on the farm allocated for this agri-tourism activity.

### Site Photos



Looking north from site of future cidery toward pond and wetland. Future camping, sauna to be beyond.



Looking south from site of future cidery toward Beaver Creek Road. Visible is kitchen garden, farm building and farm parking area beyond. Applicant's dwelling to the left of the image.



Looking north east at event / wedding space. Orchard is directly south, and wetland is directly west of this space.

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

Reviewed by: \_\_\_\_\_  
Cynthia Dick, General Manager of Administrative Services

Approved 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~~)

*agricultural tourism*

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <i>Kara + Jeffrey Mackenzie</i>	Name:
Mailing address: [REDACTED]	Mailing address:
Phone: [REDACTED]	Phone:
Cell: <i>same as above</i>	Cell:
Fax:	Fax:
Email: [REDACTED]	

### 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:

*8335 Beaver Creek Rd. Port Alberni BC V9Y 8N5*

Legal description:

*Lot 3 District lot 80 Alberni District Plan 36041*

Zoning: *ALR*

OCP designation:

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

North:

South:

East:

West:

Within the Agricultural Land Reserve (ALR):  No  Yes

Within a Development Permit Area (DPA):  No  Yes

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

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

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:

*Apple orchard, hobby farm, vegetable and flower garden, selling chicken and duck eggs.*

**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.):

We are a hobby farm that would like to offer agricultural tourism. We are interested in hosting events (weddings, markets + wellness offerings) we would like to offer farm tours with a petting farm. We would like to host wellness/ farm retreats and in the future offer glamping in the summer season. We would like to have a sauna on the farm as well. We want to grow more in the garden and offer classes about growing your own food and flowers. We hope to have temporary use to begin creating more ~~fun~~ fun for our farm and community. Eventually we hope to be an operating cidery as well with our zoning allowing this.

**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 27, 2025

Applicant/Owner Signature: \_\_\_\_\_

Date: March 27, 2025

**B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE**

**LOT 3, DISTRICT LOT 80, ALBERNI DISTRICT, PLAN 36041.**

**SCALE 1:1500**

THE INTENDED PLOT SIZE IS 280mm IN WIDTH AND 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1500.

**NOTE:**

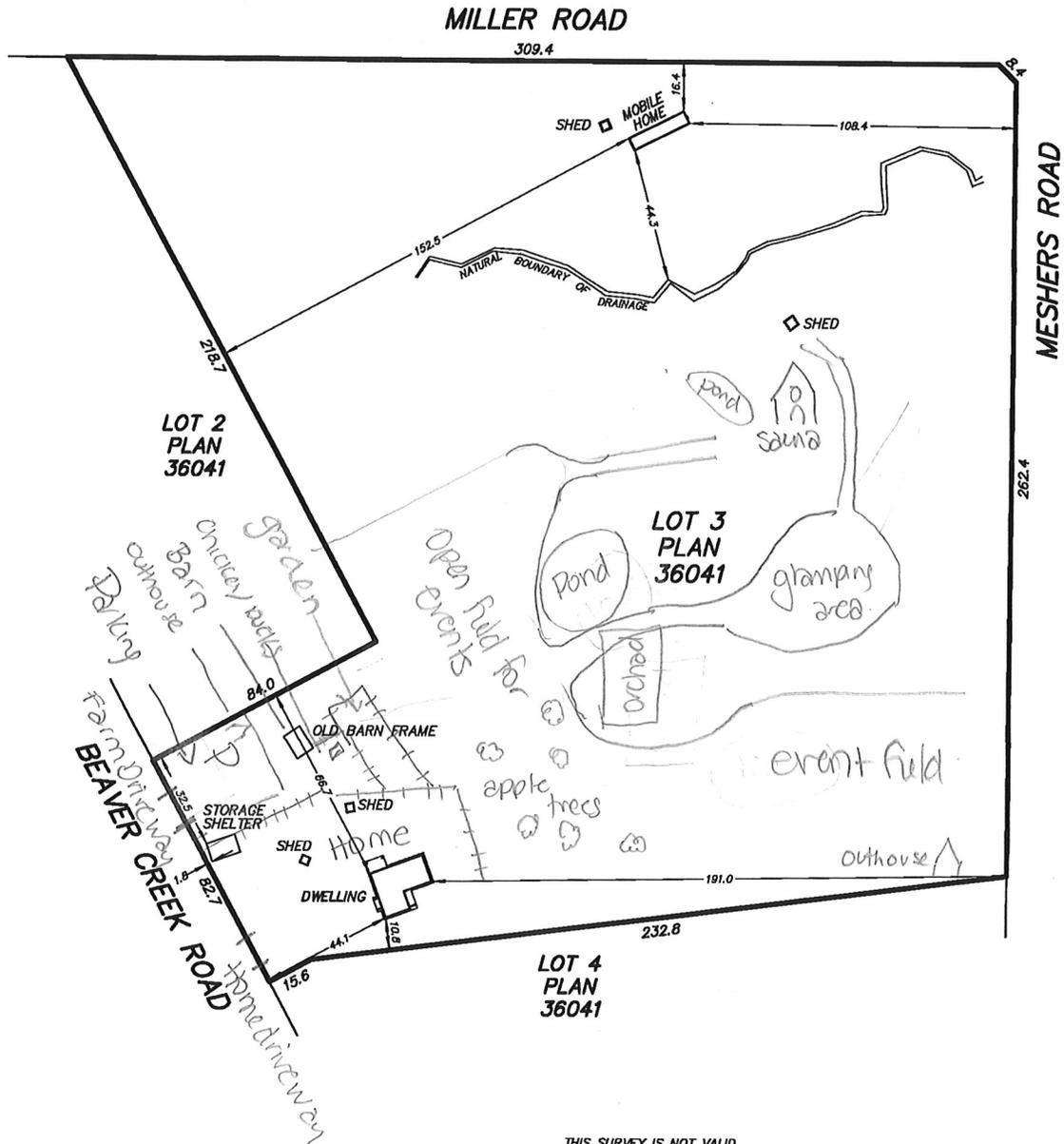
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE DERIVED FROM PLAN 36041.

JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT

PID NO: 000-373-192

THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M76300.

CIVIC ADDRESS: 8335 BEAVER CREEK ROAD, PORT ALBERNI, BC



THIS SURVEY IS NOT VALID UNLESS DIGITALLY SIGNED. THIS SURVEY IS PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED.

CERTIFIED CORRECT THIS 31ST DAY OF JANUARY, 2024 ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

Neil Bauder  
D3K513  
Digitally signed by Neil Bauder D3K513  
Date: 2024.01.31  
10:28:47 -08'00'

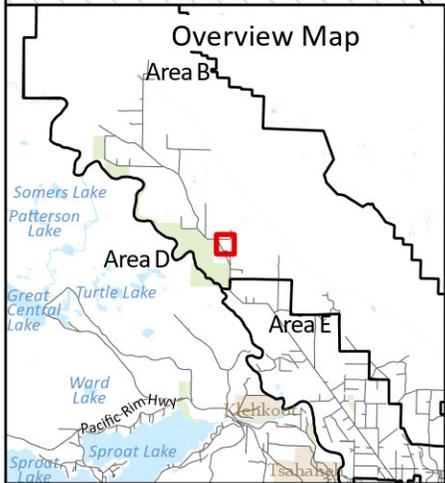
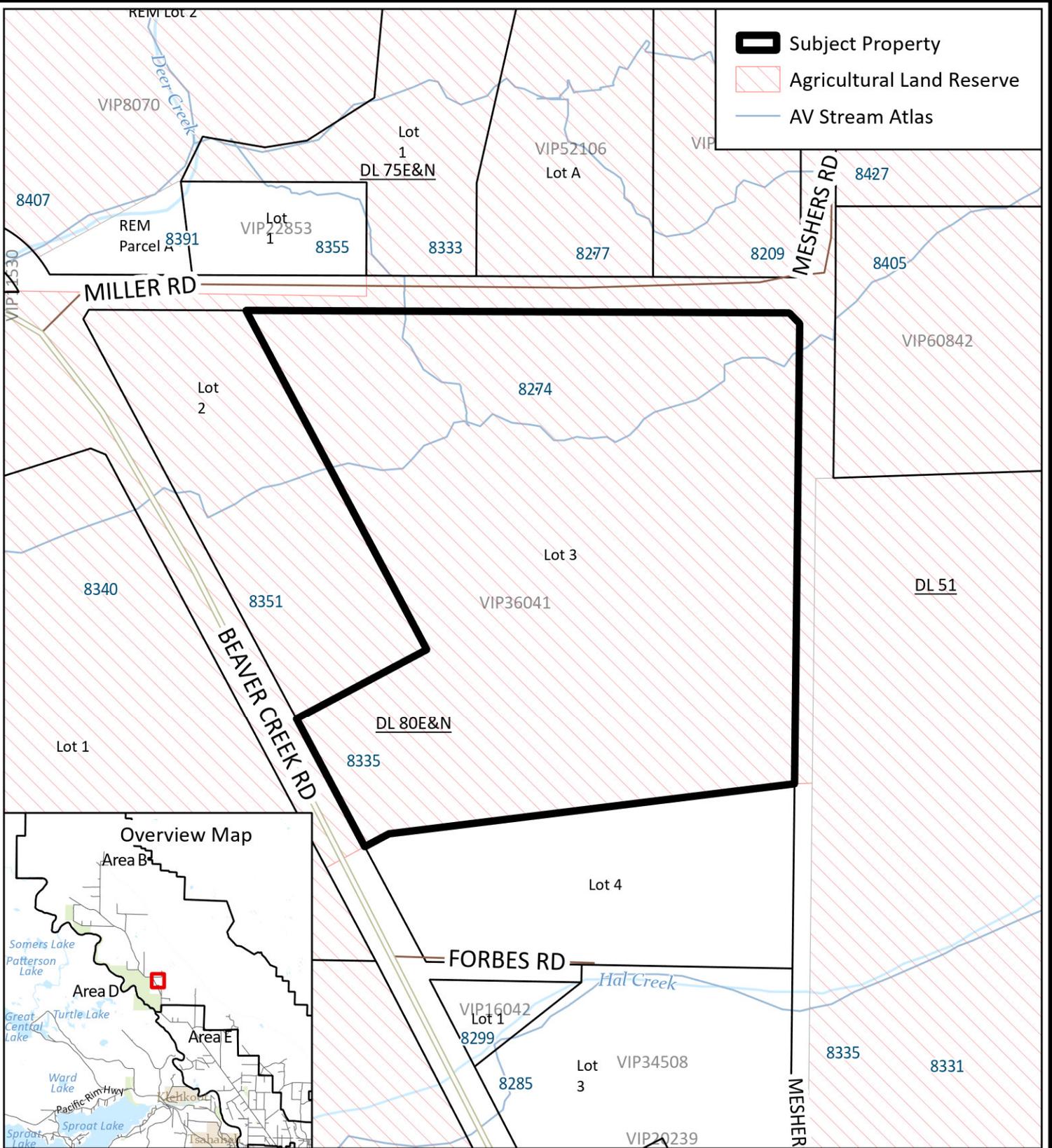
**NOTE:**

1. THIS SURVEY PURPORTS TO SHOW ONLY THE NEW CONSTRUCTION ON THE ABOVE DESCRIBED PARCEL(S) AND THEIR RELATIVE LOCATION THEREON.
2. THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO ANY OTHER BUILDING, PATIO, RETAINING WALL, PARKING FACILITY, FENCE, UNDERGROUND, ABOVEGROUND OR OVERHEAD UTILITY OR ANY OTHER IMPROVEMENTS AND THEIR RELATIVE LOCATION TO ANY INTERNAL OR EXTERNAL BOUNDARIES OF THE ABOVE DESCRIBED PARCEL(S) AND IS NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
3. PRISM LAND SURVEYING LTD. AND NEIL J. BAUDER ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.



223 FERN ROAD W.  
QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
FAX: 250-752-9241  
FILE NUMBER: 23-025-BL  
DRAWING FILE: 23-025 BLC1.dwg  
DATE: 2024-01-31

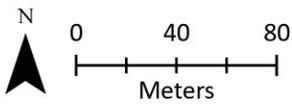
-  Subject Property
-  Agricultural Land Reserve
-  AV Stream Atlas

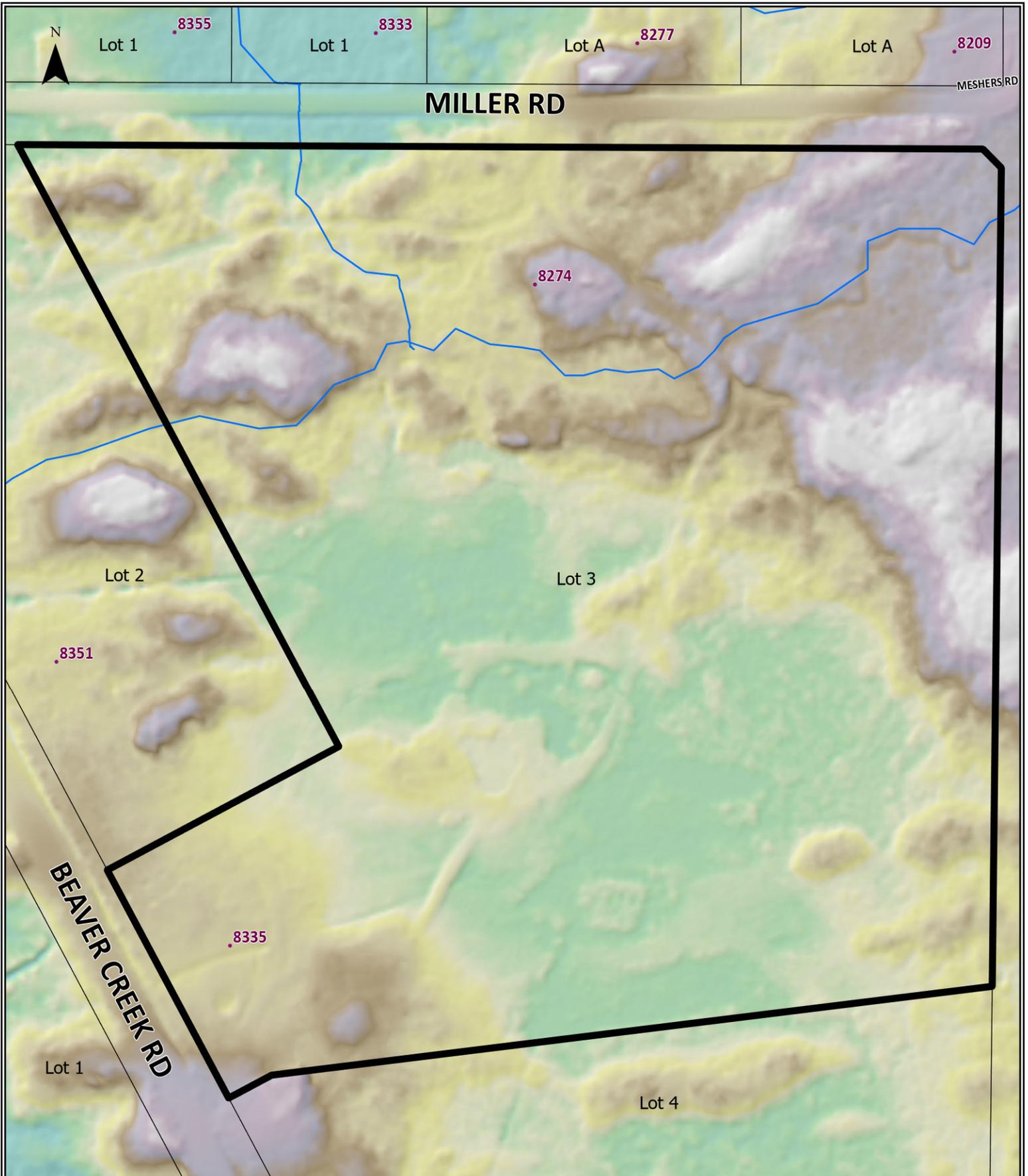


 Civic Address: 8335 Beaver Creek Road  
 Legal Description: LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041

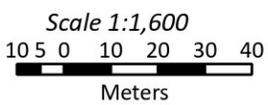


ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT





8335 Beaver Creek Road  
 LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN  
 36041



 Subject Property

 Parcels

Elevation (m)

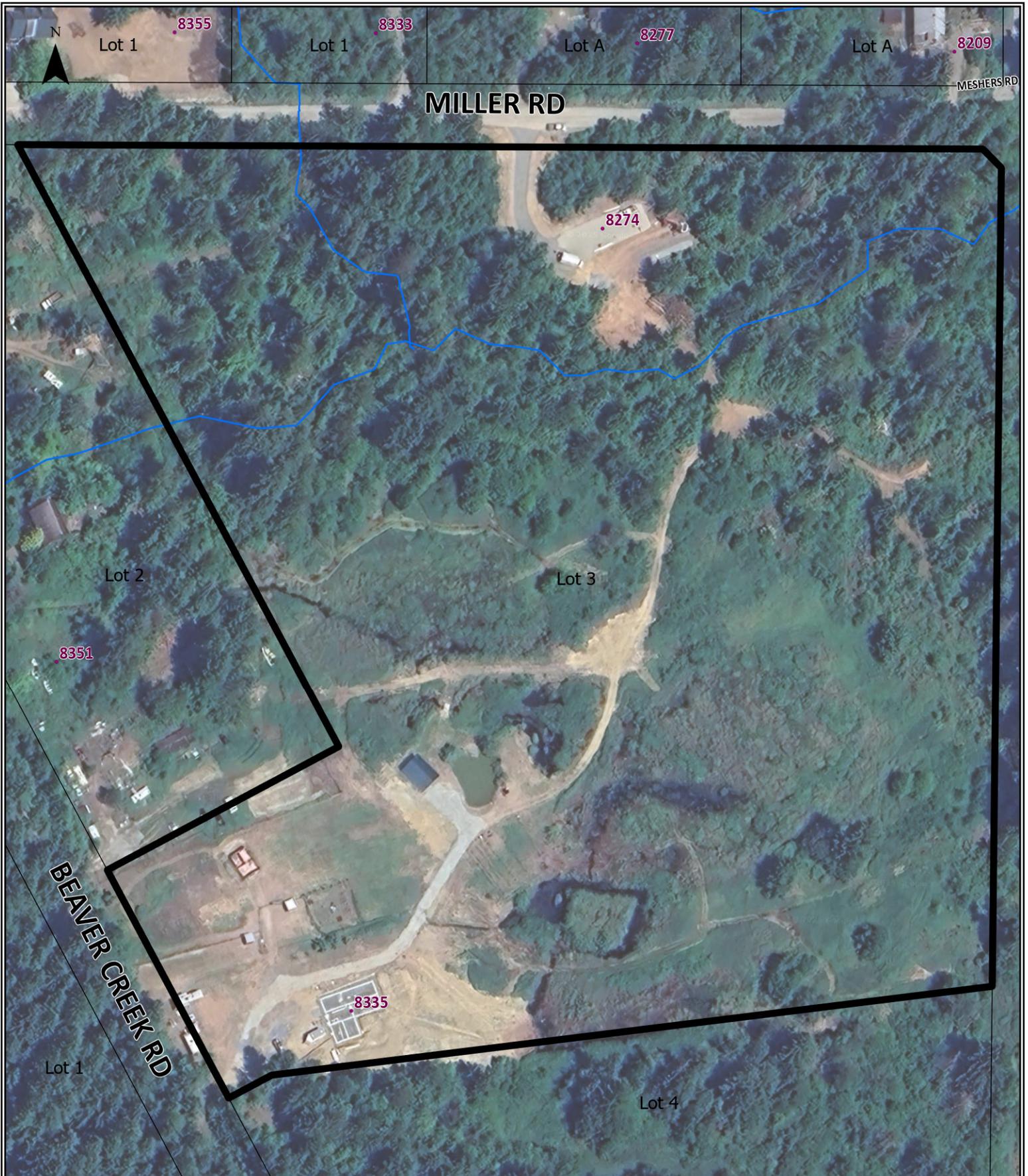
 95.04

 90.3

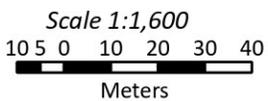


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8335 Beaver Creek Road  
 LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN  
 36041



-  Subject Property
-  Parcels



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