



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

**Beaufort Advisory Planning Commission Meeting  
Tuesday, March 31, 2026**

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC  
7:00 pm

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**Regular Agenda**

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Watch the meeting live at: <https://www.acrd.bc.ca/events/31-3-2026/>

Register to participate via Zoom Webinar at:

[https://acrd-bc-ca.zoom.us/webinar/register/WN\\_1i\\_wmPLUTWKEZICXTijt1Q](https://acrd-bc-ca.zoom.us/webinar/register/WN_1i_wmPLUTWKEZICXTijt1Q)

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**PAGE #**

**1. CALL TO ORDER**

**Recognition of Territories.**

Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.

Introductions - Committee Members and Staff present.

**2. APPROVAL OF AGENDA**

**3. DECLARATIONS**

*(conflict of interest)*

**4. MINUTES**

**5. CORRESPONDENCE**

**6. PLANNING APPLICATIONS**

a. TUP26001 – 9010 Bryson Rd (Hoerauf)

**2-14**

**7. PLANNING REPORTS**

a. Beaufort Official Community Plan (OCP) Update Project

**8. LATE BUSINESS**

**9. ADJOURN**



**To:** Beaufort Advisory Planning Commission

**Meeting Date:** March 31, 2026

**From:** Alima Khoja, Planner 1

**Voting Structure:** Electoral Area Directors

**Electoral Area:** B - Beaufort

**Subject:** Temporary Use Permit TUP26001 - 9010 Bryson Rd (Hoerauf)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit Application TUP26001 subject to the following:**

- **Health and safety inspection by the ACRD Building Inspector.**
- **Neighbourhood notification as per Local Government Act s.494**

**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 applicant lives onsite and runs a small farm that offers workshops and tourist events. Activities include farm tours, “Wool 101” educational workshops, dyeing with material grown on farm, and related educational lessons. As part of the overall agri-tourism offering, the applicant is proposing the addition of six (6) rustic unserviced glamping sites to support overnight accommodation for participants of workshops and events held on the farm. The glamping sites will be utilized as agri-tourism accommodation sites from April 1<sup>st</sup> to October 15<sup>th</sup>.

**Advisory Planning Commission Recommendation:** The Beaufort Advisory Planning Commission (APC) will review the application at their March 31<sup>st</sup>, 2026, meeting and provide recommendations.

**Property Owner / Applicant:** Star M Hoerauf

**Property Information:**

Civic Address:	9010 Bryson Rd				
Legal Description:	LOT 1 DISTRICT LOT 73A ALBERNI DISTRICT PLAN VIP87310 EXCEPT PLAN EPP118731				
PID:	028-055-292	Folio:	770-00987.100	ALR? (Y/N):	Y
				Lot Area (ha):	27.98 (69.15 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 (minor: 15m)				

**PL20260005 / TUP26001**

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

**2** *Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'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).*

<b>Current Use &amp; Description:</b>	The property is classified as a farm under the <i>Assessment Act</i> . The 27.98 ha (69.15 ac) parcel contains a dwelling unit. The parcel is within the Agricultural Land Reserve (ALR) and is bisected by watercourse (DPA I – 15m). The proposal does not include any development within the Development Permit Area.
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<b>Surrounding Zoning and Land Use</b>			
<b>North:</b>	Forest Rural (A3) District	<b>South:</b>	Rural (A2) District
<b>East:</b>	Rural (A2) District	<b>West:</b>	Rural (A2) District

**Services:**

- a) **Sewage Disposal:** On-site sewage disposal. The applicants intend to bring in portable toilet facilities for Accommodation at the farm. A referral to Island Health will be issued to confirm compliance with minimum sewage disposal standards.
- b) **Water Supply:** Guests will bring their own drinking water, with emergency bottled water provided onsite. No showers are proposed for the first season. A rainwater catchment system for the sea can is being considered for future phases. A referral to Island Health will be issued to obtain confirmation regarding the adequacy of the proposed water supply.
- c) **Fire Protection:** The parcel is not within a fire protection area. The proposal will be referred to the fire department to review and provide recommendation.
- d) **Access:** Access to the parcel is from Hedman Road.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The parcel is designated as Agricultural Use in the Beaufort Official Community Plan. The Agricultural Land Commission permits agri-tourism, agri-tourism accommodation, and gathering for an event activity under the Agricultural Land Reserve Use Regulation of the *ALC Act*.

Accommodation related to an agri-tourism activity is permitted in the ALR under section 33 of the ALR Use Regulation, provided it directly supports an agri-tourism activity that is secondary, incidental, and compatible with the farm’s agricultural production. Section 12 further requires that agri-tourism activities occur on land classified as a farm under the Assessment Act and meet all prescribed conditions. Based on available information, the subject property appears to meet these requirements.

***This proposal complies with the policies and objectives of the Beaufort Official Community Plan.***

- b) **Zoning:** The parcel is designated Rural (A2) District and is completely within the ALR.

	Current: A2
Minimum Lot Area (ha)	2

Minimum Lot Width (m)	100.6
Principal & Accessory Front Yard Setback (m)	15.2
Principal Side Yard Setback (m)	4.6
Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	4.6
Accessory Rear Yard Setback (m)	4.6
Watercourse Setback (m)	30

***This proposal does not comply with the permitted uses of the A2 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:** A TUP to allow for agri-tourism accommodation on the property located at 9010 Bryson 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 activities on the property at 9010 Bryson Road:
  - a. Farm tours
  - b. "Wool 101" educational workshops
  - c. Natural wool dyeing demonstrations using materials grown on the farm
  - d. Related events and educational programming associated with on-farm production.
2. The TUP is limited to six (6) unserviced camping sites which permits accommodation only where it directly supports a qualifying agri-tourism activity.
3. 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.
4. The uses permitted under the TUP must maintain compliance with all Island Health regulations.
5. The uses permitted under the TUP must comply with all health and safety requirements identified by the Building Inspector.
6. No open fires are permitted, and all heating or burning devices are prohibited inside the tents.
7. FireSmart principles to be considered as part of any development of the camping area and fire safety and emergency response protocols to be included as part of any agri-tourism accommodation use.
8. The owner or caretaker must live on-site or be available to attend the property within 20 minutes.
9. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
10. This permit is valid for a term of three (3) years from the date of issuance.
11. Prior to expiration, 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.
12. 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 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. As part of the overall agri-tourism offering, the applicant is proposing the addition of six (6) rustic unserviced glamping sites to support overnight accommodation for participants of workshops and events held on the farm. The property is zoned Rural (A2)

District. The proposal does not comply with the permitted use of the A2 District. A Temporary Use Permit is required to facilitate the proposed use.

*Temporary structures*

The applicant currently intends to utilize three (3) glamping sites, with the potential to expand to a maximum of six (6) sites in the future. Currently, three (3) platforms have been constructed for proposed use. Each platform measures approximately 16 ft. x 22 ft., designed to accommodate a 16-ft-diameter canvas tent while providing additional deck space at the entrance for functional outdoor use. No open fires of any kind will be permitted, and no heating, cooking, or burning devices will be allowed inside the tents.

*Referral Response*

The application is currently in the referral stage. As part of the referral process, comments were requested from relevant internal departments. A preliminary referral response has been received from the ACRD Building Department regarding health and safety requirements, which is summarized below:

The proposed structure does not meet the minimum requirements of the 2024 BC Building Code and is not supported for public use in its current form. The existing platform structures are permitted for personal use. For the operation of a Temporary Use Permit, applicant would require a building permit to ensure compliance with 2024 BC Building Code.

*Services*

The application is currently in the referral stage, and minimum standards for washroom facilities and on-site water servicing will be confirmed through the review process. The applicant will be required to comply with all identified requirements.

*Staff recommendation*

Staff recommend that the applicant address all outstanding compliance issues, including meeting the applicable building, health, and life safety standards.

Subject to these conditions and the completion of public notification in accordance with s.499 of the *Local Government Act*, staff recommend that the ACRD Board of Directors consider issuance of the Temporary Use Permit.

Submitted by: Alex Dyer  
Alex Dyer, MCIP, RPP, General Manager of Planning & Development

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

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

Site photos



Northwest site 1



Northwest site 1



Looking east from site 1 to the path leading to site 2 and 3 along with storage container



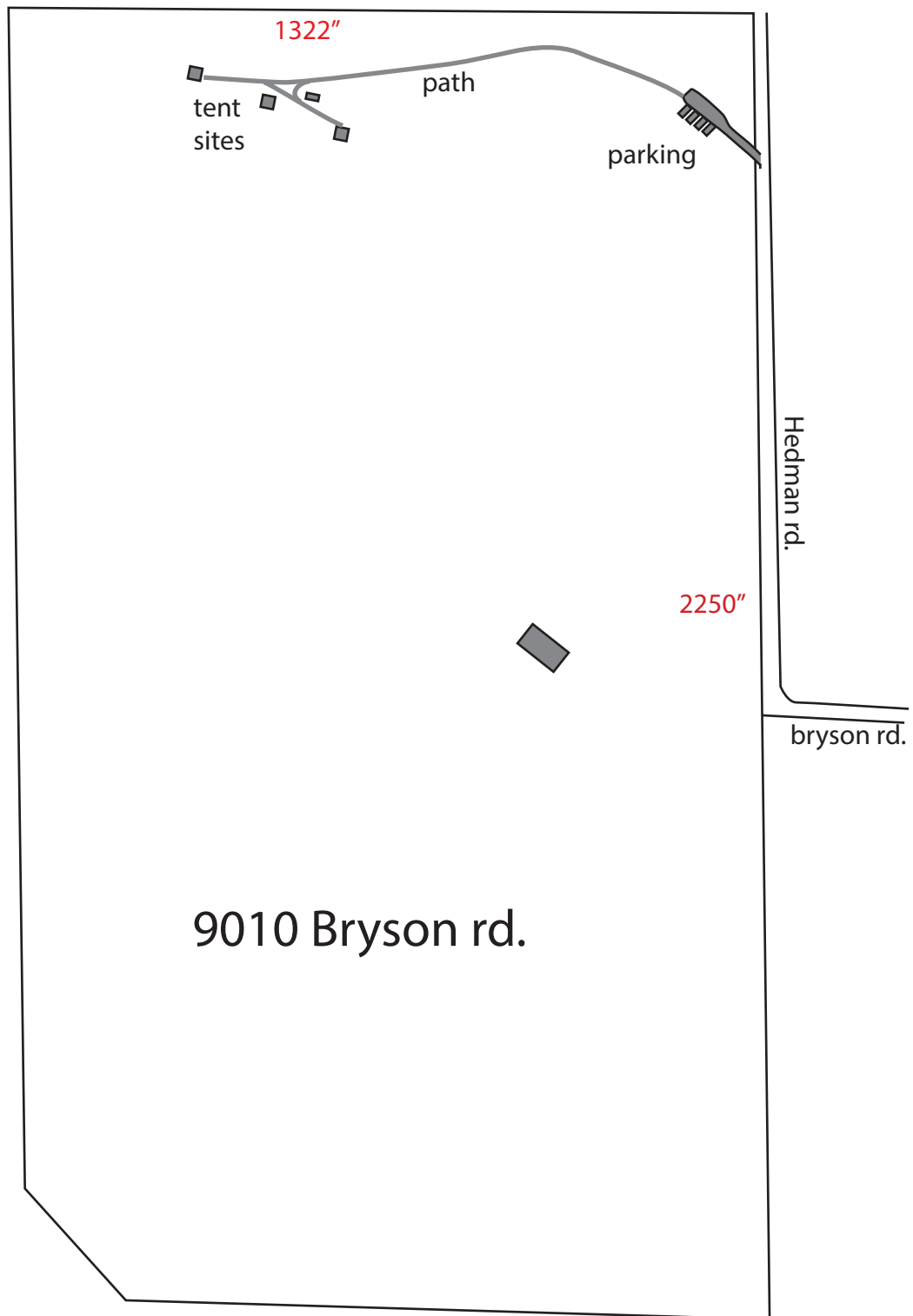
Entry to tent site path via Hedman Rd



Existing dwelling unit and accessory buildings via Bryson Rd



Site entry via Bryson Rd looking south

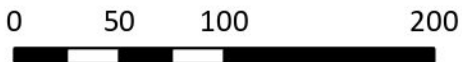






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9010 Bryson Rd  
 LOT 1 DISTRICT LOT 73A ALBERNI  
 DISTRICT PLAN VIP87310 EXCEPT PLAN  
 EPP118731

Scale 1:3,600



Meters

-  Subject Property
-  Agricultural Land Reserve



**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

Prepared 2026-02-17  
 Sources: Vantor Prov. BC, ParcelMapBC;  
 ACRD





**TUP26001**

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

**Name:** STAR M HOERAUF  
**Address:** 9010 BRYSON RD, PORT ALBERNI, BC

With respect to:

**Legal Description:** LOT 1 DISTRICT LOT 73A ALBERNI DISTRICT PLAN VIP87310 EXCEPT PLAN EPP118731

**PID:** 028-055-292

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. The TUP is issued to conduct the following agri-tourism activities on the property at 9010 Bryson Road:
  - a. Farm tours
  - b. "Wool 101" educational workshops
  - c. Natural Dyeing demonstrations using materials grown on the farm
  - d. Related events and educational programming associated with on-farm production.
2. The TUP is limited to six (6) unserviced camping sites which permits accommodation only where it directly supports a qualifying agri-tourism activity.
3. 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.
4. The uses permitted under the TUP must maintain compliance with all Island Health regulations.
5. The uses permitted under the TUP must comply with all health and safety requirements identified by the Building Inspector.
6. No open fires are permitted, and all heating or burning devices are prohibited inside the tents.
7. FireSmart principles to be considered as part of any development of the camping area and fire safety and emergency response protocols to be included as part of any agri-tourism accommodation use.
8. The owner or caretaker must live on-site or be available to attend the property within 20 minutes.
9. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
10. This permit is valid for a term of three (3) years from the date of issuance.
11. Prior to expiration, 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.
12. 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.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on \_\_\_\_\_.

This permit was issued this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

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Daniel Sailland, MBA  
Chief Administrative Officer

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Chair of the Board of Directors