



NOTICE OF TEMPORARY USE PERMIT

The Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Temporary Use Permit at their next meeting.

MEETING DETAILS

When: Wednesday, August 27, 2025 at 1:30 pm
Where: Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available.

WHAT'S THIS ABOUT?

File #: TUP24008

Property Owners/Applicants: Gurdeep and Seema Ahira

The subject property is located at 10404 Marina Vista Drive and is legally described as STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

The property owners have applied for a temporary use permit (TUP) to utilize their two-bedroom single-family dwelling as a short-term rental for a maximum of up to four (4) guests at one time.

HOW CAN I LEARN MORE?

All related information, including background documents, report and permit, is available at the ACRD office and linked as supplementary information on the ACRD website at www.acrd.bc.ca/events/27-8-2025/.

Planning staff can answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD office, or electronically on our website at www.acrd.bc.ca/events/27-8-2025/.

PROVIDE INPUT!

Providing an opportunity for public input is a top priority for the ACRD. Written correspondence can be submitted by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to planning@acrd.bc.ca

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on August 26, 2025.**

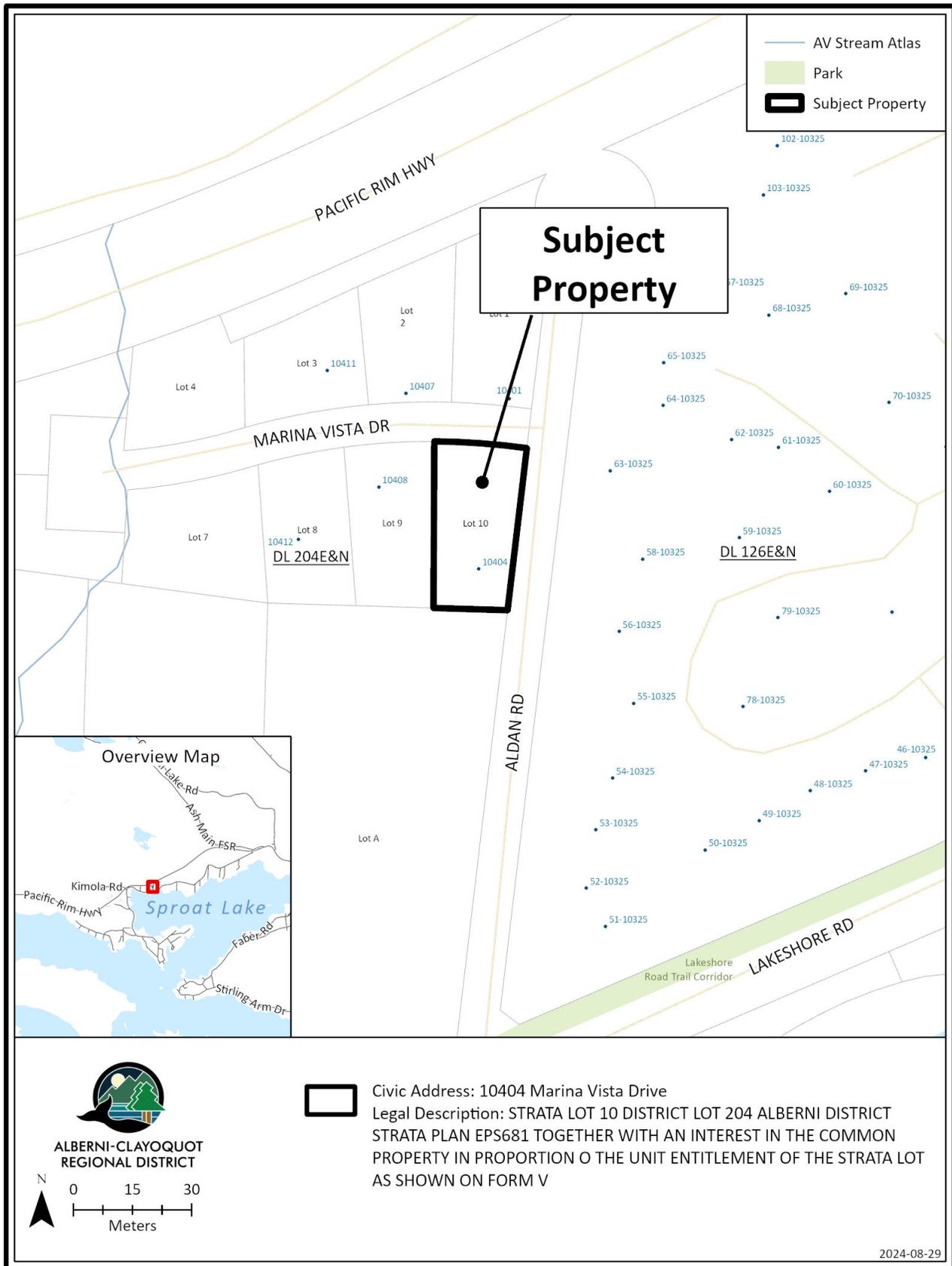
Alternatively, if you wish to appear as a delegation to present your views to the Board in person or electronically, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, August 21, 2025.** For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

Alberni-Clayoquot Regional District
Planning Department
3008 Fifth Ave, Port Alberni, BC V9Y 2E3
Phone: 250-720-2700
Email: planning@acrd.bc.ca

SUBJECT PROPERTY MAP





To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP24008 - 10404 Marina Vista Drive (Ahira)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP24008.

Property Information:

Civic Address: 10404 MARINA VISTA DR

Legal Description: STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-853-580 Folio: 770-01666.060 ALR? (Y/N): No Lot Area (ha): 0.08 (ac) 0.21

Background:

The property owners have applied for a temporary use permit to allow a two-bedroom single family dwelling to be rented on a short-term basis to guests. The applicants have worked diligently with ACRD planners to amend their application, reduce the number of permitted guests from eight to four (two guests per bedroom), and have agreed to restrict the months of operation from May 1 to September 30. The applicants do not reside on the property but intend to relocate to the Sproat Lake area in the future. Building inspection staff have completed a health and life safety inspection and planning staff are satisfied all conditions and requirements of approval have been met.

The ACRD Board first considered the application at the April 23, 2025, meeting and resolved to consider issuing the Temporary Use Permit subject to a health and life safety inspection by an ACRD Building Inspector and neighbourhood notification as per *Local Government Act s. 494*. A mailout to neighbouring properties and owners within 100m of the property was sent on May 7, and an ad appeared in the May 21, 2025, edition of the Alberni Valley News. Two letters of opposition have been received. If any additional letters are received prior to the July 23 meeting date, staff will inform the Board.

Staff recommend issuing TUP24008.

PL20240070/TUP24008

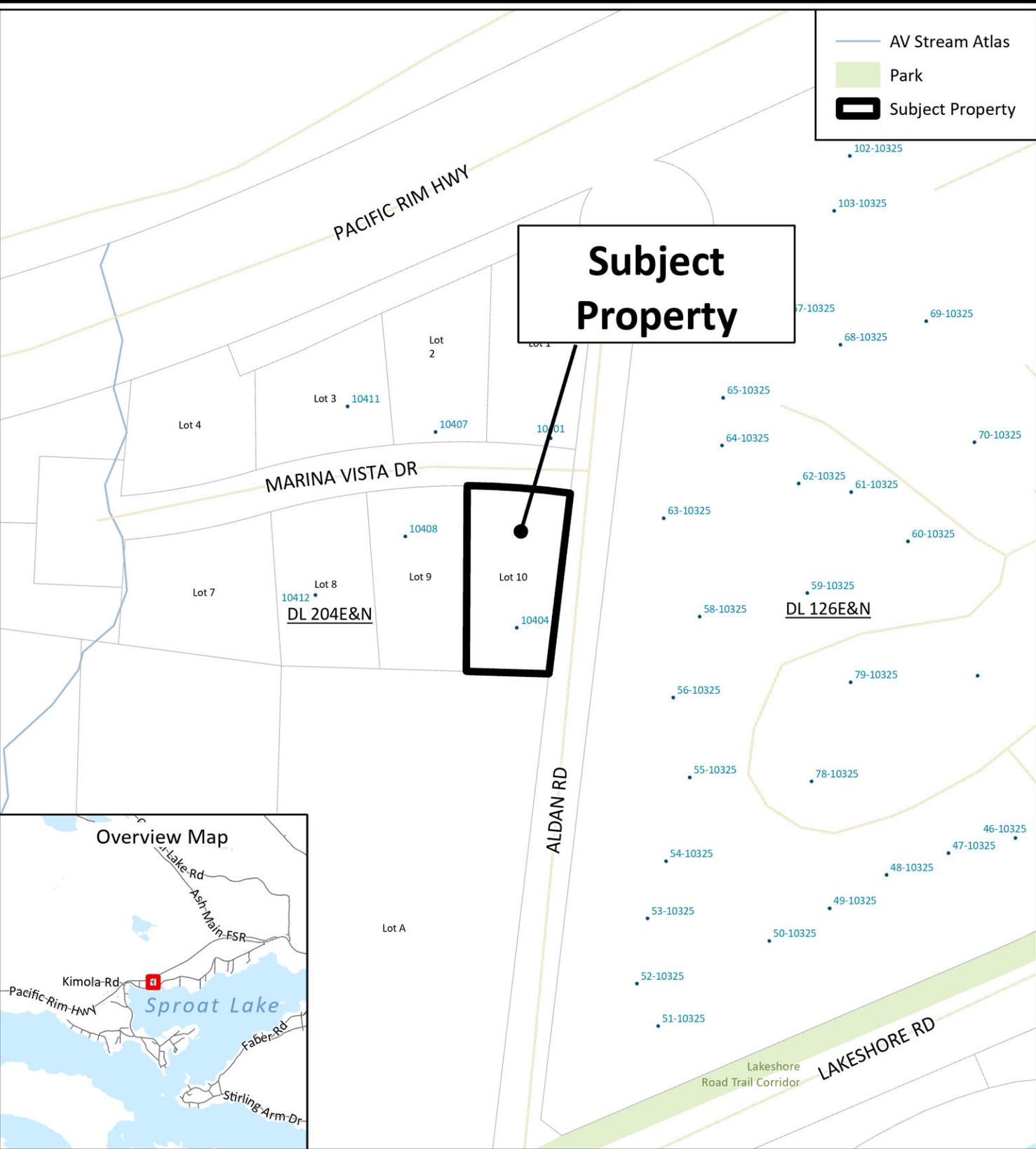
Submitted by: *Amy Needham*
Amy Needham, P. Ag, Acting Planning Manager

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

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

-  AV Stream Atlas
-  Park
-  Subject Property

**Subject
Property**



 Civic Address: 10404 Marina Vista Drive
 Legal Description: STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION O THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

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Lot 9

Lot 10

ALDAN RD

Lot 1

Lot A

10404

10404 Marina Vista Drive
STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT
STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION OF THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

 Subject Property

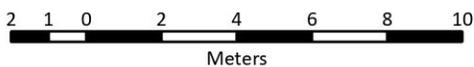
 Parcels



Prepared 2024-08-29
Sources: © OpenStreetMap (and) contributors, CC-BY-SA, Airbus DC 2023, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; GeoBC; ACRD

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

Scale 1:200



Kerri Creighton

From: john Taranov [REDACTED]
Sent: May 13, 2025 8:34 AM
To: Planning Shared
Subject: File # TUP24008

[CAUTION] This email originated from outside of the ACRD

Hi there

Thank you requesting our input into the request for temporary short term rentals for this address.

I can completely sympathize with these home owners, but I do not agree with allowing them to have temporary permission to do short term rentals.

It would be unfair for everyone else faced with this situation.

Thank you for your time

John Taranov
Sent from my iPhone

Kerri Creighton

From: SANDRA BISTRITZ [REDACTED]
Sent: May 19, 2025 3:25 PM
To: Planning Shared
Subject: File number TUP24008

[CAUTION] This email originated from outside of the ACRD

I am opposed to this being used as short term rental.

I live next door in Sproat Lake Mobile Honey Estates.

Thank you for asking

Sandra Bistriz

[REDACTED] Lakeshore Rd

Port Alberni

[REDACTED]

Sent from my iPhone



TUP24008

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: Gurdeep and Seema Ahira

Address: 10404 Marina Vista Drive

With respect to:

Legal Description: STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-853-580

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

1. This permit is issued for the seasonal operation of a short-term rental (STR) within the two (2) bedroom single family dwelling between the dates of May 1st through September 30th inclusive.
2. The short-term rental must be registered in accordance with the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of four (4) guests at any one time.
4. The den located on main floor, or the garage, must not be used for overnight accommodation or rented to short-term guests.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The STR shall accommodate a maximum of two (2) vehicles on the property. Boat trailers may not be parked on Marina Vista Drive. One off-street parking space must be provided for each bedroom (2).
7. The owner or designated caretaker must be available to attend the property within 20 minutes.
8. Contact information for the owner and/or caretaker in addition to a copy of the TUP must be visible in a public location within the STR. This permit is valid for a term of three (3) years from the date of issuance. 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 use permitted under the current zoning.
9. 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 _____ ,

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors