



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, July 23, 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 #: TUP25008

Property Owners/Applicants: Kara and Jeffrey Mackenzie

The subject property is located at 8335 Beaver Creek Road and is legally described as LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041

The property owner has applied for a Temporary Use Permit (TUP) to allow agri-tourism activities on the farm. The applicants propose to operate a hobby farm that would offer a venue for events such as weddings, markets, wellness retreats, educational workshops, a petting farm, and camping opportunities.

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/23-7-2025/.

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/23-7-2025/.

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 July 22, 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, July 17, 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

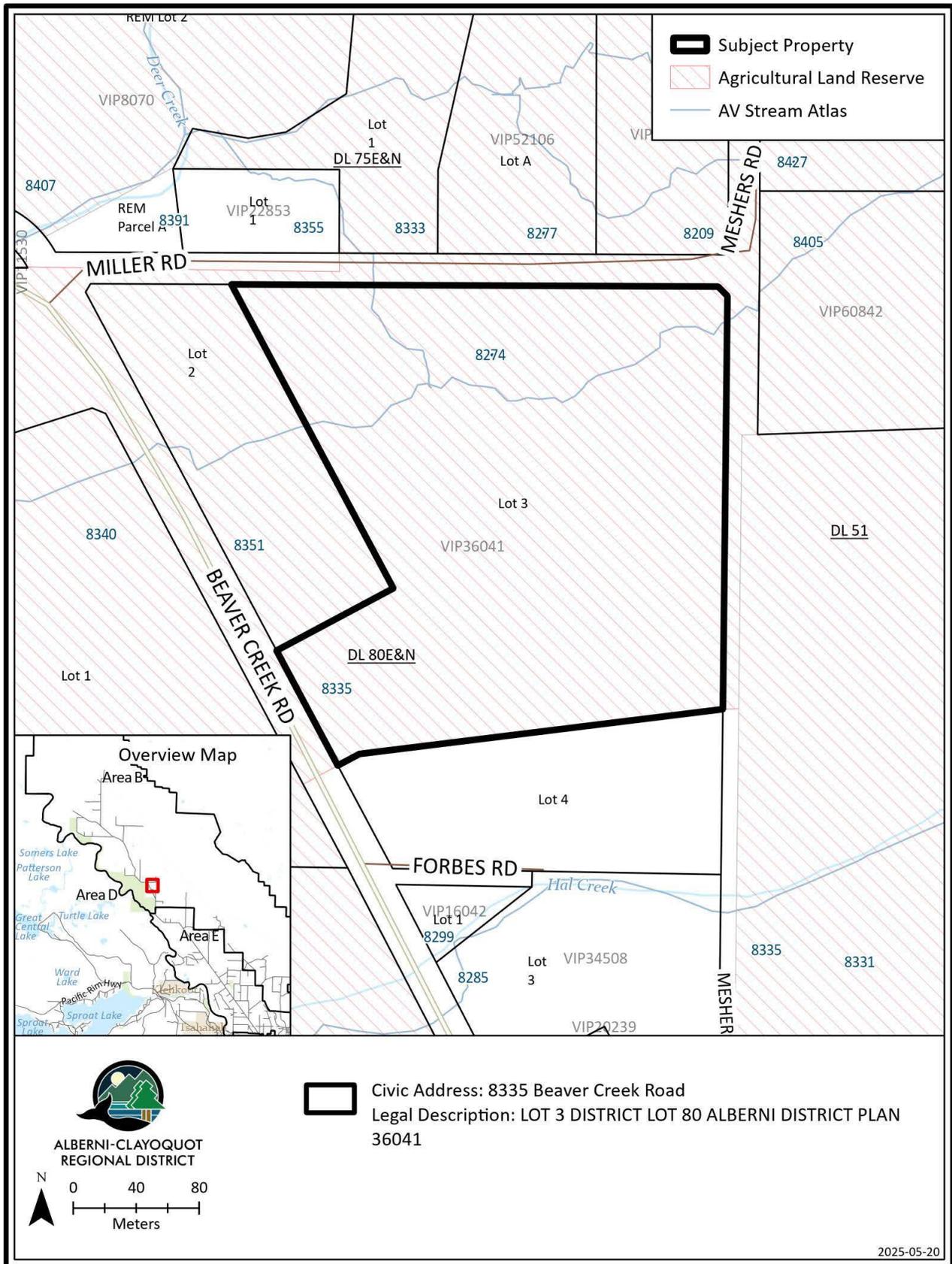
Planning Department

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

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 neighbourhood notification as per Local Government Act section 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 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) reviewed the application at their May 29, 2025 meeting where the members in attendance recommended support for the TUP application as presented.

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 and duck eggs, including a vegetable and flower garden. A fish bearing creek				

PL20250029 / TUP25008

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. The applicants intend to bring in portable toilet facilities for events at the farm.
- 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 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

and agri-tourism accommodation activities such as wellness retreats and camping, 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 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. Camping
 - e. 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*
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*
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)

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:

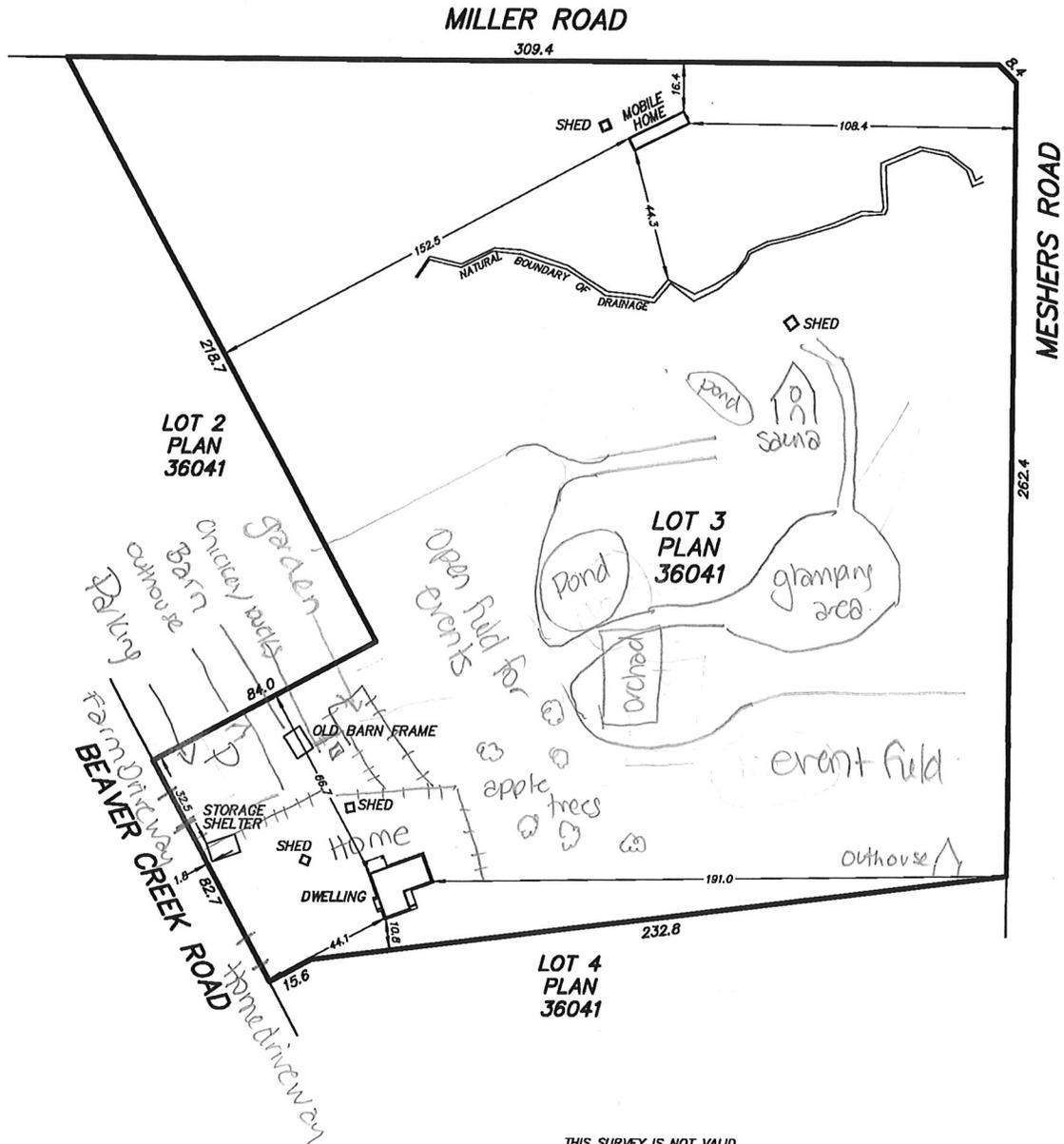
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE DERIVED FROM PLAN 36041.

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'

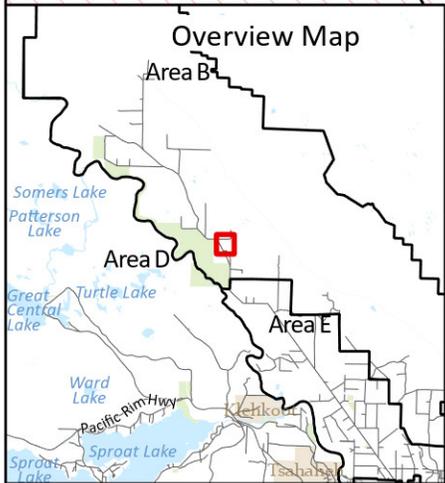
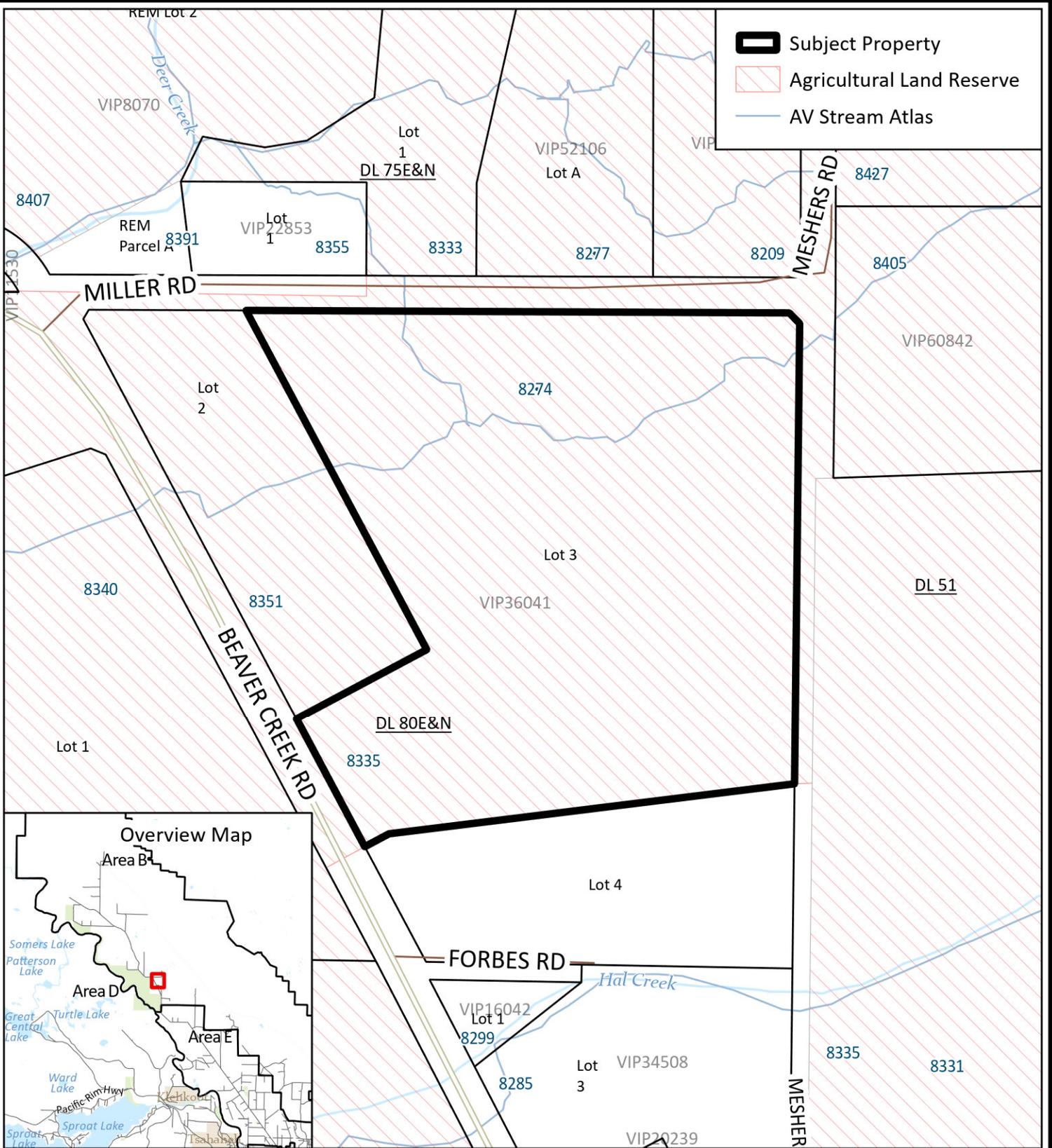
NOTE:

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

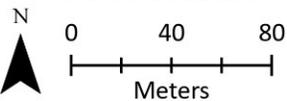
-  Subject Property
-  Agricultural Land Reserve
-  AV Stream Atlas

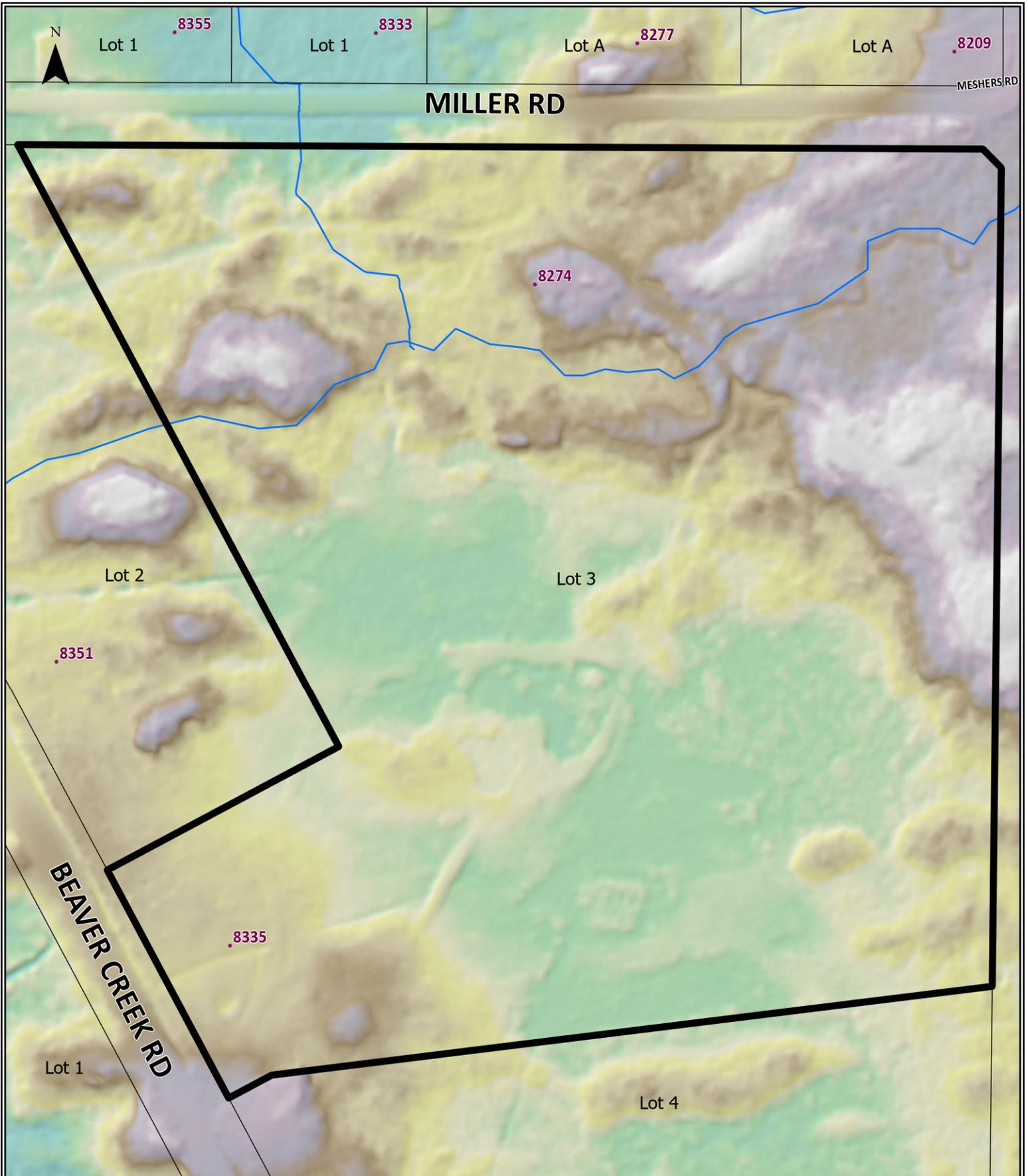


 Civic Address: 8335 Beaver Creek Road
 Legal Description: LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041

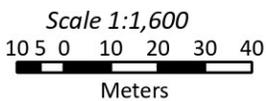


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





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



Subject Property

Parcels

Elevation (m)

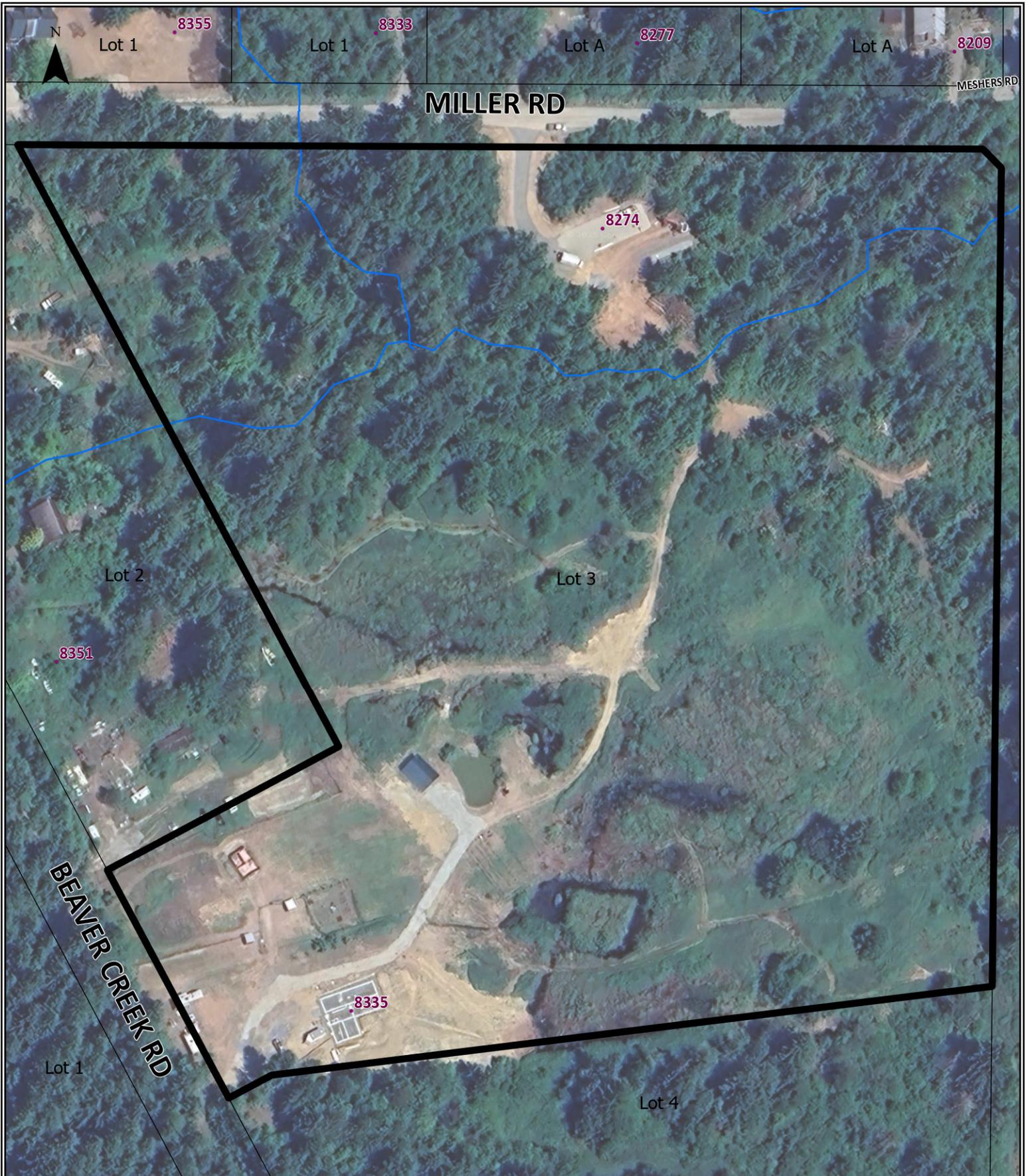
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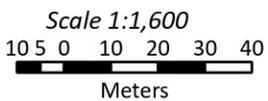


Prepared 2025-05-20
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8335 Beaver Creek Road
 LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN
 36041



-  Subject Property
-  Parcels



Prepared 2025-05-20
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