



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 #: 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/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.**

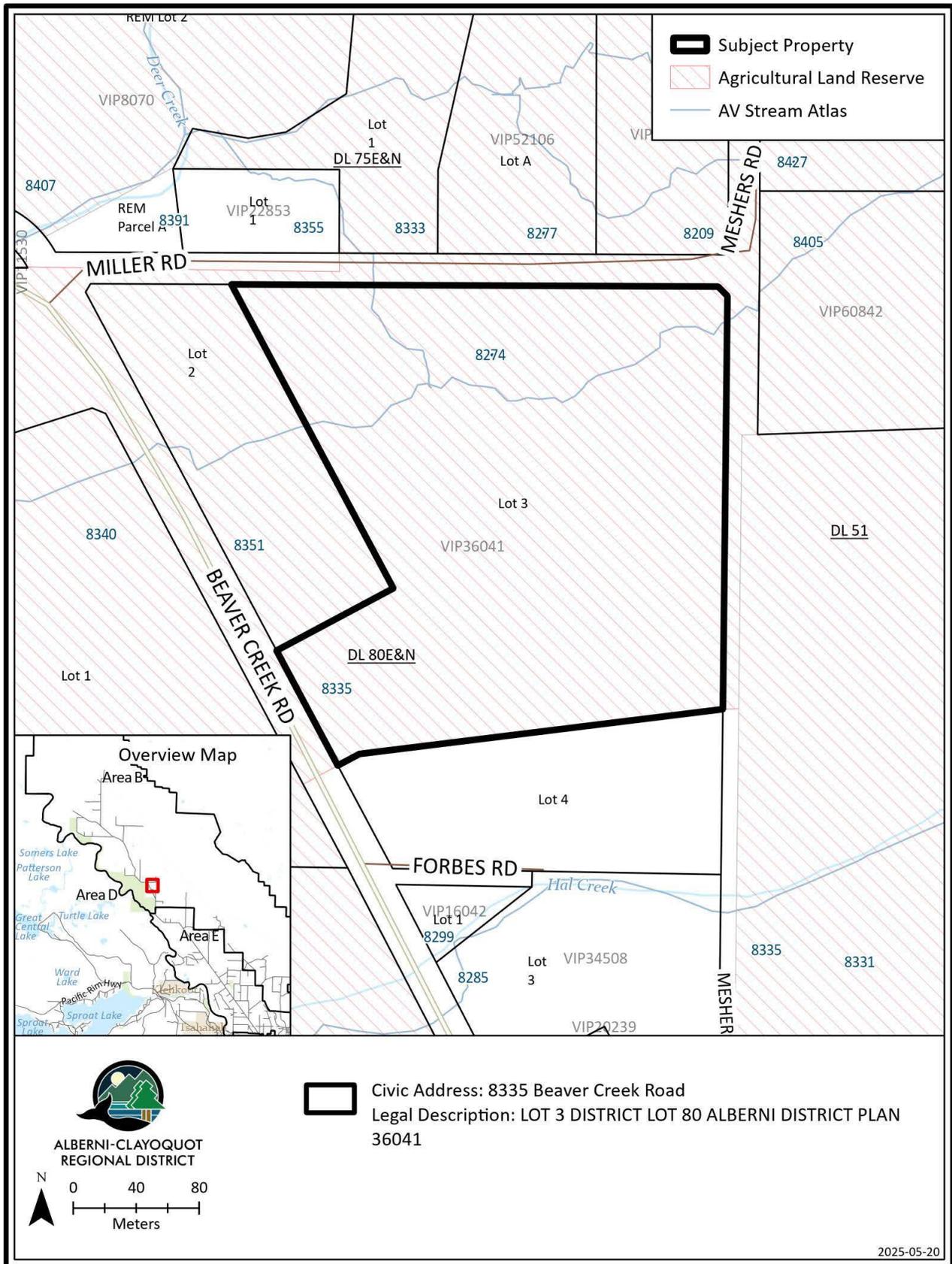
Alternatively, if you wish to appear as a delegation to present your views to the Board in person or electronically, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, August 21, 2025.** For further information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

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

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP25008.

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): Y Lot Area (ha): 7.45 (18.41 ac)

Background:

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 petting farm, farm tours, sauna, and camping opportunities.

The Board first considered the application at the June 11 meeting where they resolved to consider issuing the TUP subject to neighbour notification as per *Local Government Act s. 494*. A mailout to property owners and residents within 100 m of the subject property was sent out on July 4, and ads in the Alberni Valley News were published on July 9 and July 16. To date, no public comments have been received. If any comments are received prior to the July 23 meeting, staff will inform the Board. All conditions of approval have been met. Staff recommend that TUP25008 be issued.

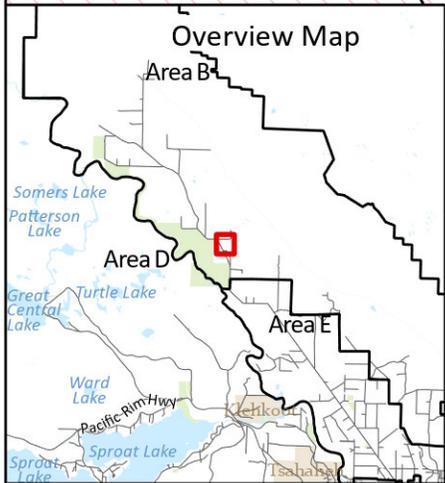
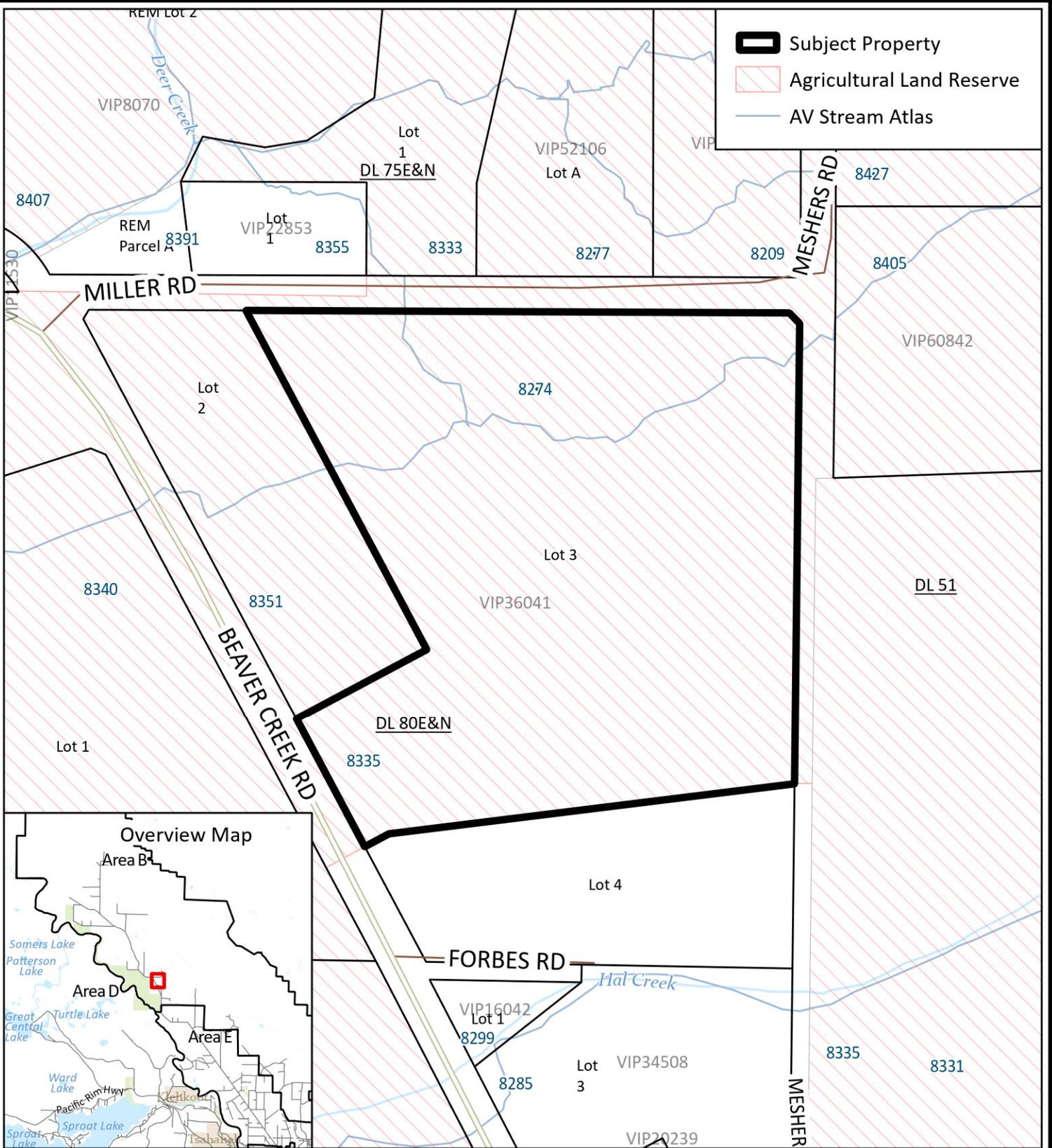
Submitted by: Amy Needham
Amy Needham, P. Ag, Acting Planning Manager

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

PL20250029/TUP25008

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

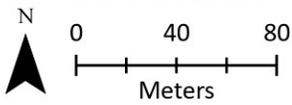
-  Subject Property
-  Agricultural Land Reserve
-  AV Stream Atlas

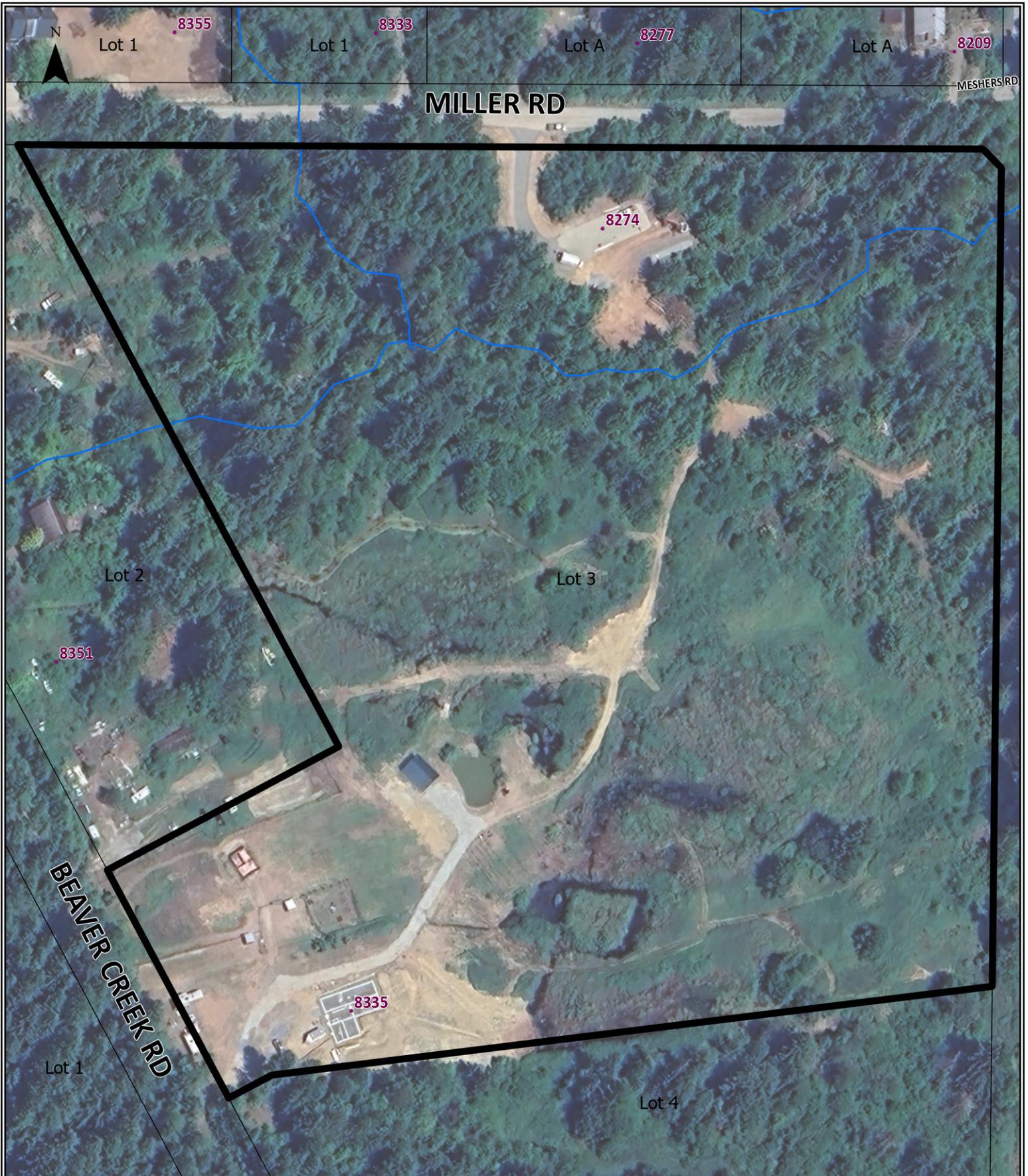


 Civic Address: 8335 Beaver Creek Road
 Legal Description: LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041

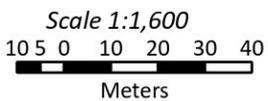


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





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



 Subject Property
 Parcels



Prepared 2025-05-20
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TUP25008

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: KARA F MACKENZIE, JEFFREY A MACKENZIE,
Address: 8335 BEAVER CREEK RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041
PID: 000-373-192

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, agri-tourism accommodation, and gathering for 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.

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 "[INSERT DATE]" .

This permit was issued this [DAY] of [MONTH], [YEAR].

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors