



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.

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/13-5-2026/.

MEETING DETAILS

When: Wednesday, May 13, 2026, 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 #: TUP25017

Property Owners/Applicants: 0732834 BC Ltd. c/o R Elmore

The subject property is located at 9195 Faber Road and is legally described as LOT 5, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 5041.

The property owners have applied for a Temporary Use Permit (TUP) to operate a Short-Term Vacation Rental (STR) in the (5) bedroom single-family residence for 6 weeks of the year.

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/13-5-2026/.

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.

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 May 12, 2026**

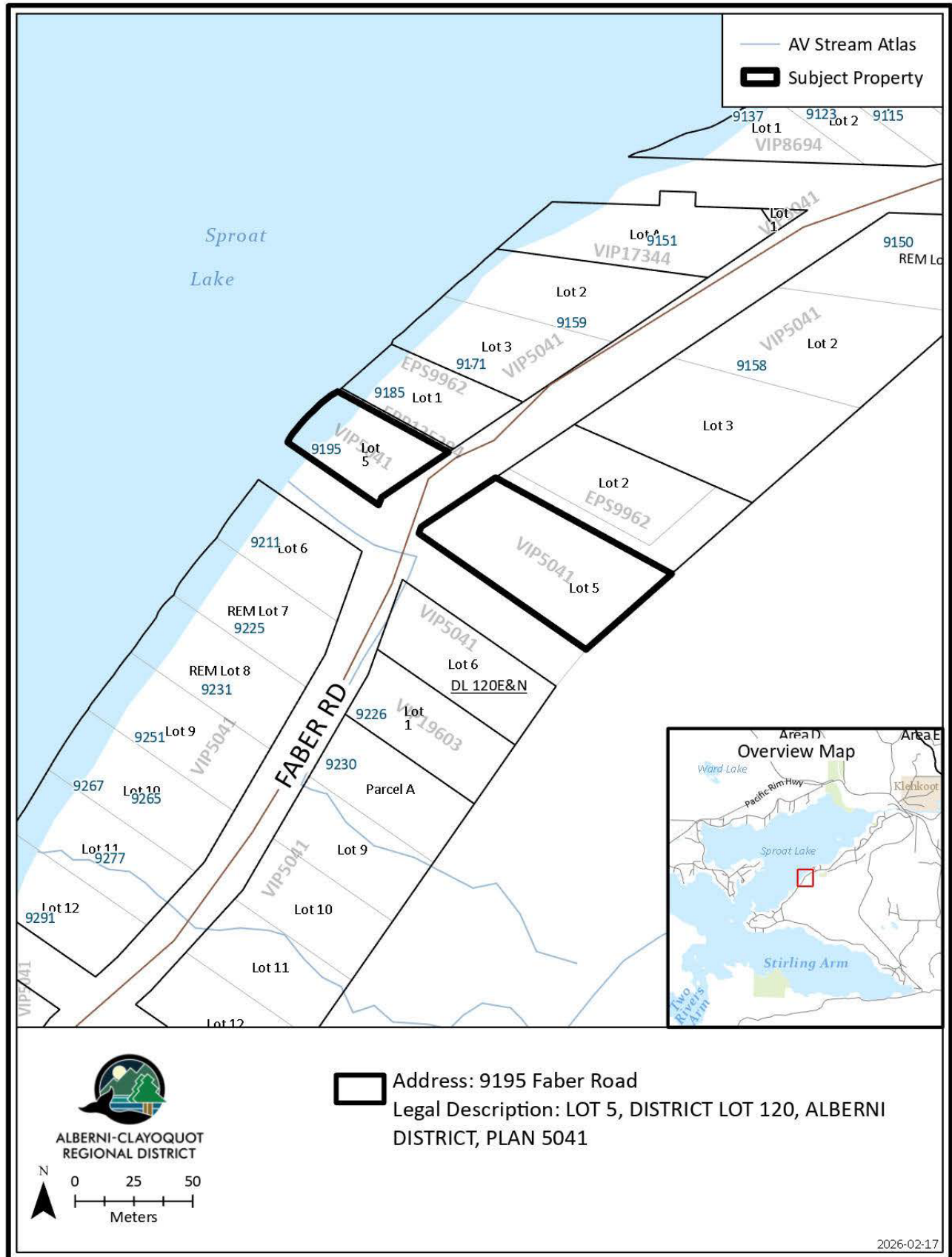
Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, May 7, 2026**. For further information or assistance 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: April 8, 2026

From: Jaleen Rousseau, Planning Manager

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP25017 - 9195 FABER RD (0732834 BC LTD)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit Application TUP25017 subject to neighbourhood notification as per Local Government Act s.494.

Development Proposal: The property owners maintain a five (5) bedroom single-family residence located on Sproat Lake. They are requesting approval of a Temporary Use Permit (TUP) to operate a Short-Term Vacation Rental (STR) for 6 weeks of the year.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission (APC) considered the application at their March 26, 2026 meeting. The APC considered a staff report that included an error which reflected that the application was for a three (3) bedroom house. Upon confirmation that the house was a five (5) bedroom house, the Committee passed a motion to support the application as amended to accurately reflect consideration for a short-term rental within a five (5) bedroom house with accommodation on-site for parking of five (5) vehicles and one (1) boat trailer.

Property Owner(s): 0732834 BC LTD

Applicant/Primary Contact: ROBERT ELMORE

Property Information:

Civic Address:	9195 FABER RD						
Legal Description:	LOT 5, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 5041						
PID:	000-137-154	Folio:	770-01473.000	ALR? (Y/N):	No	Lot Area (ha):	0.53 (1.30 ac)
Current Zoning:	RA1 - Acreage Residential District	Proposed Zoning:	N/A				
Current OCP:	Sproat Lake, Residential Use	Proposed OCP:	N/A				
Development Permit Area(s):	DPA I – Foreshore & Riparian Areas Protection						
Current Use & Description:	Residential property						

PL20250093 / TUP25017

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?it̓ath̓, 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).

Surrounding Zoning and Land Use

North:	Sproat Lake & Residential Use, RA1 Zoned	South:	Residential Use, RA1 Zoned
East:	Residential Use, RA1 Zoned	West:	Sproat Lake & Residential Use, RA1 Zoned

Services:

- a) **Sewage Disposal:** On-site sewage disposal was reviewed for compliance in 2018 during the addition of two (2) bedrooms, resulting in a five (5)-bedroom single-family dwelling, and was found to meet standard practices.
- b) **Water Supply:** Water supply is drawn from Sproat Lake.
- c) **Fire Protection:** Fire protection is provided by the Sproat Lake Volunteer Fire Department
- d) **Access:** The subject property is accessed from Faber Road.

Legislation:

Division 14, Part 8 of the *Local Government Act* provides for the opportunity for local governments to issue Temporary Use Permits (TUPs). A TUP may allow a use not permitted by zoning bylaws, set conditions for how the temporary use operates, and permit and regulate the construction of related buildings or structures. The issuance of a TUP must occur following issuance of a public notice. TUPs may only be granted for a maximum of three years and TUP holders may request a renewal of the TUP once. Renewals can not exceed three years.

Planning Policy Discussion:

a) **Official Community Plan:**

Land Use Designation

The subject property is designated as ‘Residential Use’ in the Sproat Lake Official Community Plan and complies with this use designation.

Development Permit Area

The property is subject to Development Permit Area DPA I – Foreshore & Riparian Areas Protection. However, if the Board chooses to support this TUP request, no new development will occur as the applicant is proposing to utilize the property in its existing state.

This proposal generally complies with the requirements of the Sproat Lake Official Community Plan. The OCP supports the consideration and issuance of TUPs in all land use designations for a period of up to three years.

b) **Zoning:**

The subject property is zoned Acreage Residential District (RA1) in accordance with ACRD Zoning Bylaw No. 15. The ACRD Zoning Bylaw No. 15 was adopted in 1973 and does not include regulation on STRs in residential districts, as these types of rentals were not an issue at that time. Certain “Commercial” and “Cottage” zones permit the operation of a STR on a permanent basis or under certain parameters.

Zoning Requirements:	Current:
Minimum Lot Area (ha)	0.16
Minimum Lot Width (m)	27.4
Principal & Accessory Front Yard Setback (m)	12.1

Principal Side Yard Setback (m)	4.5
Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9
Watercourse Setback (m)	30

The RA1 zone does not permit the use of Short-Term Vacation Rental (STR). Issuance of a Temporary Use Permit is required to permit the requested STR use on the subject property.

c) Temporary Use Permit:

The ACRD maintains [a Short Term Vacation Rentals Temporary Use Permit Policy](#), which is intended to guide both the public and the ACRD respecting applications. The Policy states that a TUP may be issued if the STR is temporary or seasonal, maintains the residential character of the property, permits only one STR per property, is compatible with surrounding uses, and does not negatively affect the natural environment. It also allows the Regional District to set conditions related to buildings used, area, hours of use, form and character, and environmental protection. The Policy further outlines standard conditions typically applied to STR TUPs, including privacy screening, a nearby or on-site caretaker, renter information posting, and appropriate servicing standards. Additional provisions include occupancy limits of two persons per bedroom, accommodation for one boat, parking requirements, prohibition of STRs in RVs or accessory buildings, and the ability to terminate non-compliant permits or apply other requirements deemed appropriate by the Board.

As of the current date, there are [27 active TUPs to facilitate the operation of STRs](#) within the ACRD. Their distribution across electoral areas are as follows:

Distribution of all Active TUPs for STRs by Electoral Area					
27 Active TUPs for STRs					
Area 'A' 7% (2 Issued TUPs)	Area 'B' 11% (3 Issued TUPs)	Area 'C' 30% (8 Issued TUPs)	Area 'D' 41% (11 Issued TUPs)	Area 'E' 11% (3 Issued TUPs)	Area 'F' 0% (0 Issued TUPs)

Comments:

Property

The subject property was originally developed to include a single-family dwelling with three (3) bedrooms. However, in 2018, a Building Permit was approved to add two (2) additional bedrooms to the existing dwelling. The subject property now contains a five (5) bedroom dwelling. There is also a bunkie located on site. No accommodation is permitted within the bunkie or any accessory building. The applicant has confirmed that the desire is to rent to families.

Neighbourhood

The subject property is one of several waterfront residential parcels located on Sproat Lake, in the northeastern arm of the lake. These residential parcels are often associated with recreational use.

Temporary Use Permit Conditions

The following conditions are *proposed* for the Temporary Use Permit (TUP) should the Board wish to consider issuance of the Permit:

1. *This permit is issued for the seasonal operation (up to 6 weeks a year maximum) of a short-term rental (stays less than one month) within the five (5) bedrooms of the existing five -bedroom single family dwelling.*

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 ten (10) guests at any one time.*
4. *No overnight accommodation is permitted within the bunkie or any accessory building located on the property.*
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 five (5) vehicles on the property. Boat trailer parking associated with use is provided for on-site.*
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.*
9. *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.*
10. *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.*

The applicant has noted that they have a designated caretaker for the proposed STR located at Tall Timbers RV Park on Sproat Lake.

Provincial Regulations

To operate a short-term rental in the Province of British Columbia, all owners must register their property in accordance with the *Short-Term Rental Accommodations Act*. All owners must indicate that their rental complies with all local bylaws. Upon registry, applicants are required to indicate a valid business license. Where business licenses are not provided, the applicant will be required to provide alternative documentation indicating compliance with the ACRD Zoning Bylaw.

Health & Safety Inspection

An ACRD Building Inspector will be attending to assess the subject property to confirm the proposed STR location meets minimum health and safety standards prior to Board consideration.

Public Notification

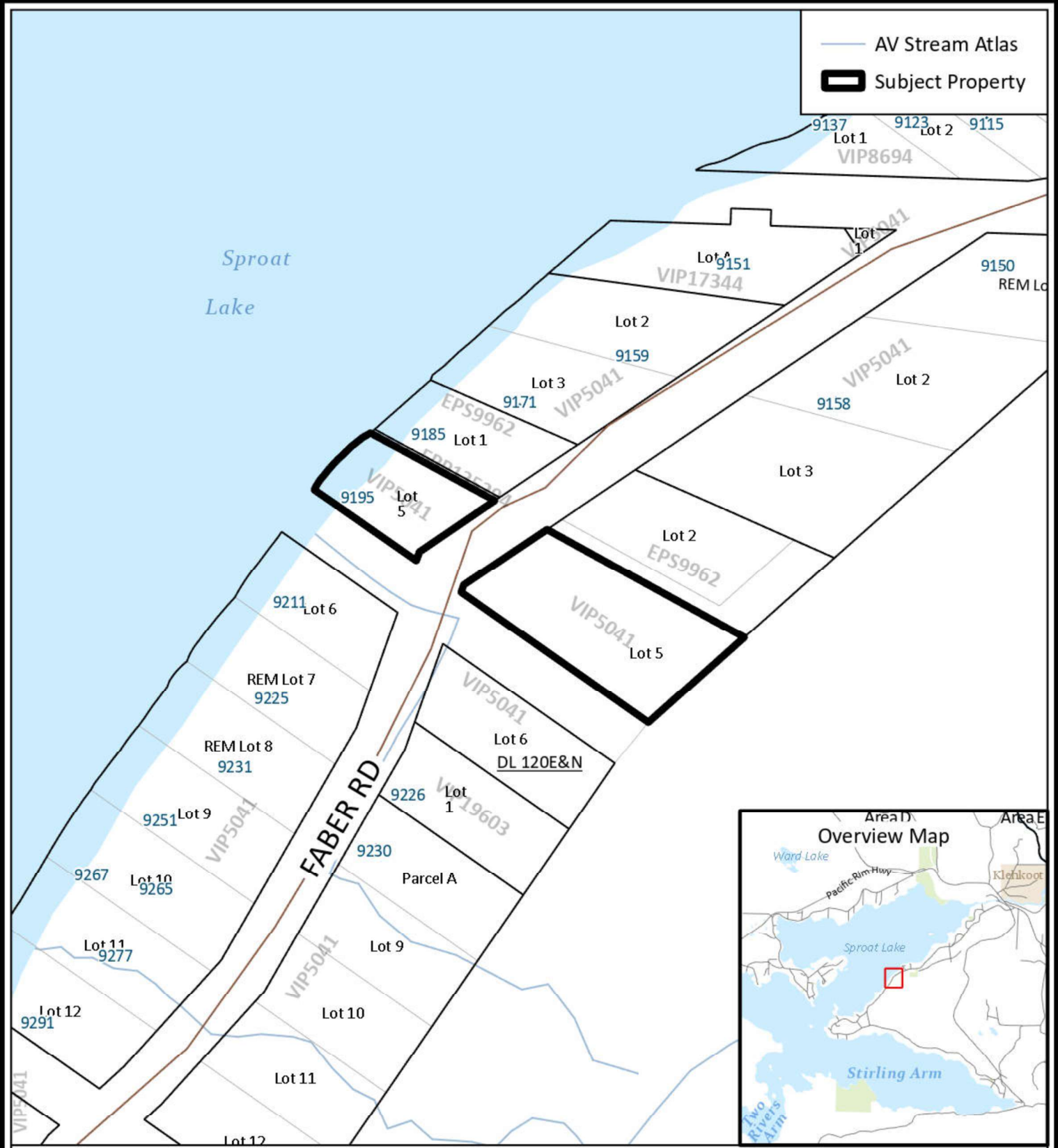
If the ACRD Regional Board passes a resolution to consider issuing a TUP, it must give notice to all neighbouring property owners and residents within 100m and post a notice in the newspaper (as per the *Local Government Act*, *ACRD Short Term Vacation Rentals Temporary Use Permit Policy* and *ACRD Development Procedures Bylaw P1528*).

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

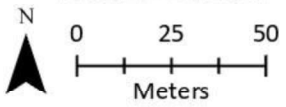
Reviewed by: *Cynthia Dick*
Cynthia Dick, General Manager of Administrative Services

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

— AV Stream Atlas
 [Thick black outline] Subject Property



ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT



Address: 9195 Faber Road
 Legal Description: LOT 5, DISTRICT LOT 120, ALBERNI
 DISTRICT, PLAN 5041



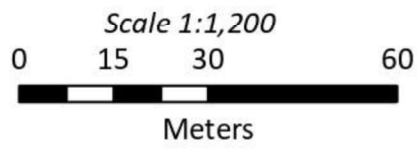
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9195 Faber Road
 LOT 5, DISTRICT LOT 120, ALBERNI
 DISTRICT, PLAN 5041

 Subject Property



Prepared 2026-02-17
 Sources: Microsoft, VantorProv. BC,
 ParcelMapBC; ACRD; Orthophoto 2014



Temporary Use Permit TUP25017 - 9195 FABER RD Photos



Figure 1: Looking at the subject property from Sproat Lake

B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

LOT 5, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 5041.

SCALE 1:250

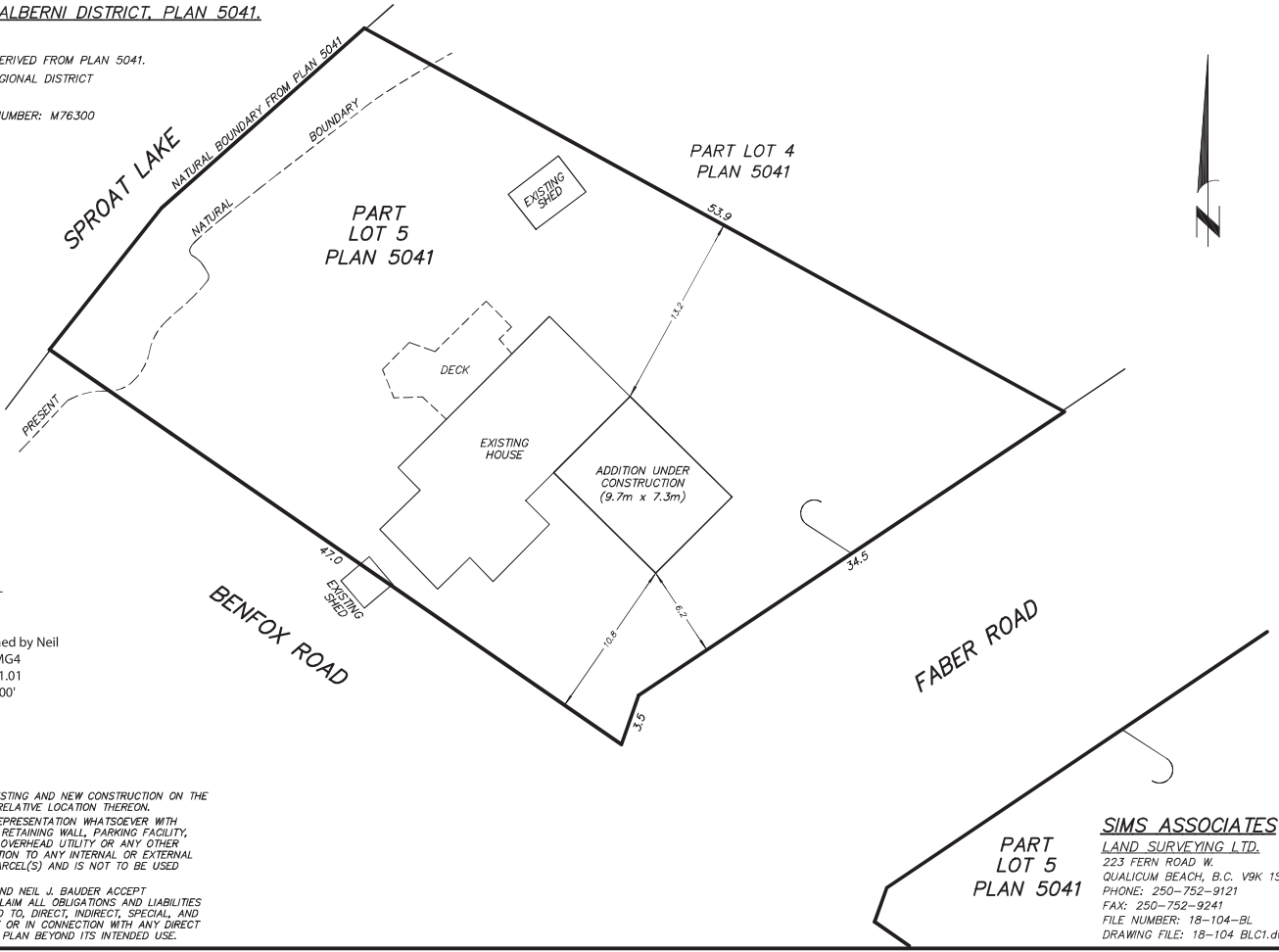
ALL DISTANCES ARE METRIC AND ARE DERIVED FROM PLAN 5041.

JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT

PID NO: 000-137-154

THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M76300

CIVIC ADDRESS: 9195 FABER ROAD,
PORT ALBERNI, BC



CERTIFIED CORRECT THIS 1ST DAY OF NOVEMBER, 2018 ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

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

Neil Bauder Digitally signed by Neil
E6HMG4 Bauder E6HMG4
Date: 2018.11.01
13:14:47 -07'00'

NOTE:

1. THIS SURVEY PURPORTS TO SHOW THE EXISTING AND 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. SIMS ASSOCIATES 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.

SIMS ASSOCIATES
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 18-104-BL
DRAWING FILE: 18-104_BLC1.dwg

Temporary Use Permit TUP25017 - 9195 FABER RD Photos



Figure 2 The single-family dwelling to be utilized as a Short-Term Vacation Rental

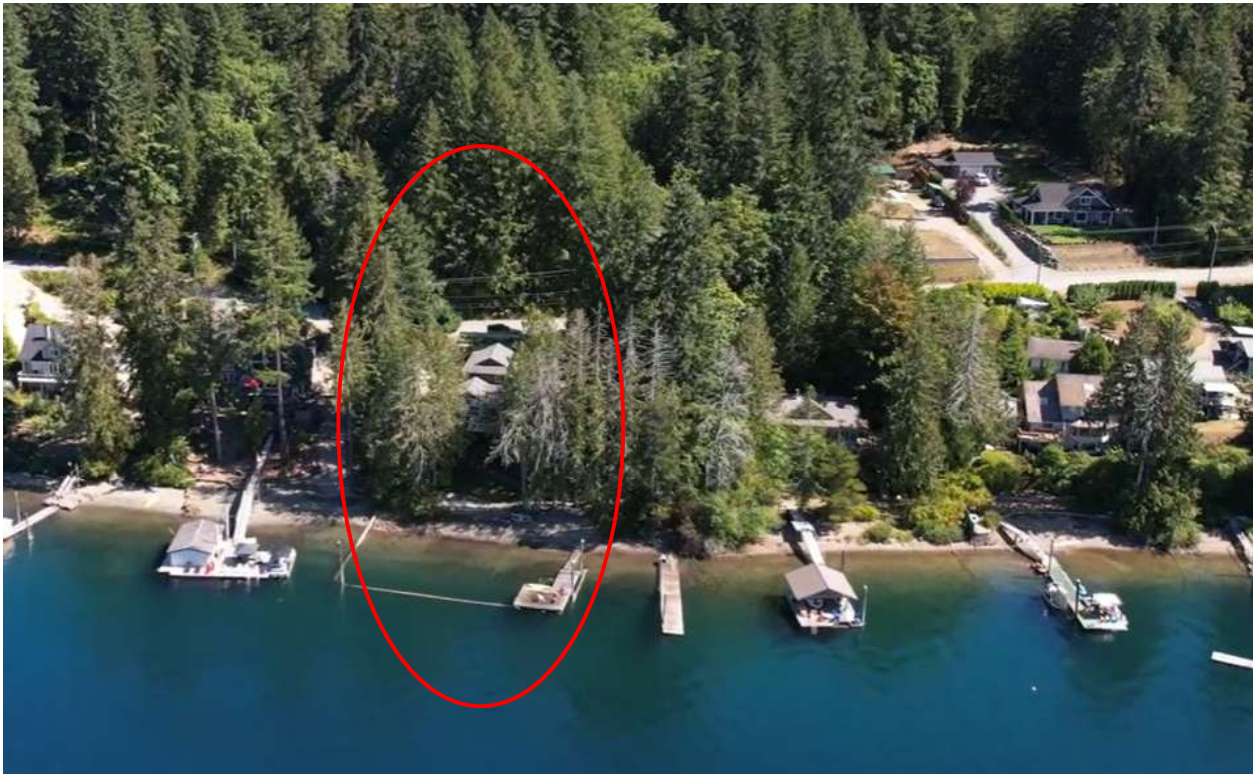


Figure 3 Looking at subject property from Sproat Lake



TUP25017

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: 0732834 BC LTD,
Address: 9195 FABER RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 5, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 5041
PID: 000-137-154

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 (up to 6 weeks a year maximum) of a short-term rental (stays less than one month) within five (5) bedrooms of the existing five-bedroom single family dwelling.
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 ten (10) guests at any one time.
4. No overnight accommodation is permitted within the bunkie or any accessory building located on the property.
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 five (5) vehicles on the property. Boat trailer parking associated with use is provided for on-site.
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.
9. 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.
10. 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 "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors