



A Public Meeting will take place respecting Application TUP26001. Following this, the Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Temporary Use Permit.

## MEETING DETAILS

### #1 PUBLIC MEETING

**When:** Tuesday, June 16, 2026, at 6:00pm

**Where:** Alberni-Clayoquot Regional District Boardroom, 3008 Fifth Ave, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available.

Anyone who feels their interest in property will be affected by the proposed Temporary Use Permit will be afforded a reasonable opportunity to be heard. You can participate in the Public Meeting in-person, electronically or by phone. Full instructions to do so can be provided by contacting Planning staff. In addition, participation instructions are included in the supplementary information available at [www.acrd.bc.ca/events/16-6-2026](http://www.acrd.bc.ca/events/16-6-2026).

### #2 BOARD CONSIDERATION MEETING

**When:** June 24, 2026, at 1:30 pm

**Where:** Alberni-Clayoquot Regional District Boardroom, 3008 Fifth Ave, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available

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](mailto: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 **4:30pm on Tuesday, June 23, 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](http://www.acrd.bc.ca/delegation) and submit the completed form by **12:00 pm on Thursday, June 18, 2026**. For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD Boardroom, or electronically on our website at [www.acrd.bc.ca/events/24-6-2026](http://www.acrd.bc.ca/events/24-6-2026) If you experience any difficulties with website access staff can assist you 250-720-2700 or [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)

## WHAT'S THIS ABOUT?

**File #:** TUP26001

**Property Owners/Applicants:** S. Hoerauf

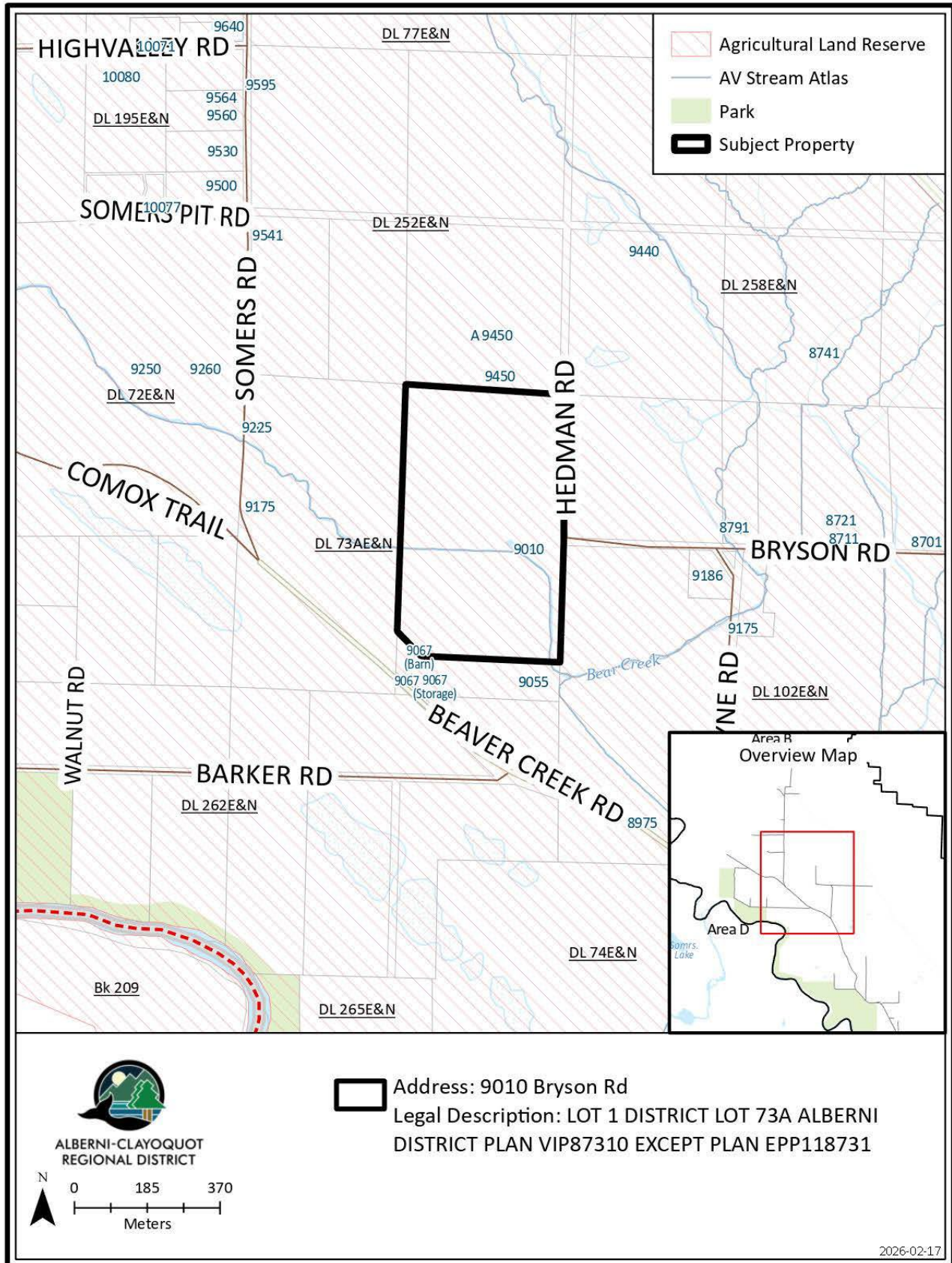
**The subject property** is located at 9010 Bryson Road and is legally described as LOT 1 DISTRICT LOT 73A ALBERNI DISTRICT PLAN VIP87310 EXCEPT PLAN EPP118731

**The property owners have applied for a temporary use permit (TUP) to allow agri-tourism activities on the farm as permitted under the Agricultural Land Commission (ALC) regulations. 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>.**

## 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/24-6-2026](http://www.acrd.bc.ca/events/24-6-2026). 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.

# SUBJECT PROPERTY MAP





**To:** ACRD Board of Directors

**Voting Structure:** Electoral Area Directors

**From:** Alima Khoja, Planner 1

**Meeting Date:** May 27, 2026

**Electoral Area:** B - Beaufort

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

---

**Recommendation:**

***THAT the Alberni-Clayoquot Board of Directors issue Temporary Use Permit TUP26001.***

---

**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)

**Background:**

The property owner is applying for a Temporary Use Permit to allow agri-tourism and agri-tourism accommodation activities on their 27.98 ha sheep 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 in workshops and events held on the farm. The property is zoned Rural (A2) District, located entirely within the Agricultural Land Reserve (ALC), and is classified as an operating farm with BC Assessment. The applicant lives on-site 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. The campsites would be utilized as agri-tourism accommodation sites from April 1st to October 15th.

***Previous Consideration & Public Notification***

The Beaufort Advisory Planning Commission (APC) reviewed the application at their March 31, 2026 meeting and passed a motion to support the application as presented. The Board reviewed this application at their April 22, 2026, meeting and resolved to consider issuing the Temporary Use Permit following public notification as per Local Government Act s. 494. A notice to owners and occupants within 100 metres of the property was mailed on May 7. Notices were advertised in the May 13 and 20 editions of the Alberni Valley News. To date, no correspondence has been received from the public. If any responses are received prior to the May 26 Board meeting, staff will inform the Board.

**PL20260005/TUP26001**

**Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | [www.acrd.bc.ca](http://www.acrd.bc.ca)**

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

### *Referral Comments*

As a part of the referral process, comments were requested from relevant departments. Technical agency referral request was sent out to Island Health, ACRD Building Inspection, and the ACRD Sustainability Planner.

- a. A preliminary referral response from the Building Inspector noted that the proposed structure did not meet the minimum requirements of the 2024 BC Building Code and was not supported for public use in its current form; however, the existing platform structures were permitted for personal use.
- b. Island Health noted interests unaffected by the TUP.
- c. The ACRD Sustainability Planner supported approval of the TUP, noting that agri-tourism accommodation is permitted under ALC regulations and can improve farm viability while reducing regulatory and administrative barriers.

### *Current Status*

Following an inspection, the applicants were advised that modifications to the structures were required to achieve compliance with the Building Code, and that a building permit application must be submitted. In response, the applicant submitted a building permit application for three tent platforms to support the initial phase of their Temporary Use Permit. A building permit was issued on May 1, 2026. Final inspection will be required prior to the commencement of short-term rental operations on the tent platforms. 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. The applicants will restrict open fires in the camping area and no heating, cooking, or burning devices will be allowed inside the tents.

The conditions included in the TUP intend to address building, health, and life safety standards to be required as part of the campground use. Given the conditions included, it is recommended that the Board issue Temporary Use Permit TUP26001 for a period of three years.

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

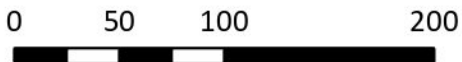
Approved by: *Daniel Sailland*  
Daniel Sailland, MBA, Chief Administrative Officer



*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.*

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

Scale 1:3,600



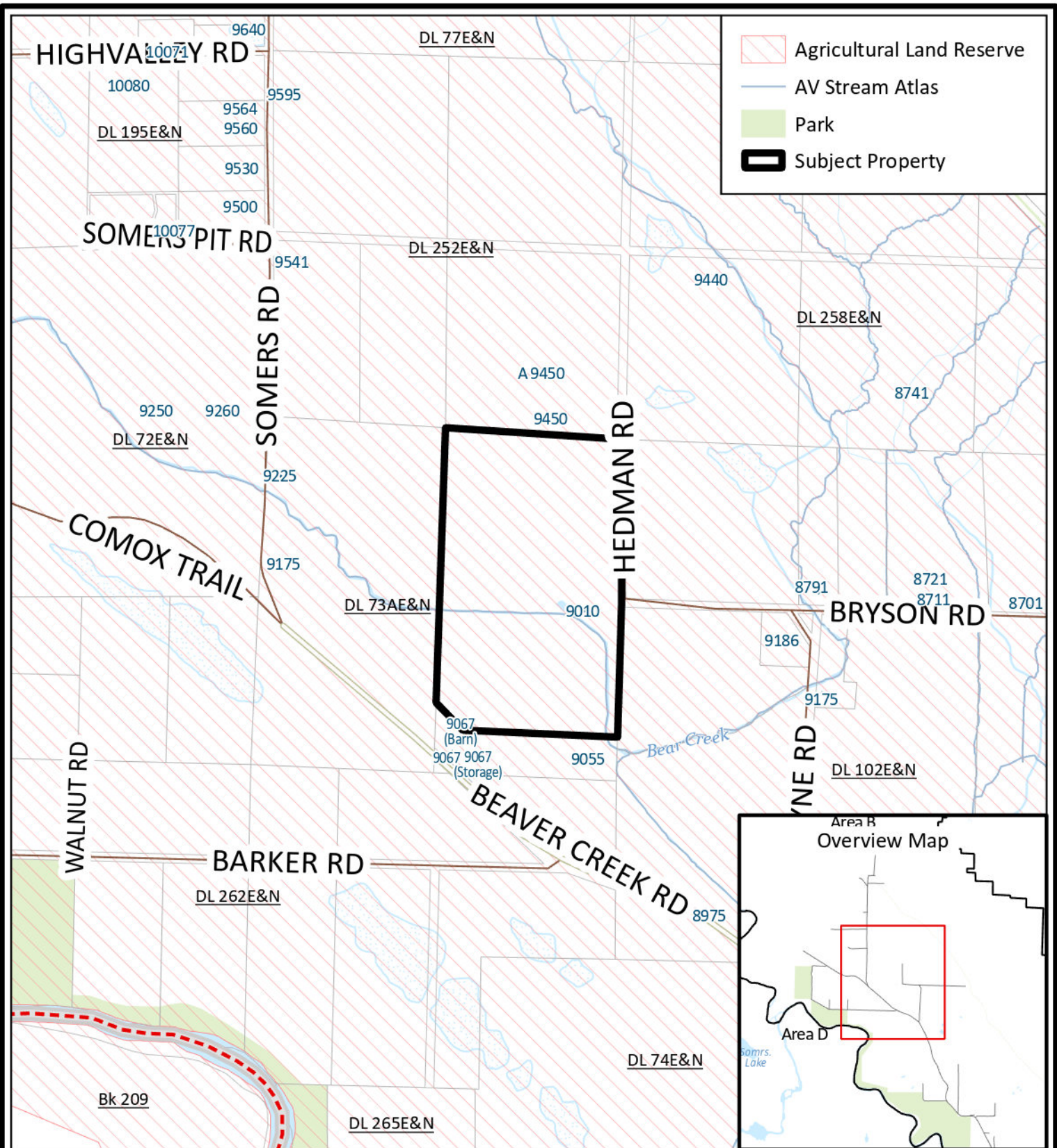
Meters

-  Subject Property
-  Agricultural Land Reserve

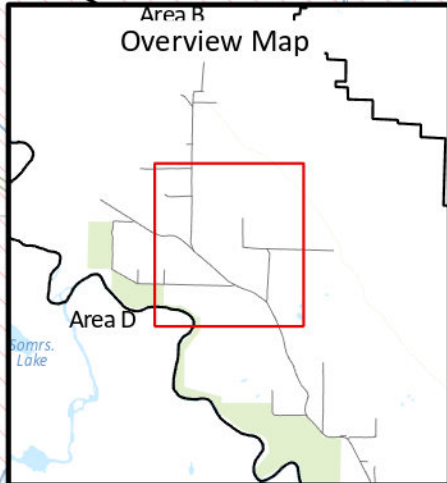


**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

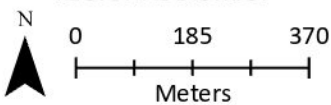
Prepared 2026-02-17  
 Sources: Vantor Prov. BC, ParcelMapBC;  
 ACRD



-  Agricultural Land Reserve
-  AV Stream Atlas
-  Park
-  Subject Property



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Address: 9010 Bryson Rd  
 Legal Description: LOT 1 DISTRICT LOT 73A ALBERNI  
 DISTRICT PLAN VIP87310 EXCEPT PLAN EPP118731



**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 permits agri-tourism accommodation uses. The accommodation use 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 Regulations, and any Agricultural Land Commission policies.
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. Use of campsite structures with platforms for short-term rental requires final inspection approval in accordance with the requirements of the issued building permit.
7. Agri-tourism accommodation uses shall be limited to the period from April 1 to October 15.
8. Recreational vehicles shall not be used for permanent accommodation on the property.
9. No open fires are permitted, and all heating or burning devices are prohibited inside the tents.
10. 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.
11. The owner or caretaker must live on-site or be available to attend the property within 20 minutes.
12. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.

13. This permit is valid for a term of three (3) years from the date of issuance.
14. 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.
15. 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



**To:** ACRD Board of Directors

**Meeting Date:** April 22, 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) reviewed the application at their March 31<sup>st</sup>, 2026, meeting and passed a motion to support the application as presented.

**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**

<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.
---------------------------------------	--

<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 was issued to Island Health, and a referral response was received indicating that its interests are unaffected.
- 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 was issued to Island Health, and a referral response was received indicating that its interests are unaffected.
- c) **Fire Protection:** The parcel is not within a fire protection area.
- 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. Agri-tourism accommodation uses shall be limited to the period from April 1 to October 15.
7. Recreational vehicles shall not be used for permanent accommodation on the property.
8. No open fires are permitted, and all heating or burning devices are prohibited inside the tents.
9. 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.
10. The owner or caretaker must live on-site or be available to attend the property within 20 minutes.
11. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
12. This permit is valid for a term of three (3) years from the date of issuance.
13. 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.
14. 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.

#### *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.

#### *Referral Process*

The application is currently in the referral stage. Technical agency referral request was sent out to Vancouver Island Health Authority, ACRD Building Department, and ACRD Sustainability Planner. As a part of the referral process, comments were requested from relevant departments.

#### *Referral Responses*

- a. 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. The applicant has met with the ACRD Building Inspector to initiate the building permit process. Applicant has submitted a Building Permit application.
- b. Vancouver Island Health Authority noted Interests Unaffected by the Bylaw.
- c. ACRD Sustainability Planner supports approval of the TUP, noting that agri-tourism accommodation is permitted under ALC regulations and can improve farm viability while reducing regulatory and administrative barriers.

#### *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*  
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*  
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



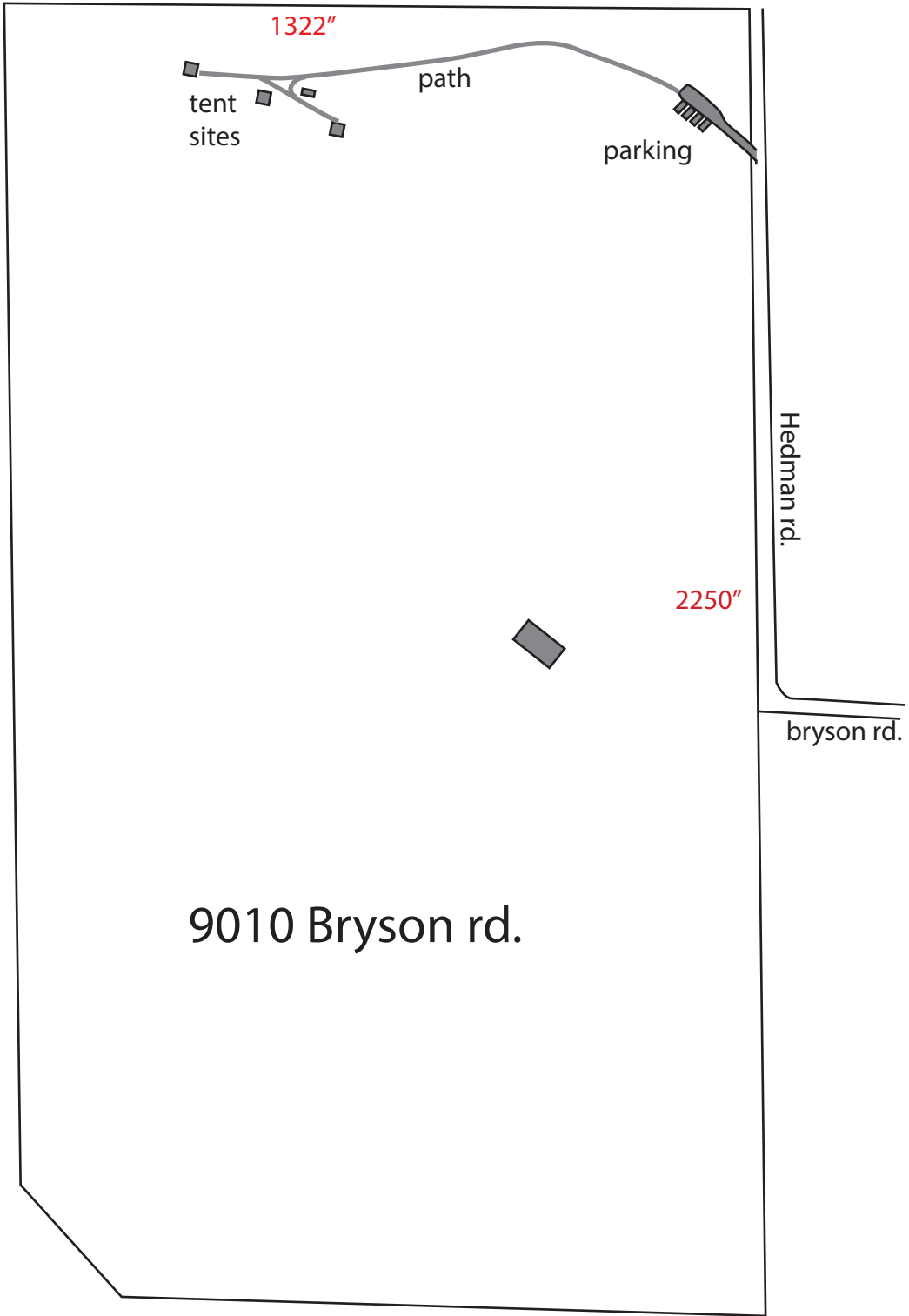
Entry to tent site path via Hedman Rd



Existing dwelling unit and accessory buildings via Bryson Rd



Site entry via Bryson Rd looking south

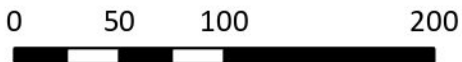




*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.*

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

Scale 1:3,600



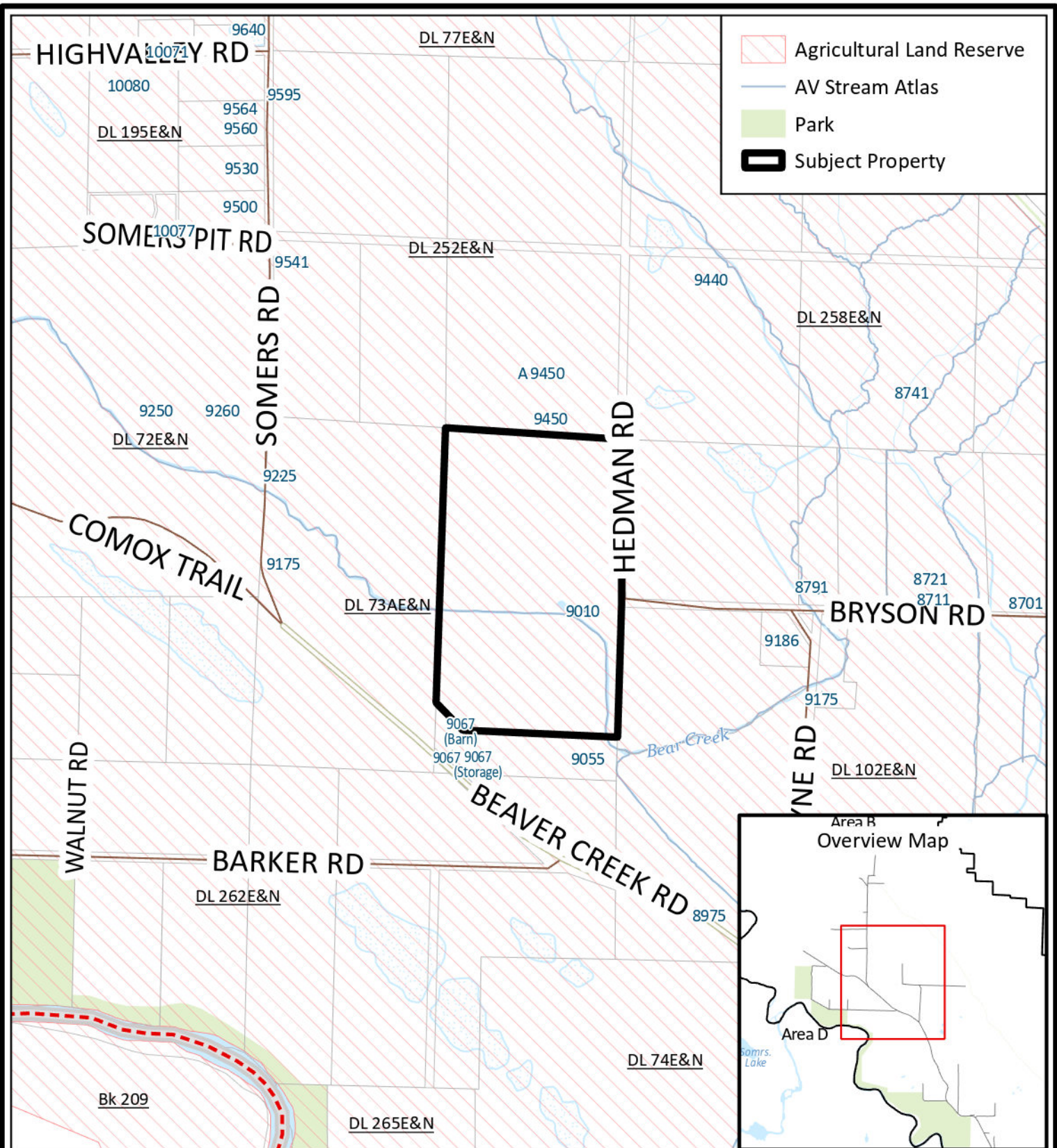
Meters

-  Subject Property
-  Agricultural Land Reserve

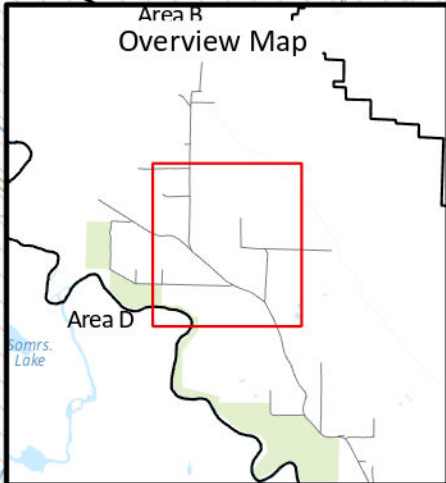


**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

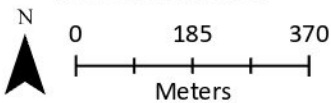
Prepared 2026-02-17  
 Sources: Vantor Prov. BC, ParcelMapBC;  
 ACRD



-  Agricultural Land Reserve
-  AV Stream Atlas
-  Park
-  Subject Property



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



Address: 9010 Bryson Rd  
 Legal Description: LOT 1 DISTRICT LOT 73A ALBERNI  
 DISTRICT PLAN VIP87310 EXCEPT PLAN EPP118731



**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. Agri-tourism accommodation uses shall be limited to the period from April 1 to October 15.
7. Recreational vehicles shall not be used for permanent accommodation on the property.
8. No open fires are permitted, and all heating or burning devices are prohibited inside the tents.
9. 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.
10. The owner or caretaker must live on-site or be available to attend the property within 20 minutes.
11. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
12. This permit is valid for a term of three (3) years from the date of issuance.
13. 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.

14. 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