



## West Coast Committee Meeting

Tuesday, October 7, 2025

Zoom  
10:00 AM

### Regular Agenda

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Watch the meeting live at: <https://www.acrd.bc.ca/events/7-10-2025/>

Register to participate via Zoom Webinar at:

[https://acrd-bc-ca.zoom.us/webinar/register/WN\\_mzYewS3DTmGUV6lbyGmNqA#/registration](https://acrd-bc-ca.zoom.us/webinar/register/WN_mzYewS3DTmGUV6lbyGmNqA#/registration)

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- |   | <b>PAGE #</b> |
|---|---------------|
| <b>1. <u>CALL TO ORDER</u></b>  |               |
| <b>Recognition of Territories.</b>  |               |
| Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website. |               |
| Introductions - Committee Members and Staff present in the Boardroom and via Zoom.  |               |
| <b>2. <u>APPROVAL OF AGENDA</u></b>   |               |
| <i>(motion to approve, including late items requires 2/3 majority vote)</i>   |               |
| <b>3. <u>DECLARATIONS</u></b>   |               |
| <i>(conflict of interest)</i>   |               |
| <b>4. <u>MINUTES</u></b>  |               |
| a. <b>West Coast Committee Meeting – July 2, 2025</b>   | <b>4-7</b>    |
| <i>THAT the minutes of the West Coast Committee meeting held on July 2, 2025 be adopted.</i>  |               |
| <b>5. <u>PETITIONS, DELEGATIONS &amp; PRESENTATIONS (10 minute maximum)</u></b>   |               |
| a. <b>Louise Rodgers, Tofino Farms regarding reduced lease rate for food production at Long Beach Airport</b>                       |               |

- b. **James Rodgers, Cofounder & Executive Director, Coastal Animal Rescue & Education (CARE) Network Society regarding reduced lease rates for non-profits at Long Beach Airport**
- c. **Michelle Hall, Capital Campaign Lead, Clayoquot Biosphere Trust regarding Clayoquot Sound Biosphere Centre building update and request for support from Community Works Funding**

**6. CORRESPONDENCE**

- a. **Robyn Mair, Resident of Ucluelet regarding animal-friendly alternative to the West Coast 3-Stream system.** **8-9**
- b. **Mayco Noel, Food Bank on the Edge regarding February request for assistance with demolition and removal costs for building project.** **10-13**

*THAT the West Coast Committee receive these items of correspondence.*

**7. REQUEST FOR DECISIONS**

- a. **REQUEST FOR DECISION** **14-17**  
Proposed Development of a West Coast ICI Diversion Program

*THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to develop a detailed proposal for a program aimed at reducing Industrial, Commercial, and Institutional (ICI) waste on the West Coast through:*

*1)A phased standard rate increase for ICI tipping fees at the West Coast Landfill, to encourage waste diversion and reflect the true cost of landfill disposal; and*

*2)An ICI Landfill Diversion Program to encourage businesses in establishing and participating in diversion initiatives.*

*AND THAT the West Coast Committee recommend that the Board direct staff to prepare an amendment to Bylaw R1033 as part of the proposed program.*

- b. **REQUEST FOR DECISION** **18-21**  
Preliminary Lease Application – LBA Lease – 2025-003

*THAT the West Coast Committee support Preliminary Lease Application LBAlease-2025-003 from Redd Fish Restoration Society and recommend that the Alberni-Clayoquot Regional District Board of Directors direct ACRD staff to complete necessary legal requirements including but not limited to; the*

*development of a partnering agreement; and a public notice of disposition, in order to consider the possible approval of the final lease application.*

**8. REPORTS**

- |    |   |              |
|----|---|--------------|
| a. | <b>Area C (South Long Beach) Official Community Plan Update</b>   | <b>22-35</b> |
| b. | <b>West Coast Transit -Seasonal Service Change</b>  | <b>36</b>    |
| c. | <b>Wildsafe BC – Pilot – Reducing Human-Bear Conflict</b>   | <b>37-50</b> |
| d. | <b>Ex-officio Member Updates</b>  |              |
|    | <ul style="list-style-type: none"><li>• Pacific Rim National Park Reserve Update</li><li>• Ahousaht First Nation Update</li><li>• Tla-o-qui-aht First Nation Update</li><li>• Hesquiaht First Nation Update</li></ul> |              |

*THAT the West Coast Committee receive reports a-d.*

**9. LATE BUSINESS**

**10. QUESTION PERIOD**

**Questions/Comments from the public:**

- Participating in the Zoom meeting
- Emailed to the ACRD at [responses@acrd.bc.ca](mailto:responses@acrd.bc.ca)

**11. ADJOURN**



# Alberni-Clayoquot Regional District

## MINUTES OF THE WEST COAST COMMITTEE MEETING HELD ON WEDNESDAY, JULY 2, 2025, 10:00 AM

Hybrid - Zoom, Ucluelet Council Chambers, 500 Matterson Drive, Ucluelet, BC

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### MEMBERS

Tom Stere, Chairperson, Councillor, District of Tofino

### PRESENT:

Marilyn McEwen, Mayor, District of Ucluelet

Vaida Siga, Director, Electoral Area "C" (Long Beach)

Kirsten Johnsen, Member of Council, Toquaht Nation

### REGRETS:

Levana Mastrangelo, Executive Legislator, Yuułu?iŋáth Government

John Rampanen, Chief Councillor, Ahousaht First Nation

Dave Tovell, Park Superintendent, Pacific Rim National Park Reserve

Tla-o-qui-aht First Nation

Bob Anderson, Administrator, Hesquiaht First Nation

### STAFF PRESENT:

Daniel Sailland, Chief Administrative Officer

Jenny Brunn, General Manager of Community Services

Teri Fong, Chief Financial Officer

Cynthia Dick, General Manager of Administrative Services

Janice Hill, Executive Assistant

Eddie Kunderman, Operations Manager

Michael McGregor, Lands and Resource Coordinator

Jodie Frank, Acting Solid Waste Manager

Lyndsey Page, Community Services Coordinator

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:

<https://www.acrd.bc.ca/events/2-7-2025/>

## 1. **CALL TO ORDER**

The Chairperson called the meeting to order at 10:02am.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions – Committee Members and Staff present in the Boardroom and via Zoom.

## 2. **APPROVAL OF AGENDA**

*MOVED: Director Siga*

*SECONDED: Director McEwen*

*THAT the agenda be approved as circulated.*

**CARRIED**

**3. DECLARATIONS**

**4. MINUTES**

**a. West Coast Committee Meeting Minutes – May 14, 2025**

*MOVED: Director Stere*

*SECONDED: Director Siga*

*THAT the minutes of the West Coast Committee meeting held on May 14, 2025 be adopted.*

**CARRIED**

**5. PETITIONS, DELEGATIONS & PRESENTATIONS**

**a. Rebecca Hurwitz, Executive Director, Clayoquot Biosphere Trust, CBT  
Annual Report and Invitation to 25<sup>th</sup> Anniversary of Clayoquot Sound  
UNESCO Biosphere Gathering**

**6. CORRESPONDENCE FOR INFORMATION**

**a. Food Bank on Edge  
Request for Support – Demolition & Landfill Fee Assistance for Food Bank on the  
Edge**

*MOVED: Director McEwen*

*SECONDED: Director Siga*

*THAT the West Coast Committee recommends that the Alberni-Clayoquot Regional  
District Board of Directors approve tipping fee waivers for Food Bank on Edge up to a  
maximum amount of \$4000.*

**CARRIED**

**7. REQUESTS FOR DECISIONS & BYLAWS**

**a. REQUEST FOR DECISION  
New Water & Sewer System Bylaw for Long Beach Airport**

*MOVED: Director McEwen*

*SECONDED: Director Johnsen*

*THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors rescind Bylaw F1106-1 and adopt a new water and sewer system bylaw for the Long Beach Airport.*

**CARRIED**

**b. REQUEST FOR DECISION**

South Long Beach and New Multi-Use Pathway Maintenance

*MOVED: Director Johnsen*

*SECONDED: Director Siga*

*THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to investigate the assumption of ownership for South Long Beach Multi-Use Pathway including the request of a full asset inventory and condition report from the District of Ucluelet.*

**CARRIED**

*MOVED: Director Johnsen*

*SECONDED: Director Siga*

*THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to officially inform the District of Ucluelet that the contribution limit for the South Long Beach Multi-Use Pathway is set at \$7,000 for 2025 and that a maximum increase to \$8,750 would be considered for 2026 if the District was willing to enter into a maintenance agreement.*

**CARRIED**

**c. REQUEST FOR DECISION**

Millstream Water System - Metering

*MOVED: Director Siga*

*SECONDED: Director McEwen*

*That the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to add water meter installation to the 2026-2030 Financial Plan for the Millstream Water System, contingent on receiving at least 50% grant funding for the project.*

**CARRIED**

*MOVED: Director Siga*

*SECONDED: Director Stere*

*That the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors consider the Millstream Water System upgrade for the Community Works Funding.*

**CARRIED**

## 8. REPORTS

- a. **2024 West Coast Landfill Annual Reports**
- b. **One-Year Update: Long Beach Airport Ha-Huulthii MOU**
- c. **Ex-Officio Member Updates**
  - Pacific Rim National Park Reserve Update- No Report.
  - Ahousaht First Nation Update- No Report.
  - Tla-o-qui-aht First Nation Update- No Report.
  - Hesquiaht First Nation Update- No Report.

*MOVED: Director Stere*

*SECONDED: Director Siga*

*THAT the West Coast Committee receives these reports.*

**CARRIED**

## 9. LATE BUSINESS

## 10. QUESTION PERIOD

Questions/Comments from the public. Brian, resident of Millstream, asked questions regarding the request to investigate alternative bus stop location for Millstream and the required water system upgrades. The General Manager of Administrative Services advised there were no questions or comments respecting an agenda topic from public:

- Participating in the Zoom webinar
- Submissions received by email at [responses@acrd.bc.ca](mailto:responses@acrd.bc.ca).

## 11. ADJOURN

*MOVED: Director Stere*

*SECONDED: Director Siga*

*THAT this meeting be adjourned 11:34am.*

**CARRIED**

Certified Correct:

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Tom Stere,  
Chairperson

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Cynthia Dick,  
General Manager of Administrative Services

**From:** Robyn Mair  
**Sent:** July 4, 2025 10:44 AM  
**To:** Community Input Mailbox <[communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca)>  
**Subject:** Bear Safety and Garbage pick up

[External]

**To: Ucluelet Council**  
**From: Robyn Mair**  
**Address:** [REDACTED] Cedar Grove Place, Ucluelet  
**Date: July 4, 2025**

Dear Mayor and Council,

I'm writing as a concerned resident of Ucluelet who loves our community, its natural beauty, and the incredible wildlife we're so fortunate to share this land with. However, I'm reaching out today with a growing sense of urgency and sadness regarding our current curbside garbage collection system and the increasing bear activity in our neighbourhood.

We are seeing bears on our street *every single morning*. Just this past week, one was on our front porch, and several have been tipping over bins and spreading garbage all over our road. It's not just one or two isolated events, this is now a daily occurrence, and the bears are no longer showing fear around people. This is understandably becoming a serious safety issue for families, children, and pets. But even more heartbreaking is what we know this ultimately means for the bears: they will likely be euthanized once they are considered habituated to human food sources.

We live in a town surrounded by wilderness, and our systems should reflect that reality. Other resort communities like **Whistler** and **Banff**, which also welcome thousands of visitors a year have proactively eliminated curbside garbage pickup altogether. In those towns, bear-proof communal waste bins and centralized drop-off locations are now the standard. These changes were implemented specifically to reduce bear-human conflicts, and they've had measurable success. Whistler, in fact, became one of the first officially Bear Smart Communities in BC, and Banff has moved to neighbourhood drop bins for waste and compost to prevent exactly what we're seeing happen here in Ucluelet.

To continue offering curbside garbage pickup in a town like ours, where wildlife and humans live side by side, feels outdated and unsafe. I truly believe that, with education and support, our residents would understand and even embrace a new system, especially if it means protecting our wildlife and making our streets safer.

I'm kindly asking Council to please review and reconsider our waste management practices with wildlife safety in mind. We have the opportunity to lead by example and implement changes that align with our values as a nature-first, eco-conscious community. Whether that means phasing out curbside garbage pickup, installing communal bear-proof bins, or taking steps toward becoming a Bear Smart community, I hope this concern will be taken seriously and with urgency.

Thank you for your time and for all the work you do for our town. I know this isn't a simple shift, but it is an important one, for our safety, and for the lives of the bears who call this home too.

Warmly,

**Robyn Mair**

■ Cedar Grove Place  
Ucluelet, BC

**From:** [REDACTED]  
**To:** [Heather Zenner](#)  
**Subject:** Re: Food Bank on the Edge  
**Date:** September 17, 2025 3:17:33 PM

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**[CAUTION]** This email originated from outside of the ACRD

Draft Response – Irritation + Modified Request

Hello Heather

Thank you for confirming the \$4,000 tipping fee waiver approved by the Board in July. We do appreciate that support.

That said, I am concerned that my original request of February 22, 2025 has not been fully addressed. In that letter (attached again here for reference), Food Bank on the Edge clearly asked for two items:

1. Waiver of landfill disposal fees for the demolition of our current facility, and
2. A \$20,000 financial contribution to assist with demolition and removal costs.

The Committee and Board have dealt with the first point, but the second — the financial support — has simply been overlooked. I find myself in the position of having to re-submit a request that has already been before you for seven months.

For clarity and fairness, this should not be treated as though it is a new ask. It is the same request we presented in February, and it remains essential to bridging the \$200,000 funding shortfall our organization is carrying on the new building project (including a \$70,000 BC Hydro-related overrun). The demolition is not optional — the building must be removed — and the costs directly reduce the resources we can put toward food security services for the region.

Renewed Request

Accordingly, I am resubmitting for consideration at the October 7 West Coast Committee meeting:

- Waiver of landfill disposal fees (already approved in July), and
- \$20,000 financial contribution to assist with demolition and removal costs.

The need is clear, the request is consistent, and I trust that with both items now properly in front of the Committee, the Board can provide a full response.

Thank you again for your attention and for ensuring this matter receives the comprehensive review it deserves.

Sincerely,

Mayco Noël

President, Food Bank on the Edge

foodbankedge@gmail.com | [REDACTED]

Attachment: February 22, 2025 Letter to ACRD Board (original request)

On Sep 17, 2025, at 11:59 AM, Heather Zenner <hzenner@acrd.bc.ca> wrote:

Hello Mayco,

At the September 10, 2025 Board of Directors meeting Director McEwen indicated that she attended the Food Bank on the Edge AGM and she enquired about the financial support that was provided by the ACRD to the food bank.

The West Coast Committee reviewed the Food Bank on the Edge financial request at their July 2, 2025, meeting where they recommended that the ACRD Board support a \$4,000 tipping fee waiver. This request was supported by the ACRD Board on July 23<sup>rd</sup>.

If you wish to make another request of the ACRD, I recommend that you submit a request to the West Coast Committee. The next meeting is October 7<sup>th</sup>, so a written submission is needed by October 2<sup>nd</sup>.

Thank you,

[<image001.png>](#)

Heather Zenner, MA

Manager of Administrative Services – (she/her)

A 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

O 250.720.2731 C 250.720-9010 W [acrd.bc.ca](http://acrd.bc.ca)

I am honoured to work, live, and play in the territory of the Nuu-chah-nulth People.

This email is confidential and may be privileged. Any use of this email by an unintended recipient is prohibited. If you receive this email in error please notify me immediately and delete it.

<https://www.acrd.bc.ca/voientalert>" style='position:absolute;margin-left:52.45pt;margin-top:2.5pt;width:29.25pt;height:29.25pt;z-index:251659264;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page' o:button="" stroked="t" strokecolor="white"> <!--[if !vml]-->

**To: Alberni-Clayoquot Regional District Board**

**February 22, 2025**

**Attention: West Coast Committee**

**Subject: Request for Support – Demolition & Landfill Fee Assistance for Food Bank on the Edge**

Dear ACRD Board Members,

I am writing on behalf of **Food Bank on the Edge** to formally request **assistance with the demolition and disposal** of our current food bank building as we transition into our new facility.

As you may be aware, **Food Bank on the Edge has been a vital resource for the region**, providing essential food security services to individuals and families in need. Due to increasing demand and the limitations of our current space, we have undertaken the construction of a new **1,600-square-foot food bank building**, which will serve the community for the next 35 years.

### **Request for Support**

As part of this transition, our existing building must be demolished in the coming months. However, the cost of **demolition and landfill disposal presents a significant financial burden** for our nonprofit organization, which is already facing a **\$200,000 funding shortfall** due to unforeseen construction costs, including a **\$70,000 overrun related to BC Hydro delays**.

In recognition of the essential service **Food Bank on the Edge** provides to the community, we respectfully request:

1. **Waiver of landfill disposal fees** for the demolition of our current facility.
2. **A \$20,000 financial contribution** to assist with the costs of building removal.

This support would **significantly reduce financial strain** on our organization and allow us to focus our resources on completing the new facility and ensuring **continued food security** for residents in need.

We greatly appreciate ACRD's ongoing commitment to supporting community initiatives and would welcome the opportunity to discuss this request further at your convenience. **Please advise on the appropriate process for submitting a formal application, or if a presentation to the Board would be beneficial.**

Thank you for your time and consideration. We look forward to your response and to continuing our collaborative efforts for the benefit of the region.

**Sincerely,**

**Mayco Noël**

President, Food Bank on the Edge

foodbankedge@gmail.com

████████████████████.

Cc District of Ucluelet



**To:** West Coast Committee

**From:** Tanya Carothers – Solid Waste Manger Jodie Frank –  
Solid Waste Project Coordinator Brenda Sauve – Solid  
Waste Coordinator

**Meeting Date:** October 7, 2025

**Subject:** Proposed Development of a West Coast ICI Diversion  
Program

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**Recommendation:**

***THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to develop a detailed proposal for a program aimed at reducing Industrial, Commercial, and Institutional (ICI) waste on the West Coast through:***

- 1) A phased standard rate increase for ICI tipping fees at the West Coast Landfill, to encourage waste diversion and reflect the true cost of landfill disposal; and***
- 2) An ICI Landfill Diversion Program to encourage businesses in establishing and participating in diversion initiatives.***

***AND THAT the West Coast Committee recommend that the Board direct staff to prepare an amendment to Bylaw R1033 as part of the proposed program.***

**Desired Outcomes:**

To approve the development of a detailed proposal for a program aimed at reducing Industrial, Commercial, and Institutional (ICI) waste on the West Coast and that support overall landfill operations.

**Summary:**

The West Coast Landfill (WCL) is experiencing financial challenges due to limited revenue streams that do not cover rising operational costs and do not adequately reflect the large waste generators. To address this issue, staff are proposing the development of a program that could target ICI<sup>1</sup> waste generators through more aligned tipping fees combined with a diversion program that encourages more responsible waste management practices.

**Tipping Fee Alignment.** Currently, all waste generators at the WCL are charged the same tipping fee, regardless of the volume of waste produced. This structure places a disproportionate financial burden

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<sup>1</sup> Industrial, Commercial, and Institutional (ICI) refers to waste generated by businesses and other non-residential sources. This includes waste from places like office buildings, retail stores, restaurants, schools, hospitals, and manufacturing facilities

on residential users who typically generate significantly less waste compared to ICI waste generators. A proposed fee increase could be applied exclusively to ICI waste generators, ensuring that fees more accurately reflect waste generation levels and associated management cost.

**Financial Stability for Waste Infrastructure.** Creating a proposed adjustment would support long term sustainability while ensuring high volume users contribute proportionately to the costs of waste management on the west coast. On its own, a proposed increase would take contributions from ICI waste generators to enable the region to better maintain and invest in critical landfill infrastructure and long-term closure plans.

**Responsible Waste Practices.** Increased tipping fees could encourage ICI waste generators to participate more actively in diversion programs, as they seek to avoid the increasing landfill disposal costs. However, the development of a ICI Landfill Diversion Program could encourage businesses with activities related to the establishment and participation in waste diversion initiatives. This could include such areas as staff training, waste sorting stations, carts and signage, etc. If the ICI Landfill Diversion Program concept is supported by the committee, it will be developed to ensure compliance with the requirements of the Local Government Act (LGA) and the Community Charter.

#### **Background:**

The West Coast communities of Tofino, Ucluelet, Area C and surrounding First Nations communities experience significant seasonal tourism, with an estimated 600,000 visitors annually. During peak months, the number of tourists far exceeds the local permanent population, placing substantial pressure on landfill operations, which are primarily funded through residential taxes and tipping fees.

Over the past five years, ICI waste tonnage has remained consistently high, while the residential waste generation has been significantly lower largely due to success of the residential Sort'nGo waste collection program. On average, ICI waste generators have produced 3,067 tonnes of garbage annually compared to 1,322 tonnes generated annually by the residential sector. ICI waste generators create more than twice as much garbage annually compared to permanent residents. A large portion of ICI generated waste tonnage at WCL occurs in the summertime as a result of businesses accommodating visitors to the area who are utilizing the services of hotels, restaurants, and other tourist services.

Given the disproportionate volume of waste generated by ICI users, ICI waste generators should contribute a larger share towards the funding of landfill services and infrastructure. A proposed tipping fee adjustment that targets this sector (see example below) could help ensure a fairer distribution of waste management costs.

The WCL continues to face financial challenges due to limited revenue streams that do not adequately cover rising operational costs. The current tipping fee rate for Municipal Solid Waste (MSW) disposal is \$150/tonne. Increasing the tipping fee for ICI waste generators would provide additional revenue from

high-volume users strengthening the landfill's financial resilience and supporting the region's ability to manage waste responsibly into the future.

#### **Time Requirements – Staff & Elected Officials:**

Implementing the proposed fee increase and program development will require coordinated efforts across departments. Community Services staff will need approximately 20 hours to prepare and present the necessary program reports, develop communications for landfill users, and respond to inquiries. An additional 12 hours would be required from supporting departments to review and prepare bylaw amendments.

Program implementation would have a permanent increase in staff time, however we would look to design program elements to ensure the increase in time remains low. Staff estimate that a target of approximately 25 hours per year or less would be achievable.

#### **Financial:**

Efficient landfill operations require a balanced approach to managing costs, generating revenues, and minimizing community impact. Long term sustainability depends on ensuring that operational expenses are adequately funded. Revenue generated from a possible ICI tipping fee increase would support daily operations at WCL and will help establish diversion effort initiatives for ICI waste generators.

Under the current bylaw, the tipping fee for Municipal Solid Waste (MSW) disposal is set at \$150/tonne. Any proposed initiative would look to introduce a phased increase for ICI customers. This could consider increasing to a new rate of \$172/tonne in 2026, followed by a rise to \$191/tonne in 2027, and \$212/tonne in 2028. These details would be finalized should we advance with a detailed proposal.

The above noted increases (provided as an example) would also need to be aligned with annual landfilled waste reduction targets from ICI waste generators. These targets would be based on both the influence of increased fees as well as participation in waste diversion programs. The net impact of these initiatives would need to generate approximately \$65,000 in additional annual revenue beyond the current benchmark of \$450,000. This additional revenue is required to fund and support the WCL's Capital Fund to support general operations as well as currently unfunded capital projects including:

- Power upgrades
- Flow meter lagoon project
- Leachate collection system
- Gate improvements
- Design Operating and Closure Plan Update
- Closure and post-closure planning

**Strategic Plan Implications:**

This supports strategy 2.1 and 2.2 of the Strategic Plan: “Advance the development of an asset management program.” and “undertake a comprehensive Solid Waste Management Plan review.”

**Policy or Legislation:**

Bylaw NO. R1033 to Provide for the Regulation of Recycling, Solid Waste Disposal and Tipping Fees at the West Coast Landfill

**Options Considered:****Option 1: Recommend approval of the ICI tipping fee increase without the diversion program.**

The WCC could recommend approval of the increased ICI tipping fee structure as presented, but not the establishment of the ICI Landfill Diversion Program which would provide more revenue for operating and capital programs and reduce staff time requirements.

However, the proposed diversion program is intended to encourage businesses in increasing diversion therefor this option (to not include the development of a diversion program) is anticipated to be less successful in reducing waste in the ICI sector.

Submitted by: *Jenny Brunn*  
Jenny Brunn, General Manager of Community Services

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

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



**To:** West Coast Committee

**From:** Lyndsey Page, Community Services Coordinator

**Meeting Date:** October 7, 2025

**Subject:** Preliminary Lease Application – LBALease-2025-003

**Recommendation:**

***THAT the West Coast Committee support Preliminary Lease Application LBALease-2025-003 from Redd Fish Restoration Society and recommend that the Alberni-Clayoquot Regional District Board of Directors direct ACRD staff to complete necessary legal requirements including but not limited to; the development of a partnering agreement; and a public notice of disposition, in order to consider the possible approval of the final lease application.***

**Desired Outcome:**

To consider support for their ecological restoration and sustainable land use at the Long Beach Airport through a non-airside lease agreement that generates revenue while advancing environmental stewardship and community partnership goals.

**Background:**

Redd Fish Restoration Society, in partnership with Tla-o-qui-aht First Nation (TFN), has submitted a preliminary application for a 10-year lease on a parcel of land located at the southern end of the Tofino-Long Beach Airport, outside the fenced area at a below market rate.

The proposed use is for willow cultivation to support salmon habitat restoration projects across TFN territory, land based training, and reconciliation efforts. Activities include the removal of invasive Scotch Broom, planting and maintaining native willow species at a height that complies with airport safety requirements, community cultural and ecological training opportunities, and annual winter harvesting of willow for use in watershed restoration projects.

This initiative aligns with TFN's Land Use Plan and supports cultural, ecological and economic objectives, including revitalization of wild Pacific salmon populations, restoration of degraded ecosystems and employment and training opportunities for community and TFN members. A letter of support from TFN has been included with this report.

**Time Requirements – Staff & Elected Officials:**

An estimated staff time of 30 hours will be required to process the formal application, prepare partnership and lease documents, finalize mapping, conduct a legal review, and prepare the final recommendation report for possible ACRD Board approval.

**Financial:**

In recognition of the collaborative nature of this project with TFN and its alignment with TFN's Land Use Plan and cultural objectives, staff recommend the development of a partnership agreement with one or both of the interested parties. A draft, below market value lease rate, will be finalized based on the agreed upon community value being delivered via the proposed partnership. This approach is legally permitted under the Community Charter and reflects the Regional District's commitment to supporting reconciliation, ecological restoration, and sustainable land use while maintaining a formal lease structure.

**Strategic Plan Implications:**

Although not explicitly stated in the plan, this partnership approach is aligned with strategic objective 2.3 - infrastructure climate resiliency, objective 2.4 - emergency management and climate adaptation, and objective 3 - partnerships and communications.

**Policy or Legislation:**

The proposal meets the requirements of the LBA APLB-1 zoning. If approved, all actions and resulting agreements will need to conform with the Community Charter, specifically section 24, 25, and 94. Upon final approval from the Board, a partnership agreement and a notice of disposition will be placed in the newspaper and on [www.acrd.bc.ca](http://www.acrd.bc.ca). The Board of Directors must approve lease agreements in accordance with the ACRD Officers Delegation Bylaw.

**Options Considered:**

1. Do not approve the preliminary application.
2. Defer the preliminary application for future consideration.

Submitted by: *Jenny Brunn*  
Jenny Brunn, General Manager of Community Services

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

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



March 13, 2025

To whom it may concern,

I am writing this letter today to inform you of the ongoing collaborative efforts between Tla-o-qui-aht First Nation (TFN) and the Redd Fish Restoration Society. TFN and Redd Fish are planning to plant a section of degraded habitat adjacent to the Tofino-Long Beach Airport. The purpose of this work is to remove the existing invasive species and create an area where future sources of willow can be hand-cut for restoration purposes.

Habitat degradation has led to significant declines in Pacific salmon populations, and it is essential that restoration efforts are made to enhance the capacity of these watersheds and increase wild salmon abundance. The primary objectives of these projects are to revitalize wild Pacific salmon populations, restore ecosystem integrity and resiliency, and ensure that we have healthy watersheds and communities for future generations.

As outlined in TFN's vision and land use plan, one of our key development goals is the revitalization of vibrant and healthy fish runs across all our watersheds. The restoration of salmon fisheries is central to the TFN's Lands and Resource Program, which directly benefits our communities by providing training, education, and employment opportunities for the Tla-o-qui-aht First Nation. Additionally, the revitalization of wild salmon stocks is crucial to sustaining TFN's Aboriginal right to fish and hunt within our traditional territory, as we have done since time immemorial.

In line with these efforts, TFN and Redd Fish wish to explore the possibility of utilizing the ACRD land adjacent to the park on the southern end of the airport, specifically the area adjacent to Airport Road (Figure 1). This land holds significant value for our restoration projects, particularly through the cultivation of willows. Willow species are vital for habitat restoration, as they play an important role in kick-starting seral stage recovery in degraded watersheds. By planting indigenous species of willow, we can help restore the natural balance of the land and foster the rejuvenation of the ecosystem.

Furthermore, this project will involve the removal of invasive Scotch broom from the airport area, which will further support the recovery of native species and improve overall biodiversity. The willow plants grown in this area will be sustainably managed and can be harvested annually for use in various restoration projects across TFN territory. These species of willow to be planted are shrubs that do not exceed 5 meters in height, ensuring they will not interfere with airport regulations or air traffic. This effort not only contributes to ecological restoration but also supports TFN's long-term stewardship of our lands and waters.

We respectfully request your consideration and support in facilitating this initiative, which aligns with both our environmental goals and the broader vision of sustainable land management. Should you have any questions or require further details, please do not hesitate to contact us.

We look forward to your positive response and to continuing our shared commitment to the stewardship of our lands and waters.

Sincerely,

*Saya m. Masso*

P. 250.725.3350 F. 250.725.3352  
[www.tla-o-qui-aht.org](http://www.tla-o-qui-aht.org)

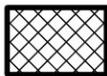
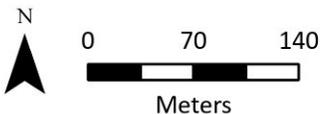
TLA-O-QUI-AHT FIRST NATION

PO Box 18 #11119 Pacific Rim Hwy . Tofino . BC . V0R 2Z0

# Schedule 'A' DRAFT



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



**Long Beach Airport Draft Lease Area - Redd Fish**

Area: 1,122.3m<sup>2</sup>

Legal Description: over a portion of THAT PART OF DISTRICT LOT 192 CLAYOQUOT DISTRICT EXCEPT PART RED ON PLAN 1417RW, LYING TO THE NORTH AND EAST OF PLAN 1417RW, and THAT PART OF DISTRICT LOT 113 CLAYOQUOT DISTRICT LYING TO THE NORTH AND EAST OF PLAN 1417 RW

Address: TDB



**To:** West Coast Committee

**From:** Serena Manhas, Planner 1

**Meeting Date:** October 7, 2025

**Subject:** Area C (South Long Beach) Official Community Plan Update

**Desired Outcome:**

As part of the Area C (South Long Beach) Official Community Plan (OCP) Project review, information reports will be provided to the West Coast Committee.

**Summary:**

ACRD planning staff, with technical support from Urban Systems, have completed Phase 3: Vision and Goals for the Area C OCP Update Project. Key deliverables for this project phase include the Draft Vision and Goals (Appendix A) and the Phase 3: Community Engagement Summary Report (Appendix B). The draft Vision and Goals provide future direction for Area C’s OCP Update, and the Engagement Summary Report highlights key engagement events and themes. Community engagement for Phase 3 included a survey, open house and workshop, and pop-up event.

As part of Phase 4: Create the Plan, staff launched a survey open from July 28 to September 15, hosted an open house and workshop held on August 13 in the community, and shared key themes from engagement at a pop-up event held on August 27. Community input from all engagement is being analyzed by staff and is being used to inform the draft policies, which are currently in progress. Additional outreach will be organized over Fall/Winter 2025 to engage with the community on draft OCP policies and mapping.



**Background:**

On January 24, 2024, the Board of Directors resolved to proceed with comprehensive updates to the six Electoral Area OCPs in the following order: South Long Beach/Sproat Lake, Beaver Creek/Beaufort, Bamfield/Cherry Creek, as outlined in the OCP Updates Work Plan and Community Engagement Strategy.

On October 16, 2024, the Electoral Area Directors Committee received an update on the OCP Updates Project and endorsed the Area C (South Long Beach) Official Community Plan Update Communications and Engagement Plan.

On December 11, 2024, the Board of Directors received the Area C (South Long Beach) Background Research Report as presented.

On May 4, 2025, the Board of Directors received the Area C (South Long Beach) Phase 3: Community Engagement Summary Report and Draft Vision and Goals Memorandum as presented.

**Time Requirements – Staff & Elected Officials:**

This is a multi-year project with the Area C – South Long Beach and Sproat Lake OCPs being completed by a hybrid consultant and staff team, and the remaining four OCPs (Beaver Creek, Beaufort, Bamfield, and Cherry Creek) being completed by ACRD planning staff.

**Financial:**

OCP resources and funding is through the Rural Planning Service with grant funding from the Canada Community Building Fund, Province of BC Capacity Funding for Local Government Housing initiatives, and UBCM OCP Visioning grant.

**Alignment with Strategic Plan:**

The ACRD Strategic Plan 2024-2027 includes strategies and objectives that align with community planning projects. Strategy 1.2 – Sustainable land use planning and growth management includes an objective to “undertake a comprehensive review and revision of the electoral area OCPs and zoning bylaws.”

**Policy or Legislation:**

Part 14 of the Local Government Act regulates the adoption of OCP bylaws, including required content, and consideration of consultation with specific groups such as organizations and First Nations.

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

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

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

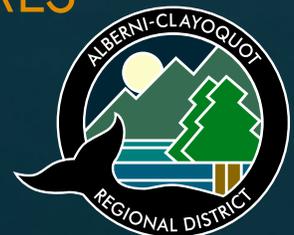
*What's the future for Area C?*

**AREA C** | OFFICIAL COMMUNITY  
PLAN UPDATE

AREA C (SOUTH LONG BEACH)  
OFFICIAL COMMUNITY  
PLAN UPDATE

**DRAFT VISION AND GOALS**

APRIL 2025



# INTRODUCTION

An OCP vision statement should capture the overall sentiment of who/what the community desires to be within the timeframe of the bylaw. Area C's current vision statement, as noted in Part 2.1 of the 2007 OCP Bylaw No. 1166, is as follows:

"The residents of South Long Beach wish to protect the rural character of the community. They want to retain and promote the beautiful, "Wild Pacific" natural environment of the area, to protect that natural environment and to enhance environmental awareness in the community. They wish to be able to live and work in a healthy social and economic environment, and to see their community grow at a reasonable pace. They want adequate land available for newcomers to the area and for future generations, and to see expanded economic diversity and opportunity within the community. They want adequate infrastructure and community services and public amenities, while retaining the friendly rural ambiance of the community."

Elements of the existing vision statement are reflective of what community members still value about and desire for Area C, including:

- The rugged, largely untouched natural environment – both as a defining characteristic of the region as well as something to steward over and preserve
- The rural community character – inherently remote, yet welcoming, relational, and friendly
- Sustainable growth – supported by: a diverse and stable local economy (that is less seasonal and/or reliant on natural resource extraction), reliable infrastructure, and availability of community services and public amenities

# DRAFT VISION STATEMENTS

## AREA C VISION

The following vision statement option has been drafted for Area C with the intention of capturing residents’ sentiments about, and aspirations for, their community:

Area C, located on the traditional territory of the Nuuchahnulth speaking peoples on the West Coast of Vancouver Island, is known for its extraordinary wilderness, rural character, and strong sense of community. These qualities will continue to be emphasized through community-led environmental stewardship, thoughtful and climate-resilient development, and partnering with the Yuułuʔiłʔatḥ Government, Toquaht Nation, and Tla-o-qui-aht First Nation communities, and others whose lands may be affected. Community members will engage in collaborative efforts to improve rural infrastructure and transportation services, diversify housing options, provide public gathering spaces, and strengthen the local-based economy. The community’s direction will be mindful of the Nuuchahnulth Guiding Principles, which emphasize utmost respect (iisaak), taking care of one another (ʔuuʔaʔuk), and recognizing that everything is one (hišuk ʔiš cawaak’).

## COMMUNITY VISION STATEMENTS

The following are community-specific vision statements that aim to reflect the unique nature of each of the sub-area communities within Area C:

### ITTATSOO BAY

Known as a picturesque off-grid community nestled amongst a natural coastal landscape where residents value quiet living away from the business of Ucluelet. Ittatsoo Bay will strengthen its sense of community over the next twenty-five years through community-led stewardship of the natural environment, protection of diverse First Nations cultural heritage, improved emergency preparedness, enhancements to existing road and shore access, improvements to servicing infrastructure, and the provision of community gathering spaces.

### MILLSTREAM

Recognized for its quiet, rural nature, Millstream will continue to offer a high quality of life and celebrate its existing character over the next twenty-five years through improvements to transportation, such as road maintenance and connectivity to the community within the region, protection of the water supply, and provision of community spaces for all ages.

### PORT ALBION

Located on the northwest shore of Ucluelet Inlet, Port Albion is known as a quiet, tight-knit community removed from nearby tourist hubs. In 2051, improved protections for sensitive coastal habitats and the development of community servicing infrastructure ensures that Port Albion remains a serene yet resilient community for current and future generations.

## SALMON BEACH

Salmon Beach is known as a seasonal recreational retreat featuring boundless access to nature and a strong sense of community. Over the next twenty-five years, the community will explore opportunities to expand services and development through collaboration with Toquaht First Nation and provincial agencies. This may include improvements to servicing infrastructure, waste management, and overall community accessibility.

# DRAFT GOAL STATEMENTS

The following goal statements reflect components of Area C’s vision and will be used subsequently to guide the creation of various policies:

## RECONCILIATION

*1. Foster strong, collaborative partnerships with local First Nations.*

Continue to build strong relationships with First Nation communities, including hiškʷiiʔath (Hesquiaht First Nation), ƕaahuusʔath (Ahousaht), ʕaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuʕuʔiʔath (Ucluelet First Nation), tukʷaaʔath (Toquaht Nation), and Uchucklesaht Tribe Government to facilitate meaningful partnerships. Engage in collaborative decision-making on key priorities such as economic opportunities; historical, cultural, heritage, and archaeological initiatives; and shared stewardship of the natural environment, and supportive art programs.

## PARKS & RECREATION

*2. Strengthen Area C’s network of parks, trails, and open spaces.*

Improve connectivity and access to existing and future parks, trails, open spaces, and community gathering spaces. Collaborate with adjacent communities to achieve this goal where necessary, including exploring support for the implementation of an active Community Parks Service.

## COMMUNITY RESILIENCE & ENVIRONMENT

*3. Preserve and protect natural areas and ecologically significant habitats.*

Steward the natural environment to ensure the protection of healthy forests, riparian areas, wildlife habitats, coastal environments, and other natural spaces.

*4. Enhance emergency preparedness throughout Area C.*

Improve mitigation and disaster risk management practices related to natural hazards (e.g., wildfires, steep slopes, tsunamis, flooding, earthquakes, etc.). Promote emergency awareness and preparedness to reduce vulnerabilities and strengthen long-term community resilience.

## GROWTH MANAGEMENT

*5. Preserve the rural wilderness character of Area C.*

Support developments that complement, protect, and enhance the region’s existing rural character.

*6. Concentrate new development in areas with existing infrastructure and services.*

Direct new development to occur in areas that are already serviced by community water and road infrastructure.

## HOUSING & AFFORDABILITY

*7. Support housing attainability to meet evolving community needs.*



Encourage the expansion of housing stock and a greater diversity of housing forms which meet the distinct rural housing needs of the community.

## EMPLOYMENT & ECONOMY

### *8. Foster a diverse and resilient local economy.*

Promote a diverse, sustainable year-round economy that sustains small local businesses and creates opportunities for home-based businesses, enables remote workers, supports the region's tourism industry, and builds upon potential opportunities that may arise through further development of the Long Beach Airport.

## TRANSPORTATION

### *9. Improve transportation infrastructure and transit service.*

Collaborate with First Nations and appropriate agencies to support enhanced connectivity amongst communities within the region and with the east coast of Vancouver Island. This includes improvements to road networks, active transportation infrastructure, air travel, and transit service.

**AREA C** | OFFICIAL COMMUNITY  
PLAN UPDATE

**AREA C (SOUTH LONG BEACH)  
OFFICIAL COMMUNITY  
PLAN UPDATE**

**PHASE 3: COMMUNITY ENGAGEMENT  
SUMMARY REPORT**

MAY 2025



# PROJECT OVERVIEW

The Alberni-Clayoquot Regional District (ACRD) is completing a full-scale update of the Area C (South Long Beach) Official Community Plan (OCP).

## WHAT IS AN OFFICIAL COMMUNITY PLAN?

An OCP establishes a community vision over a short (five year) and long-term (10 to 20 year) period while addressing topics such as land use, parks and recreation, the environment, housing, and more. An OCP helps determine where people will live, work, play, and how they move around. It also contains high-level policies that guide community planning decisions.

## PROJECT TIMELINE

The estimated project phase timeline is shown in [Figure 1](#). Phase 3: Vision and Goals started in Winter 2024.

*Figure 1. Estimated project phase timeline.*



# ENGAGEMENT SUMMARY

## ENGAGEMENT OVERVIEW

Phase 3 community engagement focused on identifying opportunities and challenges around key OCP topics, including:

- Community Vision and Goals
- Parks and Recreation
- Housing and Affordability
- Transportation
- Community Resilience
- Growth Management
- Employment and Economy

Community feedback was gathered through a survey, a pop-up event, and an open house and workshop.

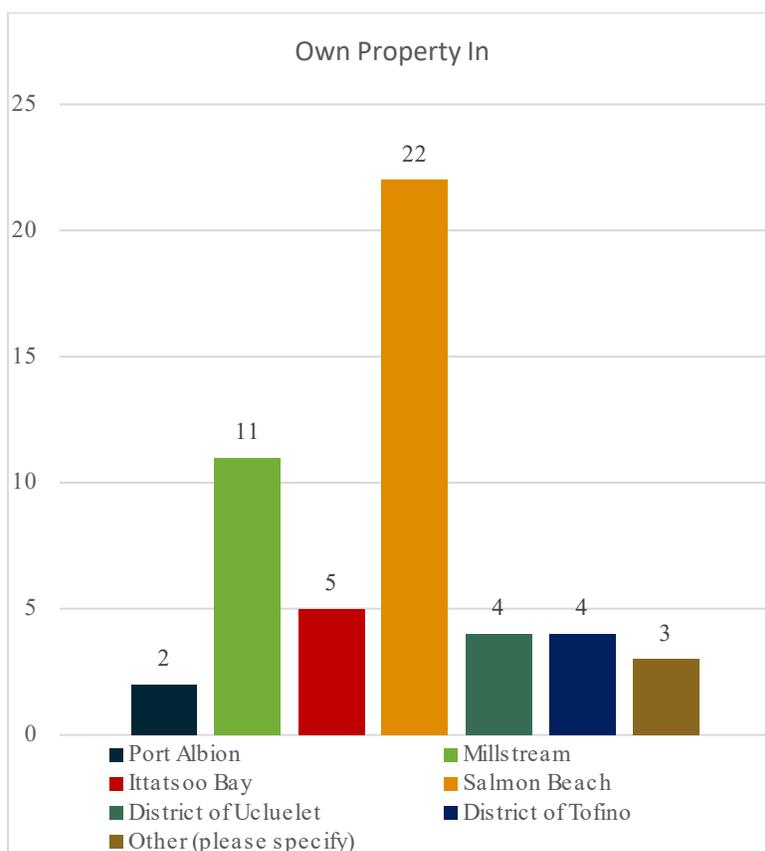
## ONLINE ENGAGEMENT

### OCP ENGAGEMENT SURVEY #1

The survey was one of the many opportunities for community members to share their input for the future of their community. The survey explored the same questions as the open house and workshop, to ensure that those who could not attend the event could still share their community vision.

The survey was available on the project page ([www.letsconnectacrd.ca/area-c-ocp](http://www.letsconnectacrd.ca/area-c-ocp)) from March 3 to March 31, 2025. The survey received 47 submissions (46 online and 1 paper copy), and the majority of the survey responses were from Salmon Beach property owners (Figure 2).

Figure 2. Survey question 2 "I own property in..."



## IN-PERSON ENGAGEMENT

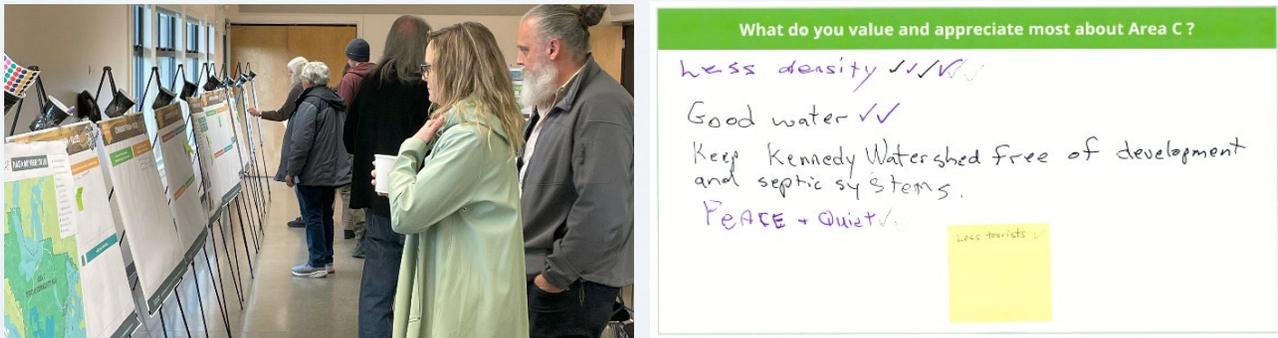
In-person engagement opportunities in Phase 3 included an open house and workshop, as well as a pop-up event.

- Open house and workshop was held on March 13, 2025, at the Ucluelet Community Centre.
- “What We Heard” pop-up event was held on March 26, 2025, at the Ucluelet Co-op General Store.

### OPEN HOUSE AND WORKSHOP

The open house and workshop was hosted for community members to share their future vision for Area C, and had 44 attendees. Community members were invited to share their input on 12 of the interactive display boards featured (see [Figure 3](#)). The workshop portion of the event featured group table discussions on seven OCP topics.

*Figure 3. Open house interactive display boards.*



Numerous resources were available at this event for community members, including the current South Long Beach OCP, Zoning Bylaw, and paper copies of the OCP Engagement Survey #1.

### “WHAT WE HEARD” POP-UP EVENT

The pop-up event was hosted for community members to hear a summary of “What We Heard” from the open house and workshop. A display board was featured at this event, with a short summary of “What We Heard” (see [Figure 4](#) on next page). The display board also included a project update on “What’s Next?”.

This event was attended by many Area C community members, who engaged with ACRD staff. The key discussion topics from community members included reconciliation, housing, and transportation.

At this event the OCP Engagement Survey #1 was advertised, with paper copies available.

Figure 4. Summary of "What We Heard" from open house and workshop.

## **"WHAT WE HEARD" FROM OPEN HOUSE + WORKSHOP**

Area C is a gorgeous rural community, with natural landscapes that residents cherish and wish to preserve. Development in Area C should be strategic and limited, ensuring the protection of the natural environment and community wellbeing. Residents would like to see improved community services and safe, accessible transportation networks for all. A commitment to environmental protection is essential to the future of Area C.

## PHASE 3 ENGAGEMENT ADVERTISEMENTS

Advertising for Phase 3: Vision and Goals included:

- Social media posts on Facebook, X (Twitter), and Instagram
- Tuff City radio ad
- The Westerly Newspaper
- Direct mailout to Area C residents
- Email to Let's Connect project subscribers
- Sandwich boards displayed in the community

## KEY THEMES OF "WHAT WE HEARD"

The key themes identified below summarize the feedback provided by community members during the Phase 3 survey, pop-up event, and open house and workshop.

### COMMUNITY VISION AND VALUES

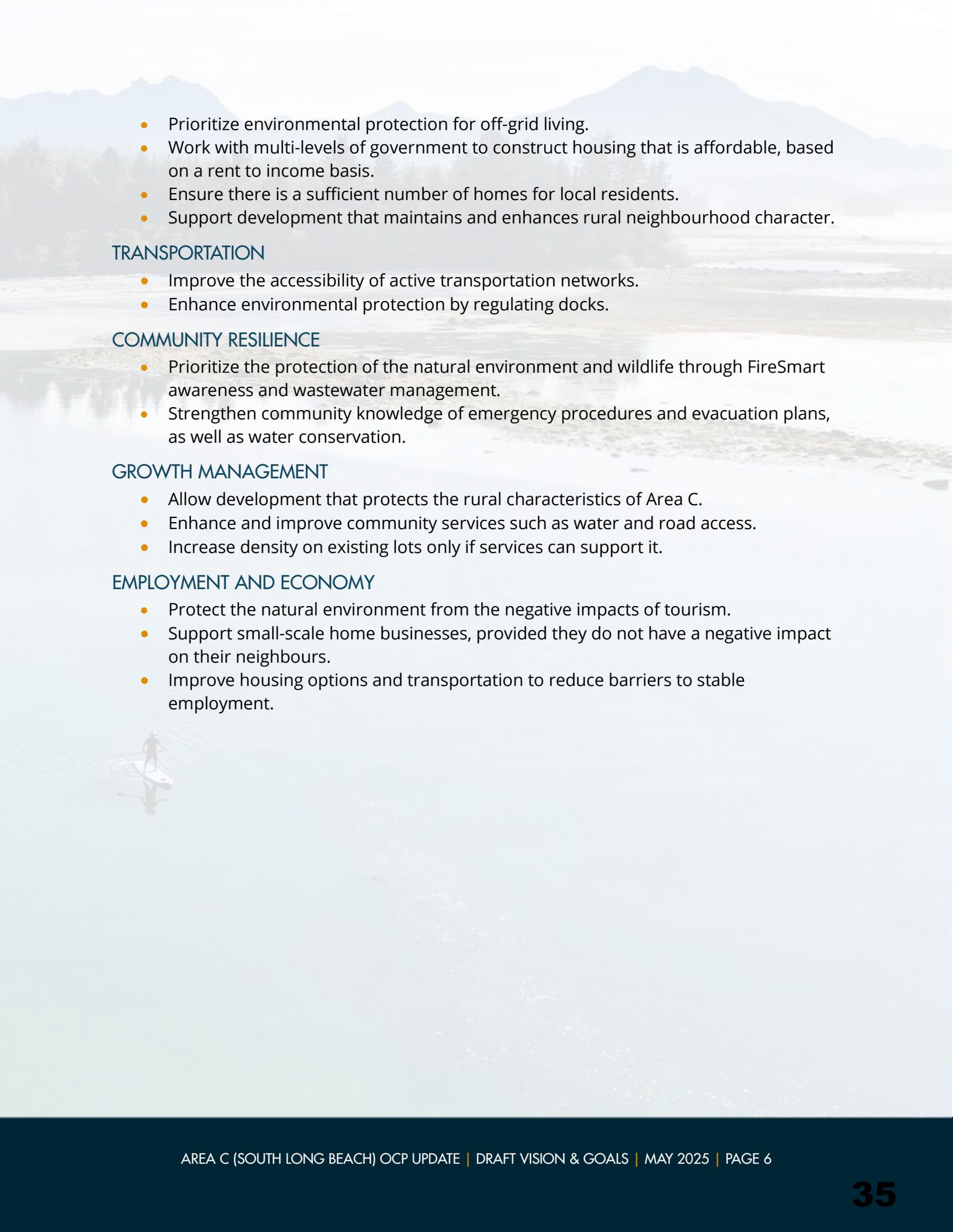
- Maintain and enhance the wild and natural beauty of Area C.
- Enhance and improve community services such as water and sewer.
- Support and strengthen reconciliation efforts.
- Continue to build a strong sense of community.

### PARKS AND RECREATION

- Maintain and enhance opportunities for outdoor recreation through the development of additional parks and trails, including playgrounds.
- Improve access to active transportation networks (i.e. multi-use pathways) and enhance road safety (i.e. signage).
- Protect public access to the waterfront and community greenspace from private development.
- Prioritize protecting wildlife and the environment.

### HOUSING AND AFFORDABILITY

- Allow additional dwellings on larger residential lots.

- 
- Prioritize environmental protection for off-grid living.
  - Work with multi-levels of government to construct housing that is affordable, based on a rent to income basis.
  - Ensure there is a sufficient number of homes for local residents.
  - Support development that maintains and enhances rural neighbourhood character.

## TRANSPORTATION

- Improve the accessibility of active transportation networks.
- Enhance environmental protection by regulating docks.

## COMMUNITY RESILIENCE

- Prioritize the protection of the natural environment and wildlife through FireSmart awareness and wastewater management.
- Strengthen community knowledge of emergency procedures and evacuation plans, as well as water conservation.

## GROWTH MANAGEMENT

- Allow development that protects the rural characteristics of Area C.
- Enhance and improve community services such as water and road access.
- Increase density on existing lots only if services can support it.

## EMPLOYMENT AND ECONOMY

- Protect the natural environment from the negative impacts of tourism.
- Support small-scale home businesses, provided they do not have a negative impact on their neighbours.
- Improve housing options and transportation to reduce barriers to stable employment.



**To:** West Coast Committee  
**From:** Eddie Kunderman, Operations Manager  
**Meeting Date:** October 7, 2025  
**Subject:** West Coast Transit – Seasonal Service Change

**Purpose:**

To provide an update to the West Coast Committee regarding West Coast Transit Seasonal Service Change.

**Summary:**

A seasonal service change will be in effect as of October 5, 2025 for the West Coast Transit system. The last weekday trip (9:20 PM from Ucluelet, 10:25 PM from Tofino) will be seasonally removed. Seasonal service changes allow annual service hours to be optimized, to allow for more service to be provided during higher traffic times of year. This reduction in service will be in place until May 2026

The ACRD and BC Transit also continue to work towards alleviating concerns brought forward by residents with the Millstream community. The number of buses accessing the community will be cut in half each day, from 18 to 9.

Staff also continue to work towards identifying alternative stop locations for the Millstream community. Community members presented a potential location on John's Way at the July ACRD Board of Directors meeting. Staff presented this location to the Ministry of Transportation and Transit (MOTT) and MOTT communicated that the stop would not meet the 200-metre sightline requirement due to the likelihood of pedestrian crossings. Staff have identified an alternate northbound and southbound location that would potentially meet the sightline requirement along Highway 4 and are working towards final approval on these locations with MOTT. If approved, there would be additional infrastructure work necessary before the stops could be implemented.

Submitted by: Jenny Brunn  
Jenny Brunn, General Manager of Community Services

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

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



**To:** West Coast Committee  
**From:** Brenda Sauve – Solid Waste Coordinator  
**Meeting Date:** October 7, 2025  
**Subject:** Wildsafe BC – Pilot – Reducing Human-Bear Conflict

---

**Purpose:**

To provide an update to the West Coast Committee (WCC) in response to the December 4<sup>th</sup>, 2024 motion to report back regarding a pilot program to help mitigate bear interactions on the west coast.

**Summary:**

At the December 4th WCC meeting, staff were asked to develop a cost estimate for a pilot project aimed at reducing human-bear conflicts in a high-risk area. The proposed solution involves installing larger community bins to provide residents with a centralized drop-off location for organics and garbage, thereby reducing reliance on curbside residential carts.

A formal cost analysis has not yet been completed. However, WildSafeBC has received \$10,000 in funding through the Clayoquot Biosphere Trust (CBT) Vital Grant to support this initiative. The pilot is a collaborative effort involving the Alberni-Clayoquot Regional District (ACRD), Districts of Tofino and Ucluelet, Yuułuʔiłʔatḥ, Tla-o-qui-aht, and WildSafeBC Pacific Rim (see attached report).

The pilot aims to address bear-related issues linked to the residential Sort'nGo waste collection program on the West Coast. Once the pilot concludes in December 2025, Wildsafe BC will report back to WCC with the results of the project. These results will be used to help evaluate the current 3-stream curbside collection program with the addition of increased bear-resistant features such as education on strategic cart placement, bin anchors, steel carabiners, and increased enforcement. The pilot results may also provide data that will support evaluation of associated funding responsibilities and cost estimates.

**Background:**

Over time, some local bears have learned to access garbage and organics carts by dragging away unanchored carts stored outdoors and breaking the brass carabiners to access contents inside. These bears have become food conditioned and habituated, and increasingly comfortable around people in communities.

Since the rollout of the Sort'nGo program, the ACRD has actively promoted proper cart storage and usage through educational videos, printed material and social media outreach. As a next step beyond education and to further support both the Sort'nGo program and WildsafeBC's initiatives, several participating groups are collaboratively exploring additional strategies to minimize wildlife interactions.

The WildsafeBC pilot project focuses on correcting human behavior to prevent bear-related cart tampering specifically by discouraging bears from successfully breaking brass carabiners, breaking cart lids, and/or dragging carts away. As part of the initiative, residents will be provided with upgraded stainless-steel carabiners and support for securely anchoring carts.

To reinforce proper cart management, WildSafeBC will actively monitor residential properties for compliance with regulations under ACRD Bylaw 1036, 2022. Properties found to be non-compliant may receive initial compliance letters, which serve as formal warnings and encourage residents to take corrective action. This enforcement component compliments the educational outreach and supports both the Sort'nGo program and WildSafeBC's broader mandate to reduce human-wildlife conflict. Full details are provided in the attached document.

Key components of the pilot WildsafeBC pilot project include:

- Public education and outreach.
- Participation from Municipal Bylaw Services and BC Conservation Officer Service for compliance monitoring and enforcement.
- Regulatory information and supplies related to outdoor cart storage, timing of curbside placement, and maintenance responsibilities.

To date, WildsafeBC has been in the planning stages of grant implementation. They issued a press release in August 2025 informing residents of the project and have been leading planning meetings with project stakeholders including the ACRD, Tofino, and Ucluelet.

**Time Requirements – Staff & Elected Officials:**

- Approximately 1 hour biweekly for attending meetings
- 2–3 hours weekly for implementing work orders (e.g., cart replacements & repairs)

**Financial:**

The pilot is funded by the CBT Vital Grant. Staff time is covered under regular operational duties.

**Strategic Plan Implications:**

2.0 Managing our Assets and Infrastructure.

**Policy or Legislation:**

Bylaw R1036 – Governs the storage, collection, and disposal of waste within the Alberni-Clayoquot Regional District.

Submitted by: Jenny Brunn  
Jenny Brunn, General Manager of Community Services

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

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



Proposal for a Clayoquot Biosphere Trust Vital Grant Project:  
**Reducing Human-Bear Conflicts Associated with the Residential  
Cart System on the West Coast**

Prepared by: Bob Hansen

Edits by: Caitlin Beaudin

February 20, 2025

## Abstract

Following the support shown at the lisaak Sin Hay Tiic?mis (Respect All Life) meeting on January 15, 2025, an action plan and grant proposal has been drafted to mitigate the number of bear reports associated with the residential cart system. Should our grant proposal be approved, the funds will be used to 1. Replace all brass carabiners with durable steel carabiners, 2. Repair all broken residential carts, 3. For a limited time, subsidize and support materials and approaches for securing outdoor carts as outlined on pages 6-7 and 4. Work with staff of the Districts and the BC COS on a compliance strategy. The purpose of this action plan is to reduce human-bear conflicts associated with the residential cart system on the west coast.

## Background

The nature and trend of the documented human-bear conflicts on the west coast has changed since the implementation of the residential cart system in the Fall of 2022. The following is an overview of human-bear conflicts on the West Coast before and since implementation of the cart system.

- **2021-2022** –100+ sheds and 45+ vehicles were broken into between 2021-2022.



Figure 1. Prior to implementation of the cart system in 2021-2022 bears mainly targeted sheds (100+) and vehicles (45+).

- **November 2022** – The Alberni Clayoquot Regional District (ACRD) rolled out the new garbage and organics bear-resistant carts. The supplier of the carts lists them as bear-resistant, designed to prevent bears from accessing food rewards such as residential garbage and organic matter.
- **2023** - Conflict bears noticeably shifted away from the most common types of attractants to primarily focussing on garbage, organics and recycling carts.

- This behaviour progressed and the number of food-conditioned bears increased throughout the year 2023.
- WildSafeBC Community Coordinators observed that roughly 80+% of the residential carts were not properly secured making them vulnerable to bears in our communities (Figure 2).



Figure 2. Improperly secured carts in a human-bear conflict hotspot neighborhood.

- **By November 2023** - it was identified that there were 10 food-conditioned bears targeting unsecured carts in the region (Figure 3).



Figure 3. Multiple bears dragged unanchored carts away and learned how to break the brass carabiner.

- **2024** – In the spring 2024, it seemed that the 10 food-conditioned picked up where they left off in 2023 and continued to enhance their cart access skills.
- Food-conditioned bears were observed investigating carts in the middle of the day (Figure 4), dragging carts away, and breaking the brass clips (Figure 5).



Figure 4. Bear hitting carts 1:21pm Dec-22-2024.



Figure 5. Bears returned repeatedly to this address - broke brass carabiners - carabiners were replaced with new brass carabiners - bears broke brass carabiners again.

- Some of the food-conditioned bears skills progressed to tearing apart the cart lids (Figure 6).



Figure 6. By the end of 2024, at least three food-conditioned bears learned how to break cart lids.

- Additionally, some bears began exhibiting “resource guarding” a term used to describe when an animal exhibits aggressive protective behaviour of food resources such as carts (Figure 7).



Figure 7. “Resource Guarding” behaviour. Bear pushed cart towards yelling person until person retreated and left.

- This behaviour is concerning as these food-conditioned bears could continue using this behaviour year after year.
- By the end of 2024 a total of 181 carts had been broken into by food-conditioned bears in 2024 in West Coast communities.

- It is known that these are minimum numbers. Monitoring shows incidents have gone unreported in Tofino, Ucluelet, Millstream and Hitacu. A walk along any street in the region on garbage or organics pick up day revealed carts with broken brass carabiners.
- **2024-2025** – By late 2024 the number of food-conditioned bears had increased to 13 including a sow and two cubs.
- The sow has, by teaching her cubs how to break into the carts, illustrated the process of generational learning. The family group now shows habituation (loss of wariness to people) (Figure 8), food conditioning and skill in accessing carts.



*Figure 8. Habituated family group by Ucluelet Co-op 1:30pm Feb-4-2025.*

- The sow recently attempted to den with her cubs in the crawl space under a house in the same Ucluelet residential neighborhood where she'd been breaking into carts.
- It is reasonable to expect that this family group will pick up where they left off when they reemerge in the Spring.
- **2025** - The number of cart conflicts is still climbing with 5 food-conditioned bears still out and actively hitting carts in February 2025. The most recent report was February 6<sup>th</sup>. Seven of 29 bear reports have documented damage to carts.
- Food-conditioned bears staying out all winter could become another new dynamic in local human-bear conflicts (Figure 10).



*Figure 9. Five bears still active in Ucluelet February 2025.*

## Background Summary

As described, there are vulnerabilities to bears in the residential cart waste management system.

Human-bear conflict dynamics of concern include:

- lack of actions by many residents to follow best practices, bylaw and BC Wildlife Act requirements to prevent bears accessing carts,
- some residents not requesting repairs or replacement of damaged carts,
- the increasing numbers of bears with cart break-in skills,
- the increasing skills of these bears,
- the observed reality that most food-conditioned bears in 2023- 2024 have proved to be uncatchable as they have learned to be wary of the BC COS traps,
- generational learning in the current cohort of conflict bears is likely lead to increasing conflicts and risks for the residential cart system, people and bears.(Figure 10).

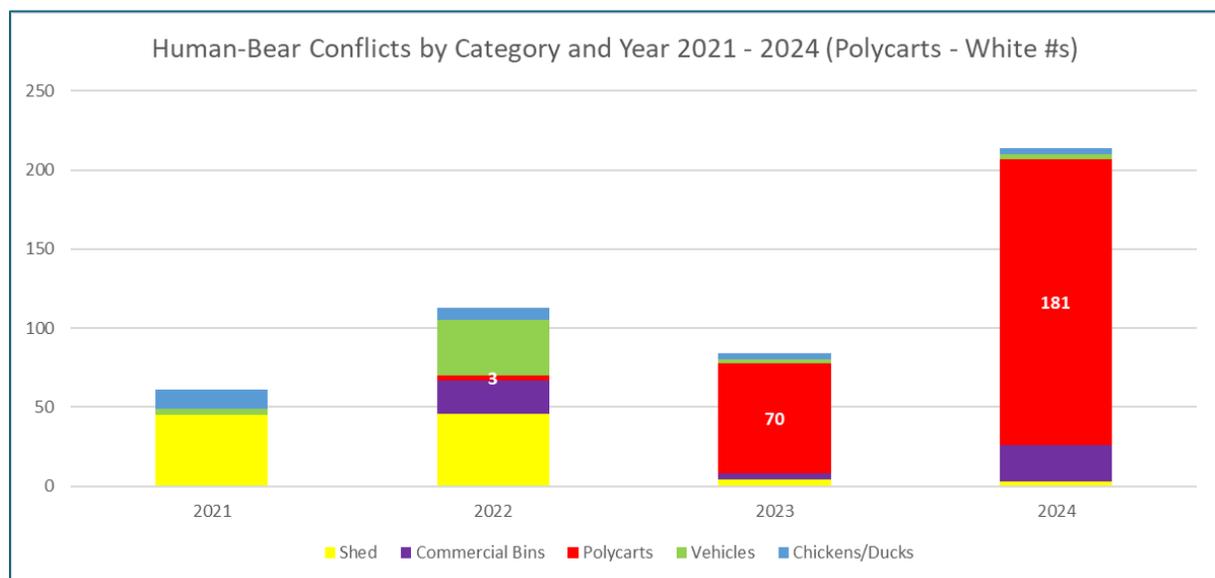


Figure 10. Two evident trends. One, a shift in conflicts from sheds and vehicles to polycarts. Two, increasing human-bear conflicts overall.

## Bear-Human Conflict Prevention Efforts

The ACRD, the Districts of Ucluelet and Tofino, Ucluelet First Nation, Surf Rider, and WildSafeBC Pacific Rim have been providing ongoing comprehensive multimedia and in-person education on preventing human-bear conflicts involving carts since before the cart system was rolled out.

The shift to multi-stream pickup for the Alberni-Clayoquot Regional District was several years in the planning and in its implementation. The garbage and organic carts sourced were certified bear-resistant. A local West Coast contract was established to provide cart repair and replacement services. There were town hall style education events in each community and First Nation. A website and an app were created to provide ongoing comprehensive educational resources to residents and to answer FAQs.

Region-wide bylaws were enacted that require residential cart to be safely stored inside or if kept outside, anchored and secured to prevent access by bears and other wildlife.

The British Columbia Wildlife Act prohibits attracting dangerous wildlife, such as bears. This includes intentionally feeding them or leaving out attractants.

The preceding Background section describes how a multitude of dynamics have arisen, compromising the intentions to establish an efficient, bear-resistant 3 stream waste management system.

The complicating factors have resulted in exceptional, ongoing costs for the ACRD and increasing human-bear conflicts.

There have been extensive, continuous efforts to impress on people the best practices for managing their carts. For carts kept outdoors, there has been emphasis on the importance of anchoring outdoor carts so bears can not drag them away to spend time learning how to break them. Another prevention action promoted has been to switch out the original brass carabiners for steel ones (Figure 11).



Figure 11. One example of a many educational resources illustrating how to best manage carts to prevent human-bear conflicts.

There is a robust foundation of educational resources to build on going forward. Some straight forward actions such as anchoring carts and replacing brass carabiners with steel carabiners have proven effective (Figures 12 & 13).



Figure 12. Food-conditioned bear broke into carts multiple times mid-summer 2024.



Figure 1 Replacement of brass carabiners with steel carabiners and anchoring all the carts resolved the conflict. There have been no further conflicts.

The funding from the CBT Vital Grant could support efforts to increase the bear-resistance of the residential cart system, enhance public safety and help prevent more bears from learning these conflict skills and behaviour. Thank you for the opportunity to raise these concerns and to propose a regional action plan to reduce human-bear conflict risks and to build the capacity of communities to co-exist with bears.

## Proposed Action Plan:

# Reduce Human-Bear Conflicts Associated with The Residential Cart System

Contract a project coordinator to facilitate and coordinate collaborations to achieve project goals.

### 1. Primary Goals

- a. Increase bear-resistance of residential cart system.
- b. Reduce human-bear conflicts.
- c. Enhance public safety.
- d. Reduce damage to residential cart system.
- e. Reduce costs to residents, Districts and First Nations due to human-bear conflicts.
- f. Increase capacity of communities to co-exist with bears in the future.
- g. Continue to build on and grow regional working relationships to meet the challenges of human-bear co-existence going forward.

### 2. Actions to address cart system vulnerabilities

- a. Replace all brass carabiners with steel carabiners.
- b. Repair all broken carts.
- c. For a limited time, subsidize and support materials and approaches for securing outdoor carts.

### 3. Communicate Actions Being Taken to Residents with Milestones and Timelines

- a. Shared, coordinated messaging by the region's Districts and First Nations communication specialists.
- b. WildSafeBC Pacific Rim
- c. Clayoquot Biosphere Trust
- d. Other partners.

### 4. Communicate Resident Responsibilities and Required Actions with Milestones and Timelines

- a. Communicate mandatory provisions of local bylaws and the BC Wildlife Act to keep carts secure from bears.
- b. Communicate timeline for residents to be in compliance with Bylaws / Wildlife Act requirements.
- c. Communicate and undertake compliance monitoring leading up commencement of enforcement.
- d. Communicate schedule of cart repair fees to coincide with commencement of enforcement.

**5. Document and report progress on implementation of actions**

**6. Monitor impacts of implemented actions**

**7. Draft Milestones / Timeline**

- a. Submit LOI for CBT Vital Grant - February – 2025. Funding, if successful would be allocated in May 2025.
- b. All partners would collaborate and utilize existing resources to create:
  - i. a detailed plan of actions leading up to start of implementation in May 2025,
  - ii. and a detailed plan of communications to coincide with implementation of various actions.
- c. May-June 2025
  - i. Replace all brass carabiners.
  - ii. Repair all broken carts.
  - iii. Subsidize and support materials and approaches for securing outdoor carts.
- d. July-August 2025
  - i. Perform compliance monitoring and issue warnings.
- e. September- 2025
  - i. Commence enforcement.
  - ii. Commence application of fees for all cart repairs.
- f. December-2025
  - i. Summarize, analyze, and communicate 2025 results.
- g. January 2026
  - i. Reassess goals and identify actions needed in 2026.

All the best,

Bob Hansen  
WildSafeBC Pacific Rim Community Coordinator (Volunteer)



Caitlin Beaudin  
WildSafeBC Pacific Rim Community Coordinator  
Pacrim2@wildsafebc.com