



Board of Directors Meeting
Wednesday, July 23, 2025

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC
1:30 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/23-7-2025/7654/?catid=0>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_KuTXSUDTQfWbnV4OCXDUZQ#/registration

PAGE #

1. CALL TO ORDER

Recognition of Territories.

Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.

Introductions - Board Members and Staff present in the Boardroom and on Zoom.

2. APPROVAL OF AGENDA

(motion to approve, including late items requires ALL VOTE 2/3 majority vote)

3. DECLARATIONS

(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Community Charter)

4. ADOPTION OF MINUTES

(ALL/UNWEIGHTED)

a. Board of Directors Meeting – June 25, 2025

11-20

THAT the minutes of the Board of Directors meeting held on June 25, 2025 be adopted.

b. West Coast Committee Meeting – July 2, 2025

21-24

THAT the minutes of the West Coast Committee meeting held on July 2, 2025 be received.

- c. **Agriculture Development Committee Meeting – July 15, 2025** **25-31**

THAT the minutes of the Agriculture Development Committee meeting held on July 15, 2025 be received.

5. **PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)**

- a. **Norm Kempe, Dean Fenn, BC Timber Sales – Strait of Georgia, Information on the Deactivation of Kurtz Crib**
- b. **Scott Johnson, Jennifer Fitzgerald, Residents of Long Beach Electoral Area, Presentation on Public Transit Route in Millstream subdivision.**
- c. **Caroline Ellis, Resident of Beaufort Electoral Area, Response to Temporary Use Permit Application for TUP25008 8335 Beaver Creek Road (BEAUFORT)**

6. **CORRESPONDENCE FOR ACTION**
(ALL/UNWEIGHTED)

- a. **REQUEST FOR LETTER OF SUPPORT** **32-35**
Tsuma-as Housing Society, July 17, 2025, Letter of Support request for Tseshaht/Tsuma-as Housing Society Housing Application

Possible Motion:

THAT the Alberni-Clayoquot Regional District Board of Directors provide a letter of support to the Tsuma-as Housing Society for their funding application to the BC Housing Community Housing Fund for a proposed housing project at the former APD mill site.

7. **CORRESPONDENCE FOR INFORMATION**
(ALL/UNWEIGHTED)

- a. **C3 ALLIANCE** **36**
Invitation to the 12th Annual Resource Breakfast Series
- b. **AVICC** **37-40**
AVICC Regional Resolution R2 – Island Rail Corridor
- c. **HONOURABLE MINISTER JOSIE OSBORNE** **41**
Farmers’ Market Nutrition Coupon Program (FMNCP)
- d. **BC HOUSING** **42-46**
BC Community Housing Fund (CHF) Now Accepting Applications for their Fourth Round of Funding
- e. **CHERRY CREEK WATERWORKS DISTRICT** **47-48**
Determination of Official Referendum Results – June 2025

- | | | |
|----|----------------------------------------------------------------------------------------------------------------------|--------------|
| f. | FISHERIES AND OCEANS CANADA/GOVERNMENT OF CANADA
DFO Pacific Region Drought Information and Summary Report | 49-51 |
| g. | UBCM
2025 Resolutions | 52-55 |
| h. | BERNADETTE WYTON
Letter to ACRD July 15, 2025 – Regarding Log Train Trail | 56-70 |
| i. | KEITH WYTON
Email to ACRD July 16, 2025 – Regarding Log Train Trail | 71-73 |
| j. | GAIL MORTON
Motorization of the Log Train Trail Discussion: Safety of Children Impact Statement | 74-75 |
| k. | DAVID S. MORTON
Email to ACRD July 11, 2025 – Regarding Motorized Vehicle Use on the Log Train Trail | 76-77 |

THAT the Board of Directors receive items a-k for information.

8. REQUEST FOR DECISIONS & BYLAWS

- | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| a. | REQUEST FOR DECISION
Grant Funding Application with Canada Community–Building Fund – Strategic Priorities Fund (ALL/UNWEIGHTED) | 78-87 |
|----|-------------------------------------------------------------------------------------------------------------------------------------------|--------------|

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capital Infrastructure Stream of the Strategic Priorities Fund for the Sproat Lake Volunteer Fire Department Harold Bishop Firehall Expansion and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capital Infrastructure Stream of the Strategic Priorities Fund for the Long Beach Airport Wastewater Septic System Replacement & Expansion and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capital Infrastructure Stream of the Strategic Priorities Fund for the Bamfield Tsunami Warning System and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capacity Building Stream of the Strategic Priorities Fund for the Design, Operations and Closure Plan for the West Coast Landfill and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

- b. **REQUEST FOR DECISION** **88-102**
South Long Beach and New Multi-Use Pathway Maintenance
(ALL/UNWEIGHTED)

THAT 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; and

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.

- c. **REQUEST FOR DECISION** **103-105**
Grant Funding Application with Farm Credit Canada for AgriSpirit Fund as municipal partner with the Alberni Valley Food Security Society
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors support the grant funding application as municipal partner with the Alberni Valley Food Security Society for the Farm Credit Canada AgriSpirit Fund and direct staff to provide overall grant management for the project, if successful.

- d. **REQUEST FOR DECISION** **106-107**
Echo Aquatic Centre Review and Feasibility Study
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors award the Aquatics Review and Feasibility contract to HCMA Architecture + Design in the amount of \$63,790 (excluding GST) and authorize the CAO to negotiate and execute the contract on behalf of the ACRD.

- e. **REQUEST FOR DECISION** **108-113**
Log Train Trail Lease Update
(MUNI AND ELECTORAL AREA PARTICIPANTS/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to not pursue a Parks Regulation Bylaw and inform the Ministry of Transportation and Transit that the Alberni-Clayoquot Regional District proposes a communication campaign aimed at informing users and the public on clearly outlined expected standards of use.

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to prepare the cost estimates for land acquisition, water quality investigation and preliminary design work on development of the Beaver Creek Water Treatment Plant as presented in the McElhanney report, including First Nations engagement.

- k. **REQUEST FOR DECISION** **181-183**
ACRD Inclusive Regional Governance Update
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors receive the [ACRD Inclusive Regional Governance Models Exploration Grant Report](#) and update as presented.

THAT the Alberni-Clayoquot Regional District Board of Directors receive the [ACRD Regional Services Finance Models document](#) as presented.

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to send a letter to the Ministry of Housing and Municipal Affairs to request additional funding to continue to advance Inclusive Regional Governance and schedule a meeting to determine a workplan for advancing next steps.

- l. **REQUEST FOR DECISION** **184-185**
Cathedral Grove – Invitation to BC Parks staff.
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to invite BC Parks staff to attend a future Board meeting to discuss ongoing safety concerns with Cathedral Grove.

- m. **REQUEST FOR DECISION** **186-188**
Letter of Support for Farm to School BC
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to write a letter to the Honorable Josie Osborne, Minister of Health, requesting that Farm to School BC funding be reinstated.

THAT Alberni-Clayoquot Regional District Board of Directors direct staff to follow up on the response to the Letter of Support for Farm to School BC and if no response is received by September that ACRD participants at UBCM bring the issue forward with representatives from the BC Ministry of Health and

THAT the Letter of Support for Farm to School BC be forwarded directly to the EA Director for UBCM.

9. PLANNING MATTERS

**9.1 ELECTORAL AREA DIRECTORS
(PARTICIPANTS/UNWEIGHTED)**

- a. **TUP21005R, SHANNON, 8865 BEAVER CREEK ROAD (BEAUFORT)** **189-194**
Temporary Use Permit – Memorandum and Permit

*THAT the Alberni-Clayoquot Regional District Board of Directors issue
Temporary Use Permit TUP21005R.*

- b. **TUP25008, MACKENZIE, 8335 BEAVER CREEK ROAD (BEAUFORT)** **195-200**
Temporary Use Permit – Memorandum and Permit

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

- c. **DVC25003, MALLORY, 1186 THIRD AVE (LONG BEACH)** **201-206**
Development Variance Permit – Memorandum and Permit

*THAT the Alberni-Clayoquot Regional District Board of Directors issue
Development Variance Permit DVC25003.*

- d. **TUP24008, AHIRA, 10404 MARINA VISTA DRIVE (SPROAT LAKE)** **207-214**
Temporary Use Permit – Memorandum and Permit

*THAT the Alberni-Clayoquot Regional District Board of Directors issue
Temporary Use Permit TUP24008.*

- e. **TUP25001, MESIC, 10407 MARINA VISTA DRIVE (SPROAT LAKE)** **215-221**
Temporary Use Permit – Memorandum and Permit

*THAT the Alberni-Clayoquot Regional District Board of Directors issue
Temporary Use Permit TUP25001.*

- f. **RE25001, BEECROFT, 6317 WALKER ROAD (BEAVER CREEK)** **220-227**
Rezoning – Memorandum and Bylaw

*THAT Bylaw P1525, Regional District of Alberni-Clayoquot Zoning amendment
Bylaw be adopted.*

10. REPORTS

**10.1 STAFF REPORTS
(ALL/UNWEIGHTED)**

- a. **Agricultural Water Plan Project What We Heard Report** **228-244**
b. **Food Security Emergency Planning Project What We Heard Report** **245-266**
c. **Meeting Schedule – August 2025** **267**

- | | | |
|----|--------------------------------------------------------------------|------------|
| d. | Building Report – June 2025 | 268 |
| e. | Monthly Agreement & Grant Delegation Report – June 2025 | 269 |
| f. | Procedure Bylaw Review – Verbal Update H. Zenner | |

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to develop the ACRD Procedure Bylaw based on input received at Committee of the Whole meetings from March 12, 2025 through July 23, 2025 and bring a draft copy of the bylaw to a Board meeting prior to public advertising.

THAT the Board of Directors receives the Staff Reports a-f.

10.2 COMMITTEE REPORTS

(ALL/UNWEIGHTED)

- a. **Alberni Valley Regional Airport Advisory Committee Meeting – June 19, 2025 (Verbal)**
- b. **Committee-of-the-Whole Meeting – July 23rd, 2025 (Verbal)**

THAT these verbal reports be received for information.

10.3 AREA REPORTS

(ALL/UNWEIGHTED)

- a. Electoral Area “A” (Bamfield) – B. Beckett
- b. Electoral Area “B” (Beaufort) – F. Boyko
- c. Electoral Area “C” (Long Beach) – V. Siga
- d. Electoral Area “D” (Sproat Lake) – P. Cote
- e. Electoral Area “E” (Beaver Creek) – S. Roth
- f. Electoral Area “F” (Cherry Creek) – M. Sparrow
- g. City of Port Alberni – S. Minions/D. Haggard
- h. District of Tofino – T. Stere
- i. District of Ucluelet – M. McEwen
- j. Huu-ay-aht First Nations – J. Jack
- k. Toquaht Nation – K. Johnsen
- l. Uchucklesaht Tribe Government – M. Cootes
- m. Yuułuʔiłʔatḥ Government – L. Mastrangelo

THAT the Board of Directors receive the Area Reports

10.4 MEMBER REPORTS

(ALL/UNWEIGHTED)

- a. 9-1-1 Corporation – B. Beckett
- b. Vancouver Island Regional Library – F. Boyko
- c. Alberni Valley Chamber of Commerce – S. Minions/F. Boyko
- d. Air Quality Council, Port Alberni – M. Sparrow
- e. Association of Vancouver Island & Coastal Communities – P. Cote
- f. Tsawak-qin Public Advisory Group – M. Sparrow
- g. Other Reports

THAT the Board of Directors receives the Member Reports.

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

Questions/Comments from the public:

- Participating in Person in the Board Room
- Participating in the Zoom meeting
- Emailed to the ACRD at responses@acrd.bc.ca

14. RECESS

(ALL/UNWEIGHTED)

Motion to recess the Regular Board of Directors Meeting in order to conduct the Regional Hospital District Meeting.

15. RECONVENE

16. IN CAMERA

(ALL/UNWEIGHTED)

Motion to close the meeting to the public as per the Community Charter, section(s):

- i. *90 (1) (k) : negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public;*

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN

(ALL/UNWEIGHTED)

**Next Board of Directors Meeting: Wednesday, August 27th, at 1:30pm
Regional District Board Room & Zoom**



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, June 25, 2025, 1:30 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

- DIRECTORS PRESENT:** John Jack, Chairperson, Chief Councillor, Huu-ay-aht First Nations
Debbie Haggard, Vice-Chair, Councillor, City of Port Alberni
Bob Beckett, Director, Electoral Area "A" (Bamfield)
Fred Boyko, Director, Electoral Area "B" (Beaufort)
Vaida Siga, Director, Electoral Area "C" (Long Beach)
Rene Lacoursiere, Alternate Director Electoral Area "D" (Sproat Lake)
Susan Roth, Director, Electoral Area "E" (Beaver Creek)
Mike Sparrow, Director, Electoral Area "F" (Cherry Creek)
Marilyn McEwen, Mayor, District of Ucluelet
Moriah Cootes, Councillor, Uchucklesaht Tribe Government
Kirsten Johnsen, Member of Council, Toquaht Nation
Levana Mastrangelo, Executive Legislator, Yuułu?if?ath Government
- REGRETS:** Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Sharie Minions, Mayor, City of Port Alberni
Tom Stere, Councillor, District of Tofino
- STAFF PRESENT:** Daniel Sailland, Chief Administrative Officer
Teri Fong, Chief Financial Officer
Jenny Brunn, General Manager of Community Services
Cynthia Dick, General Manager of Administrative Services
Shane Koren, Manager of Financial Services
Eddie Kunderman, Operations Manager
Alex Dyer, Planning Manager
Janice Hill, Executive Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/25-6-2025/>

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 1:30pm.

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 – Directors and Staff present in the Boardroom and via Zoom.

2. APPROVAL OF AGENDA

MOVED: Director Cootes
SECONDED: Director Haggard

THAT the agenda be approved as amended, moving agenda item 8.c to 8.a and with the following late items:

12. a) Apportionment and Withdrawing from a Service

CARRIED

3. DECLARATIONS

Director Haggard declared a conflict of interest relating to agenda item 9.1 (h) Development Variance Permit, DVF25001, Francoeur, 6614 Andrews Lane.

Director Sparrow declared a conflict of interest relating to agenda item 9.1 (f) Temporary Use Permit, TUP25005, Redman, 4585 Compton Road.

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – June 11, 2025

MOVED: Director Sparrow
SECONDED: Director Haggard

THAT the minutes of the Board of Directors Meeting held on June 11, 2025 be adopted.

CARRIED

b. Electoral Area Directors Committee Meeting – June 18, 2025

MOVED: Director Sparrow
SECONDED: Director Cootes

THAT the minutes of the Electoral Area Directors Committee meeting held on June 18, 2025 be received.

CARRIED

c. Beaver Creek Water Advisory Committee Meeting – June 19, 2025

MOVED: Director Roth
SECONDED: Director Siga

THAT the minutes of the Beaver Creek Water Advisory Committee held on June 19, 2025 be received.

CARRIED

d. Alberni Valley and Bamfield Services Meeting – June 19, 2025

MOVED: Director Haggard

SECONDED: Director Sparrow

THAT the minutes of the Alberni Valley and Bamfield Services meeting held on June 19, 2025 be received.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Adam Bishop, Manager of Accessible Transit, BC Transit, Custom Transit

6. CORRESPONDENCE FOR ACTION

7. CORRESPONDENCE FOR INFORMATION

a. BC Ministry of Environment and Parks and BC Lung FOUNDATION
2024/2025 Provincial Community Wood Smoke Reduction Program (CWSRP)
Spring application

b. BC GOVERNMENT NEWS
The Alberni Valley Makerspace receiving funding from CleanBC Plastics Action Fund

c. UNION OF BC MUNICIPALITIES
Community Emergency Preparedness Fund – 2025

d. DISTRICT OF COLDSTREAM
Modernization of Wastewater Regulations – UBCM Resolution

e. VILLAGE OF CHASE
Funding for Public Education

f. TOWN OF OLIVER
UBCM Resolution for the Province to work with Crown Grant Airport
Brief Description

MOVED: Director Haggard

SECONDED: Director Cootes

THAT the Board of Directors receive items a-f for information.

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

- a. Request for Decision regarding**
BC Transit Annual Operating Agreements
(ALL/WEIGHTED)

MOVED: Director Haggard
SECONDED: Director Siga

THAT the Alberni-Clayoquot Regional District Board of Directors approve execution of the 2025-2026 Annual Operating Agreement between BC Transit and the Alberni-Clayoquot Regional District for the Alberni Valley Custom and West Coast Conventional Transit systems, and authorize the Chief Administrative Officer to execute the agreement on behalf of the ACRD; and approve execution of the 2025 Annual Operating Agreement – Amendment 1 between BC Transit and the Alberni-Clayoquot Regional District for the Alberni Valley Custom Transit system, which also incorporates the initial agreement for the West Coast Conventional Transit system and authorize the Chief Administrative Officer to execute the agreement on behalf of the ACRD.

CARRIED

- b. Request for Decision regarding**
2024 Statement of Financial Information
(ALL/UNWEIGHTED)

MOVED: Director Roth
SECONDED: Director Johnsen

That the Board of Directors approve the Alberni-Clayoquot Regional District 2024 Statement of Financial Information including all the statements and schedules.

CARRIED

- c. Request for Decision regarding**
Bylaw F1170-1 – 2025-2029 Financial Plan Amendment – Beaver Creek Water System – Lower Kitsuksis Watermain
(ALL/WEIGHTED)

MOVED: Director Roth
SECONDED: Director Cootes

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to the bylaw cited as “Bylaw F1170-1, 2025 to 2029 Alberni-Clayoquot Regional District Financial Plan Amendment”.

CARRIED

MOVED: Director Roth
SECONDED: Director Sparrow

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to the bylaw cited as "Bylaw F1170-1, 2025 to 2029 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

*MOVED: Director Roth
SECONDED: Director Sparrow*

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to the bylaw cited as "Bylaw F1170-1, 2025 to 2029 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

*MOVED: Director Roth
SECONDED: Director Cootes*

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as "Bylaw F1170-1, 2025 to 2029 Alberni-Clayoquot Regional District Financial Plan Amendment".

CARRIED

*MOVED: Director Roth
SECONDED: Director Cootes*

THAT the Alberni-Clayoquot Regional District Board of Directors authorize the CAO to negotiate and execute the associated Lower Kitsuksis Watermain contract change orders on behalf of the ACRD.

CARRIED

- d. Request for Decision regarding**
TFN/ACRD Landfill Working Group MOU
(ALL/UNWEIGHTED)

*MOVED: Director Cootes
SECONDED: Director Haggard*

THAT the Alberni-Clayoquot Regional District Board of Directors send a letter to Tseshaht First Nation requesting the development of a Memorandum of Understanding regarding the Landfill Crown Tenure.

CARRIED

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY

a. DVC25003, MALLORY, 1186 THIRD AVE, SALMON BEACH (LONG BEACH)
Development Variance Permit – Report

MOVED: Director Siga
SECONDED: Director Sparrow

THAT the Alberni-Clayoquot Regional District Board of Directors consider Development Variance Permit DVC25003 subject to neighbouring properties being notified as per Local Government Act s. 499.

CARRIED

b. DVD24015, ROBERTSON, 9898 LAKESHORE ROAD (SPROAT LAKE)
Development Variance Permit – Memorandum and Permit

MOVED: Director Lacoursiere
SECONDED: Director Roth

THAT the Alberni-Clayoquot Regional District Board of Directors issue Development Variance Permit DVD24015.

CARRIED

c. SD22007, MYKYTE, PARK LAND DEDICATION – 11196 TAYLOR ARM DRIVE (SPROAT LAKE)
Park Land Dedication – Request for Decision

MOVED: Director Lacoursiere
SECONDED: Director Roth

THAT the Alberni-Clayoquot Regional District Board of Directors accept the park land dedication as presented on the proposed subdivision Plan EPP130344 to meet the requirements of Section 510 of the Local Government Act for the 5-lot strata subdivision.

CARRIED

d. SD22007, MYKYTE, PARCEL FRONTAGE WAIVER – 11196 TAYLOR ARM DRIVE (SPROAT LAKE)
Parcel Frontage Waiver – Report

MOVED: Director Lacoursiere
SECONDED: Director Roth

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per section 512 of the Local Government Act, for proposed strata lots 1 through 5 as shown on proposed bare land strata plan EPS8098.

CARRIED

e. **TUP25001, MESIC, 10407 MARINA VISTA DRIVE (SPROAT LAKE)**
Temporary Use Permit – Report

MOVED: Director Lacoursiere
SECONDED: Director Roth

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP25001 subject to neighbour notification as per the Local Government Act section 494.

CARRIED

Director Sparrow left the meeting at 2:21pm.

f. **TUP25005, REDMAN, 4585 COMPTON ROAD (BEAVER CREEK)**
Temporary Use Permit – Memorandum and Permit

MOVED: Director Roth
SECONDED: Director Lacoursiere

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP25005.

CARRIED

Director Sparrow re-entered the meeting at 2:23pm.

g. **RE25001, BEECROFT, 6317 WALKERROAD (BEAVER CREEK)**
Rezoning – Memorandum and Bylaw P1525

MOVED: Director Roth
SECONDED: Director Lacoursiere

THAT Bylaw P1525, Regional District of Alberni-Clayoquot Regional District Zoning Amendment Bylaw, be read a first time.

CARRIED

MOVED: Director Roth
SECONDED: Director Lacoursiere

THAT Bylaw P1525, Regional District of Alberni-Clayoquot Regional District Zoning Amendment Bylaw, be read a second time.

CARRIED

MOVED: Director Roth
SECONDED: Director Lacoursiere

THAT Bylaw P1525, Regional District of Alberni-Clayoquot Regional District Zoning Amendment Bylaw, be read a third time.

CARRIED

Director Haggard left the meeting at 2:25pm.

- h. **DVF25001, FRANCOEUR, 6614 ANDREWS LANE (CHERRY CREEK)**
Development Variance Permit– Report

MOVED: Director Sparrow

SECONDED: Director Lacoursiere

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing Development Variance Permit DVF25001 subject to:

- i. the issuance of a development permit to satisfy the guidelines of DPA I – Riparian Area Protection in the Cherry Creek Official Community Plan.*
- ii. neighbouring properties being notified as per Local Government Act s. 499.*

CARRIED

Director Haggard re-entered the meeting at 2:28pm.

10. REPORTS

10.1 STAFF REPORTS

- a. **Semi-Annual Financial Report**
- b. **Minister of Agriculture & Food Letter – Farmgate License Program Review**
- c. **Meeting Schedule – July 2025**
- d. **Building Report – May 2025**
- e. **Monthly Agreement & Grant Delegation Report – May 2025**

MOVED: Director Roth

SECONDED: Director Cootes

THAT the Board of Directors receives the staff reports a-e.

CARRIED

10.2 COMMITTEE REPORTS

10.3 MEMBER REPORTS (ALL/UNWEIGHTED)

- a. 9-1-1 Corporation – B. Beckett- Next meeting Friday June 27, 2025.
- b. Vancouver Island Regional Library – F. Boyko- June 7, 2025, Board meeting financial statements were presented as well as the statements of financial information. Unfunded liabilities are now being funded. The Masset branch in Haida Gwaii is almost completed and the grand opening is in September. Looking into a mobile book program which would deliver books to people that may not

be able to access library services. Acknowledge director of VIRL, Ben Hyman, he will be moving to a new role with Vancouver Public Library.

- c. Alberni Valley Chamber of Commerce – S. Minions/F. Boyko- No report. Reminder that designated appointments of Directors and Alternates should be followed for all external appointments to boards and committees.
- d. Air Quality Council, Port Alberni –M. Sparrow- No report.
- e. Association of Vancouver Island & Coastal Communities – P. Cote- No report.
- f. Tsawak-qin Public Advisory Group – M. Sparrow- at the recent meeting, members reviewed the detailed indicators and results. Currently doing road building and logging in TFL 44. Heli-logging has been postponed due to fire season, endorsement of forest certification, annual allowable cut down to 45-50%, as well as amount of direct and indirect jobs are down.
- g. Other Reports- J. Jack- recently participated on a panel at the Indigenous Resource Opportunities Conference- despite annual allowable cut, amount being harvested is lower than that causing issues for mills with fibre supply. Addressing that issue was one of the primary considerations brought forward to Ministers. Important for Indigenous communities, local communities and businesses to work together to provide solutions in partnership with the province.

MOVED: Director Roth

SECONDED: Director Sparrow

THAT the Board of Directors receive the Member Reports.

CARRIED

11. UNFINISHED BUSINESS

12. LATE BUSINESS

a) Apportionment and Withdrawing from a Service

MOVED: Director Lacoursiere

SECONDED: Director Roth

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to investigate alternative apportionment methods for the Alberni Valley custom transit system as well as the steps involved in withdrawing from a service and bring a report back to the Alberni Valley & Bamfield Services Committee for further discussion.

CARRIED

13. QUESTION PERIOD

Questions/Comments from the public. The General Manager of Administration advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person in the ACRD Board Room
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

14. ADJOURN

MOVED: Director Boyko

SECONDED: Director Roth

THAT this meeting be adjourned at 2:43pm.

CARRIED

Certified Correct:

John Jack,
Chairperson

Cynthia Dick
General Manager of Administrative Services



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

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, Yuułuꞵiꞵath 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 25th 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.

11. ADJOURN

MOVED: Director Stere

SECONDED: Director Siga

THAT this meeting be adjourned 11:34am.

CARRIED

Certified Correct:

Tom Stere,
Chairperson

Cynthia Dick,
General Manager of Administrative Services



Alberni-Clayoquot Regional District

MINUTES OF THE AGRICULTURAL DEVELOPMENT COMMITTEE MEETING

HELD ON TUESDAY, JULY 15, 2025, 12:45 PM

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

MEMBERS

PRESENT:

Tanya Shannon, Shannon Farms, Vice-Chairperson
Ann Siddall, Alberni District Fall Fair Association
Fred Boyko, Director, Electoral Area “B” (Beaufort)
Helen Zanette, SD70 Trustee
Erika Goldt, Eat West Coast
Cecilia Addy, Port Alberni Port Authority
Anna Lewis, Alberni Valley Food Security Society
Lisa Aylard, Alberni Farmers’ Institute, Stonehaven Farm
Sarah Rymer, Spirit Square Farmers’ Market
Wayne Smith, Alberni Farmers’ Institute
Amber Lamb, Feathers be Found

Ex-Officio Members

Pat Deakin, City of Port Alberni
Katie Miles, Coastal Roundtable Facilitator, Tofino Community Food Initiative
Penny Cote, Director, ACRD, Agricultural Advisory Committee

REGRETS:

Heather Shobe, Chairperson, Eden Tree Farm
Bob Collins, Arrowvale Farm
Patty Palmer, 4H
Kirsten Nesbitt, SD Healthy Schools Manager
Jen Cody, Nuu-chah-nulth Tribal Council Dietician
Thom O’Dell, Ministry of Agriculture & Food – Regional Agrologist
Kaley Ruel, Island Health Dietician
Larry McMahon, Agricultural Advisory Committee
Russell Dyson, Agricultural Advisory Committee
Robert Haynes, Agricultural Advisory Committee
Star Miklashek, Agricultural Advisory Committee
Ray Dol, Agricultural Advisory Committee

STAFF PRESENT:

Amy Needham, Sustainability Planner
Kristin Kerr-Donohue, Administrative Assistant

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

<https://www.acrd.bc.ca/events/15-7-2025/>

1. CALL TO ORDER

The Vice-Chairperson called the meeting to order at 12:45 pm.

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

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

Introductions - Committee Members and Staff via Zoom.

2. **APPROVAL OF AGENDA**

MOVED: A. Siddall

SECONDED: A. Lewis

THAT the agenda be approved as circulated.

CARRIED

3. **DECLARATIONS**

4. **MINUTES**

a. **Agricultural Development Committee Minutes – April 15, 2025**

MOVED: S. Rymer

SECONDED: A. Lewis

THAT the minutes of the Agricultural Development Committee meeting held on April 15, 2025 be adopted.

CARRIED

5. **PRESENTATIONS**

a. **Cynthia Dick, General Manager of Administrative Services, ACRD regarding AVICC and UBCM Deadlines and Processes (Presentation and Report)**

b. **Serena Manhas, Planner 1, ACRD regarding Area D (Sproat Lake) OCP Introduction and Engagement (Presentation)**

Committee is requested to support the OCP process by answering the questions that were outlined in the staff presentation. A. Needham will forward a copy of the questions to the Committee with responses due by July 31, 2025, also available online [here](#).

Committee recommended that fisheries and forestry values are included in the agricultural conversation and engagement.

6. CORRESPONDENCE FOR INFORMATION

- a. **FARM TO SCHOOL BC**
2023-2024 Annual Report
- b. **ALBERNI VALLEY FOOD SECURITY SOCIETY**
Strategic Plan Summary
- c. **BC FOOD HUBS**
July Newsletter
- d. **BC MINISTRY OF HEALTH**
Farmers' Market Nutrition Program News
- e. **AGRISERVICE BC**
Islands Regional Newsletter – July 2025
- f. **HONOURABLE LANA POPHAM**
Copy of Letter from Minister of Agriculture and Food re: Farmgate Program Review

MOVED: A. Lewis
SECONDED: A. Siddall

THAT the Agricultural Development Committee receive items a-f for information.

CARRIED

After the July 15th Agricultural Development Committee meeting, staff received correspondence from the Minister of Health sent to ACRD Chair Jack on July 14th, in response to the ACRD letter dated June 3, 2025, regarding the Farmers' Market Nutrition Coupon Program. The correspondence indicated that the BC Association of Farmers' Markets received \$4.25 million from the Ministry of Health to continue the Farmers' Market Nutrition Coupon Program. The correspondence will be included in the ACRD Board of Directors agenda package for July 23, 2025, for their consideration.

7. REQUEST FOR DECISIONS

- a. **Request for Decision regarding Letter of Support for Farm to School BC**

MOVED: A. Lewis
SECONDED: S. Rymer

THAT the Agricultural Development Committee request that the Alberni-Clayoquot Regional District Board of Directors direct staff to write a letter to the Honorable Josie Osborne, Minister of Health, asking for Farm to School BC funding to be reinstated.

CARRIED

MOVED: H. Zanette
SECONDED: S. Rymer

THAT the Agricultural Development Committee request that the Alberni-Clayoquot Regional District Board of Directors direct staff to follow up on the response to the Letter of Support for Farm to School BC and if no response is received by September that ACRD participants at UBCM bring the issue forward with representatives from the BC Ministry of Health and

THAT the Letter of Support for Farm to School BC be forwarded directly to the EA Director for UBCM.

CARRIED

8. REPORTS

- a. Alberni-Clayoquot Regional District – A. Needham
- b. City of Port Alberni – P. Deakin
 - Cascadia Seaweed has large quantities of seaweed biomass left from their liquid kelp extraction process. Anna Lewis and the Alberni Valley Food Security Society helped to distribute this for use as fertilizer in the area this spring. If anyone is interested in using this product, or have testimonials of its application, please reach out to them.
 - Funding received for Marine Life and Cellulose Innovation Centre business case.
 - Worked with Deloitte Restructuring to ensure there were successful applications for the properties owned by the San Group. One company who will be operating out of the remanufacturing plant on Stamp Ave, IGV Housing Ltd., who build modular housing, also have ties to vertical food production in the UK. Will be reaching out to this company for more information on this side of their business when they are more established in Port Alberni.
- c. School District # 70 – H. Zanette
 - Two new daycares opening at Maquinna and Wood Schools in 2025/2026
 - 2025-2026 School-Year Budget passed
 - Learning on the Land program was very successful and will continue.
 - Board of Education Trustees sent a letter to Hon. Josie Osbourne, Minister of Health requesting the Farm to School program funding be reinstated.
 - Flourish, provide lunches for students in Sooke. Will share information with other school districts and organizations who want to bring healthy lunches to students.
- d. Ministry of Agriculture & Food – A. Needham for T. O’Dell
 - Investment Agriculture Foundation has a new grant opportunity for the Agricultural Water Infrastructure Program – up to \$100,000, with no cost matching requirement. Activities eligible for this grant funding are professional consultation services for the following: facilitation, project

- management, strategic planning, conflict resolution, or general assessment of water supply and demand.
- e. Alberni Farmers' Institute – W. Smith
- Loss of Bill Thomson brings food security back into the spotlight, he had a wealth of knowledge for new farmers and was a huge advocate across the province for agriculture. Also brings into consideration the potential loss of a buyer for hay producers in the area.
 - Participated in the Water Storage Workshop/Field Day on June 22 hosted by the BC Ministry of Agriculture and Food. Gained knowledge and would like to see more events like this in the future.
- f. Alberni District Fall Fair – A. Siddall
- Working with Nancy Wilmot to create new agriculture videos to display in the agriculture building at the Fall Fair.
 - Alberni Valley Fiber Guild, Alberni Valley Food Security Society, ACRD, Alberni Farmers' Institute, and some 4-H presentations will be included in the agriculture building, more room for others if needed.
 - Looking for volunteers from the agriculture sector to assist in the agriculture building.
 - Working on brochure with the AVFSS and Dock+, ACRD will assist to update the mapping.
- g. Alberni Valley Food Security Society – A. Lewis
- Farmgate+ application fillable form available on the AVFSS website now. If there are any farmstands that are known about, please reach out to Anna with that information.
 - Family Farm Day is coming together
 - Gleaning program has picked over 1400lbs of cherries this year
- h. Eat West Coast – E. Goldt
- Louise Rogers from Tofino Farms, owned and operated at Long Beach Airport (LBA) producing in greenhouses for four years, will request to present at the ACRD West Coast Committee meeting on September 3rd requesting reasonable lease costs for agriculture lands at the LBA to support agriculture and food security in the region.
- i. Spirit Square Farmers' Market – S. Rymer
- Looking for more meat producers to attend the market, only one producer currently.
 - Looking for a Market Manager to take on the duties being covered by the current president.
- j. Port Alberni Port Authority, Dock + Food Processing Hub – C. Addy
- New member at the Dock+, Munch Gelato
- k. Coastal Foods Roundtable, Tofino Community Food Initiative – Katie Miles
- Good growing season on the West Coast
 - School in Ahousaht has revitalized their garden program. They have set up a greenhouse and are growing a lot of food. Hosting workshops for the community.

- District of Tofino is running a gardening focused kids camp, which sold out very quickly, lots of participation and interest.
 - Lots of effort going into educating the west coast community members on agriculture.
- I. Primary Agricultural Producers
- Shannon Farms – T. Shannon
 - Update that the Gather and Graze dining event has been cancelled due to scheduling conflict with the chef
 - Farm is busy working on their second cut of hay
 - Stonehaven Farm – L. Aylard
 - BC Cattleman Meet a Rancher event at Save-on-Foods on June 21 had a lot of interest in supporting local producers.
 - Alberni Growers’ Collective – Anna Lewis
 - Having a lot of success with sales at the market this year, selling out on a regular basis.

MOVED: A. Siddall

SECONDED: C. Addy

THAT the verbal reports a-l be received.

CARRIED

9. LATE BUSINESS

Question regarding involvement in the 2026 Island Ag Show, A Taste of the Alberni Valley. A. Needham will be reaching out to sub-committee participants in September to discuss options and securing product to showcase.

10. QUESTION PERIOD

Questions/Comments from the public. The Administrative Assistant advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person in the ACRD Board Room
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

11. ADJOURN

MOVED: W. Smith

SECONDED: C. Addy

THAT the meeting be adjourned at 2:25 pm.

CARRIED

Certified Correct:

Tanya Shannon,
Vice-Chairperson

Kristin Kerr-Donohue,
Administrative Assistant

From: [Heather Zenner](#)
To: [ACRD Administration](#)
Subject: Letter of support request for Tseshaht/Tsuma-as Housing Society housing application
Date: July 17, 2025 3:23:10 PM
Attachments: [image001.png](#)

From: Colin Minions <cminions@tsumaas.org>
Sent: July 17, 2025 3:13 PM
To: Daniel Sailland <dsailland@acrd.bc.ca>; Ken Watts <kenwatts@tseshaht.com>
Subject: Re: Letter of support request for Tseshaht/Tsuma-as Housing Society housing application

[CAUTION] This email originated from outside of the ACRD

Hello Daniel,

Here is a short synopsis of the project:

Tsuma-as Housing Society, created by Tseshaht First Nation, is advancing an affordable housing project on a portion of the former APD mill site in Port Alberni, located between 2nd and 3rd Ave, to address the urgent housing needs of Tseshaht members and the wider community.

This project will provide safe, stable, and affordable housing for families, Elders, and individuals experiencing housing insecurity in the Alberni Valley, supporting Tseshaht's vision to bring members home while revitalizing a significant property within their territory.

The project will consist of three residential buildings totaling 128 units, offering a mix of deep subsidy, rent-gear-to-income, and affordable market units to ensure accessibility for those most in need while supporting community stability and well-being. A fourth building will provide an amenity space for residents, supporting cultural activities, gatherings, and programs that reflect Tseshaht values and foster community connection.

The property will feature ample green space, supporting wellness and connection to the land, as well as easy access to public transit, ensuring residents can connect with employment, education, and community services. The project design will incorporate culturally safe spaces, energy efficiency, and community-oriented features that align with Tseshaht values and the unique environmental context of the site.

This development aligns with the Province's priorities to address the housing crisis, advance reconciliation, and build resilient, inclusive communities. It will also help

address the significant housing gap identified in the Port Alberni Housing Needs Assessment, which indicates a need for 1,331 new housing units within five years, including 494 non-market units.

The project is being developed in partnership with Tseshaht First Nation, community partners, and funding agencies, with Tsuma-as Housing Society providing governance and oversight to ensure successful delivery and long-term operation of the housing units.

Through this project, Tsuma-as Housing Society aims to support Tseshaht members in returning home, foster community stability, and contribute to the ongoing revitalization of Port Alberni while addressing the critical need for affordable housing in the region.

Thanks so much,

Colin Minions
Executive Director
Tsuma-as Housing Society
7583 B Pacific Rim Hwy
Port Alberni, BC V9Y 8Y5
Cell: [REDACTED]
Email: cminions@sumaas.org



This e-mail communication, including all attachments, may contain private, proprietary, privileged and/or confidential information and is intended only for the person to whom it is addressed. Any unauthorized use, copying or distribution of the contents of this e-mail is strictly prohibited. If you are not the intended recipient of this e-mail, and have received it in error, please delete it and notify the sender immediately.

From: Daniel Sailland <dsailand@acrd.bc.ca>
Sent: Thursday, July 17, 2025 3:06 PM

To: Ken Watts <KenWatts@tsehaht.com>

Cc: Colin Minions <cminions@tsumaas.org>

Subject: RE: Letter of support request for Tsehaht/Tsuma-as Housing Society housing application

Thank you Wahmeesh and Colin.

I will this to our ACRD Board agenda for next Wednesday. Colin, do you have a short synopsis of the project so that I can provide the Board with a better understanding of the high-level elements of this application?

Kind regards

Daniel Sailland MBA | X7áozag

Chief Administrative Officer

Alberni-Clayoquot Regional District (ACRD)

From: Ken Watts <KenWatts@tsehaht.com>

Sent: July 17, 2025 2:18 PM

Cc: Colin Minions <cminions@tsumaas.org>

Subject: Letter of support request for Tsehaht/Tsuma-as Housing Society housing application

[CAUTION] This email originated from outside of the ACRD

Hello Leaders,

Tsehaht First National and our Tsuma-as Housing Society are formally requesting a letter of support from you/ your organization for the upcoming BC Housing : Community Housing Fund application we are submitting. This project is expected to be one of the biggest indigenous led housing projects in Port Alberni and one of the largest Nuuchahnulth housing projects in our people's history. This will not only assist Tsehaht and indigenous people, but housing for many in the Valley.

A template letter for your letterhead and signature is attached for your consideration and our Executive Director of Tsuma-as Housing Society , Colin Minions is included in this email should you have any questions. Our application is due this month and we value our relationship with you and your organization, so a letter of support would be appreciated and strengthen our application. **We would appreciate the letter before next Friday July 25th.** If you've already provided a letter of support, please disregard this request and we thank you for your support.

Thank you for your time and consideration.

Kleco, Kleco.

Wahmeesh(Ken Watts)

Tseshah First Nation – Elected Chief Councillor

Email: kenwatts@tseshaht.com

Phone: 250.724.1225

Cell: 

Fax: 250.724.4385

5091 Tsuma-as Drive

Port Alberni, BC V9Y 8X9

This e-mail communication, including all attachments, may contain private, proprietary, privileged and/or confidential information and is intended only for the person to whom it is addressed. Any unauthorized use, copying or distribution of the contents of this e-mail is strictly prohibited. If you are not the intended recipient of this e-mail, and have received it in error, please delete it and notify the sender immediately.



Regional District Chair and Directors
 Regional District of Alberni-Clayoquot
 3008 Fifth Avenue
 Port Alberni, BC V9Y 2E3



June 20, 2025

Dear Regional District Chair and Directors,

Re: Invitation to the 12th Annual Resource Breakfast Series – September 23, 24, and 25, 2025

It is my pleasure to invite you to the 12th Annual Resource Breakfast Series scheduled for September 23, 24, and 25, 2025 at the Union Club of British Columbia in Victoria, BC. The Resource Breakfast Series promises an exceptional experience, bringing together B.C. Resource Ministers, Local Area Governments, and natural resource sector leaders for insightful discussions on the latest news, advancements, and future strategies in BC's natural resource sectors.

Event Details:

Date:	September 23, 24, and 25	Location:	Union Club of British Columbia, Victoria
Time:	7:00 – 8:30 am	Dress Code:	Business Casual
Style:	Buffet Breakfast	Government Pricing:	\$27.00 + tax per breakfast

Registration: <https://www.eventbrite.ca/e/12th-annual-resource-breakfast-series-tickets-1325280552809?aff=oddtcreator>

As a cornerstone event, the annual Resource Breakfast Series has a long tradition of fostering a welcoming atmosphere conducive to facilitating meaningful exchanges. The series features engaging presentations containing valuable insights into the newest resource initiatives and developments. Speaker announcements to follow shortly. This exclusive event provides a unique platform for elected officials and sponsoring companies to engage in insightful conversations about BC's natural resource sector in a focused and intimate environment. Though operated independently from the UBCM convention, Local Area Government, Provincial Government officials, and select sponsors are invited to attend the series. General tickets are not available for purchase.

Tickets must be purchased to each individual breakfast. To support and encourage participation from a broad spectrum of leaders from across the Province, we are encouraging that local government limit themselves to 2 seats per Municipal Council or Regional District at any or all of the breakfasts.

We look forward to seeing you at the 12th Annual Resource Breakfast Series. Please reach out to events@c3alliance.ca if you have any questions.

Sincerely,

Sarah Weber, P.Geo., MBA
 President & CEO, C3 Alliance



June 20, 2025

The Honourable Mike Farnworth, MLA
Minister of Transportation and Transit
Parliament Buildings
Victoria, BC V8V 1X4

Sent via email: TT.Minister@gov.bc.ca

Dear Minister Farnworth,

The Association of Vancouver Island and Coastal Communities (AVICC) is the Union of BC Municipalities (UBCM) area association representing the interests of local governments and member First Nations in the British Columbia region of Vancouver Island, qathet, the Sunshine Coast, Central Coast and North Coast.

After consideration at the AVICC Annual Convention in April 2025, AVICC members endorsed a resolution, sponsored by the Alberni-Clayoquot Regional District, that is of interest to your Ministry. The resolution and background information are enclosed for your review and attention. Since this resolution is regional in nature, it will not be forwarded to UBCM for consideration at the UBCM Convention in September:

AVICC Regional Resolution R2 – Island Rail Corridor

The Island Rail Corridor (formerly the E&N Corridor) is located on Vancouver Island, B.C., with the majority being acquired and managed by the Island Corridor Foundation (ICF) and operated under contract by the Southern Railway of Vancouver Island (SVI). The corridor is approximately 289 km running from Victoria to Courtenay with connections between Port Alberni and Parksville and to Nanaimo waterfront. The Island Rail Corridor is a significant part of Vancouver Island’s transportation history and future potential.

The resolution requests that the Province prioritize the minimum required upgrades to the West to East section of the Island Rail Corridor to allow for its use in the event of a wildfire or highway closure. In June 2023, Highway 4 was closed due to the Cameron Lake

Bluff wildfire causing significant economic, health and safety impacts to the residents and visitors to the West Coast communities of Vancouver Island.

AVICC requests that the Province prioritize funding the minimum required upgrades to the West to East section of the Island Rail Corridor to allow for its use in the event of a wildfire or highway closure. We respectfully request your comments on this matter.

If you have any questions, or require further information, please contact Theresa Dennison, AVICC Executive Director, at 236-237-1202 or at tdennison@avicc.ca.

Sincerely,



President Ben Geselbracht, AVICC
Councillor, City of Nanaimo

cc: Hon. Brenda Bailey, Minister of Finance
Hon. Brittny Anderson, Minister of State for Local Governments and Rural Communities
Chair John Jack, Alberni Clayoquot RD; Chief Councillor, Huu-ay-aht First Nations
Daniel Sailland, Chief Administrative Officer, Alberni Clayoquot FN

Island Rail Corridor

WHEREAS wildfires and other emergencies have, and may again, present an ongoing threat to communities on Vancouver Island, including the closure of Highway 4.

WHEREAS the Island Corridor includes a West to East section of rail that connects the City of Port Alberni to the City of Parksville and Eastern communities of Vancouver Island, providing an alternative transportation route for both the movement of people and goods in the event of a highway closure and offer a greater ability to attack wildfires in that part of the region.

AND WHEREAS a minimal investment to the West to East Rail connection would be required to facilitate the use of Hi-Rail busses, trucks, and firefighting equipment at low speeds on this section of the rail line.

THEREFORE BE IT RESOLVED THAT the Association of Vancouver Island Coastal Communities request that the province of British Columbia prioritize funding the minimum required upgrades to the West to East section of the Island Rail Corridor to allow for its use in the event of a wildfire or highway closure.

Background:

The Island Rail Corridor (formerly the E&N Corridor) is located on Vancouver Island, B.C., with the majority being acquired and managed by the Island Corridor Foundation (ICF) and operated under contract by the Southern Railway of Vancouver Island (SVI). The corridor is approximately 289 km running from Victoria to Courtenay with connections between Port Alberni and Parksville and to Nanaimo waterfront.

The ICF was incorporated in 2004 and is a federally registered charity that represents the interests of several Vancouver Island communities, local governments, First Nations, businesses and other stakeholders to advance the strategic direction for the corridor. In addition to being a vital transportation system for the island, the corridor has the potential to be a regional economic, social and cultural connection across many communities. Due to the current conditions of the corridor, operations are limited to freight, with no passenger services being feasible at this time. Funding and investment continue to be a primary challenge for the corridor, limiting the necessary resources available for maintenance and required upgrades.

The Island Rail Corridor is a significant part of Vancouver Island's transportation history and future potential. Through continued collaborative efforts amongst governments, First Nations partners, communities and industry stakeholders the corridor could provide increased economic, environmental, and emergency preparedness potential. Understanding that there are many historic and current impacts of the rail corridor on First Nations communities that need to be reconciled, the above noted AVICC resolution speaks to a segment of the corridor that does not have the same level of outstanding impacts and, thus, could be subject to immediate investment for emergency purposes.

Reports:

The [Island Rail Corridor Condition Assessment](#) was completed in 2020 by WSP Canada Group Limited. on behalf of the British Columbia Ministry of Transportation and Infrastructure. This assessment provides a detailed evaluation of the base asset condition of the rail corridor in its entirety. The assessment examines infrastructure, grade crossings, bridges and rockfall activity and provides cost estimates for repairs and upgrades. Upgrades estimates include passenger use at higher speeds thus resulting in a higher level of required investment. This assessment builds upon previous work completed through the 2009 [Evaluation of the E&N Rail Corridor: Baseline Report \(HMM Report\)](#) by Hatch Mott MacDonald.

At the 2019 Association of Vancouver Island and Coastal Communities (AVICC) Convention a resolution was endorsed to '[Revitalize Island Rail](#)'. This resolution called upon the Province of British Columbia to take immediate actions to provide sufficient funding to restore the railway infrastructure. Another [Island Rail Corridor](#) resolution was endorsed at the 2022 UBCM Convention to call on the provincial and federal governments to commit to making the necessary investments to preserve the Island Corridor. Following the endorsement of these resolutions funding was committed from the province for First Nations and regional districts to plan for the future of the corridor but no funding has yet to be committed to provide the required upgrades.



July 14, 2025

1313607

Via email: c/o tbond@acrd.bc.ca

John Jack
Chairperson
Board of Directors
Alberni-Clayoquot Regional District

Dear John Jack,

Thank you for your letter of June 3, 2025, regarding the Farmers' Market Nutrition Coupon Program (FMNCP). I appreciate hearing directly from you about the positive impact this program has had on local farmers, the agricultural sector in the Alberni-Clayoquot Regional District, and households with lower incomes over the past year.

I'm pleased to share that the BC Association of Farmers' Markets has received \$4.25 million from the Ministry of Health to continue delivering the FMNCP this year. This funding will help over 8,500 lower-income households in approximately 90 communities across the province access nutritious foods at local farmers' markets.

Thank you again for taking the time to write and share your perspective.

Sincerely,

A handwritten signature in black ink, appearing to read "Josie", written over a light grey rectangular background.

Josie Osborne
Minister



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA



Josie Osborne, MLA
Mid Island-Pacific Rim
3945B Johnston Rd
Port Alberni, BC V9Y 5N4

July 4th, 2025

Dear Elected Officials,

As the MLA for Mid Island – Pacific Rim, I wanted to take the opportunity to reach out to you directly and share that the BC Community Housing Fund (CHF) is now accepting applications for their fourth round of funding.

From the Headwaters buildings in Tofino, to the Maitland Street Project in Port Alberni, and the Beulah Creek Housing project on Hornby Island – the CHF has helped us build partnerships with local governments, First Nations and non-profits that have resulted in hundreds of new affordable housing units in our region.

Even with these projects complete or underway, we know that people in our communities are still struggling to find reasonably priced homes that meet their needs. That's why BC Housing is putting out its fourth call for the CHF, and with \$775 million in funding available to create approximately 4,600 new, affordable homes for people in B.C.

Requests for proposals opened on May 30th using a rolling Request for Proposals (RFP) approach, meaning project submissions will be accepted on an ongoing basis – without a fixed deadline - until CHF funding is depleted.

I am also pleased to report that the Province has listened to feedback provided in previous rounds of funding, and the application process has been improved with clearer forms that are easier to fill out, along with a more streamlined evaluation process.

Funding is available to non-profit housing organizations, housing co-operatives, municipalities, First Nations and Indigenous-led housing societies. Information on the application process is available here: <https://www.bchousing.org/projects-partners/Building-BC/CHF> and I have also attached a fact sheet put together by BC Housing.

Should you choose to submit a proposal, I would be very pleased to provide a letter of support that can be included with your application. I would also like you to know that my office has access to researchers at the Legislative Library and if you are looking for funding for a different type of project, we are always happy to conduct a funding search for you, which includes local, provincial, federal and private funding streams.

Thank you for all the work you do for our community and please do not hesitate to reach out to my office for a support letter, or with any questions/comments you may have.

All my best,

Josie Osborne, MLA
Mid Island-Pacific Rim

jo:am BCGEU

Community Housing Fund

Request for Proposals

The **Community Housing Fund** was created by the Province of British Columbia in 2018. This fund is a \$3.3-billion investment to build more than 20,000 affordable rental homes for people with low and moderate incomes by 2031–32. More than 13,000 of these homes are open or underway across the province.

Through this Request for Proposals (RFP), BC Housing invites eligible applicants to help deliver the remaining homes.

What is happening?

On May 30, 2025, BC Housing issued a Community Housing Fund **Request for Proposals (RFP)**.

This is a rolling RFP, meaning proposals will be accepted on an ongoing basis — with no fixed deadline. The rolling format allows applicants to take more time to develop a comprehensive application package.

Who can apply?

- Non-profit, co-operative, municipal housing providers and First Nations.
- Public/private partners are permitted to apply on behalf of non-profit societies, Indigenous groups, co-operative and municipal housing providers.

Who can live here?

The Community Housing Fund develops housing for individuals, couples, families, seniors, and people with disabilities, capable of living independently without on-site support services.

Proposals may include housing for priority groups including:

- Women and their children experiencing or at risk of violence.
- Youth, including those transitioning out of care.
- Individuals leaving transitional or supportive housing.
- Equity and/or rights-seeking community members.
- Other priority groups consistent with the Community Housing Fund guidelines.



This proposal call prioritizes construction-ready housing projects that balance regional and municipal needs, including those of rural and remote communities.

Proposals should also demonstrate a strong commitment to equity and Indigenous Reconciliation, in alignment with the values of the Community Housing Fund.

Request for Proposals | Mixed Income Rental Housing

The **Community Housing Fund** supports the development and operations of mixed-income rental housing for low- and moderate- income households.

Required mix of rental units

To be considered for funding, a proposed project must reflect the following mix of rental units and income eligibility.

30%

Low to Moderate Income Market Rent Units

Units for households with incomes up to BC Housing's limits (\$85,870/\$138,770). Requires proof of income and assets at move-in. Rents approved by BC Housing and residents selected by the provider.

50%

Rent Geared to Income Units

Units for household incomes below Housing Income Limits but above deep subsidy. Requires proof of income and assets at move-in and annually. Rent varies based on Rent Geared to Income scale. Residents selected from the Housing Registry.

20%

Deep Subsidy Income Units

Units for household incomes below BC Housing's deep subsidy limits. Requires proof of income and assets at move-in and annually. Rent varies based on Rent Geared to Income scale. Residents selected from the Housing Registry.

Roles and responsibilities

Understanding the roles and responsibilities of each Community Housing Fund component is critical to successful delivery of funded proposals.



Funding & Financing

The Community Housing Fund

is administered through BC Housing and provides a mix of grants, long-term financing, and operating subsidies to support the development and operations of rental housing for low- and middle- income households.



Management & Operations

Non-profit housing providers manage the process of selecting residents for the housing projects, engage with the local community to ensure the project meets local needs, oversee the financial aspects of the project to ensure sustainability, and are responsible for the upkeep and maintenance of the funded project.



Oversight & Support

BC Housing is responsible for selecting projects to be funded, providing technical assistance to ensure successful implementation, monitoring project progress and compliance, and enabling and supporting partnerships to enhance project outcomes.

Request for Proposals | Requirements at a Glance

To qualify for funding evaluation, a **Community Housing Fund** applicant must ensure their proposal meets all minimum project requirements and that the submission package is complete.

Minimum project requirements

To move forward to the evaluation stage, the project must meet core criteria:

- The applicant must be a non-profit society, housing co-operative, municipal housing provider, First Nation, or private organization partnership with one of the above entities who will ultimately hold ownership. Non-profit societies and housing co-operatives must be in good standing with the applicable corporate registrar.
- The applicant must have a mortgageable interest, that is a legal right to the land that can be used as collateral for a mortgage.
- No layering or cross-subsidy from other BC Housing programs is permitted.
- The proposed project must conform to land use zoning requirement and for projects on reserve land, the proponent must provide confirmation of support from the First Nation's governing body.
- The proposed project design must meet the CHF efficiency standard of 82% within +/- 5% (This is the percentage of space within the project allocated for residential purposes)
- Non-residential space cannot exceed 30%.
- Projects should include sprinklers and passive and/or active cooling measures to mitigate overheating risk.
- If a third-party development consultant is engaged, BC Housing's standard Development Consultant Agreement must be executed.
- The proponent must be able to commit to starting construction within 24 months of the Notice of Award.
- The proponent must demonstrate financial capacity as a borrower.
- Project construction budget costs must be validated by a construction manager or quantity survey and project operating budget expenses must be validated by a third party and/or by actual operating expenses from current, comparable affordable housing projects.

Submission package checklist

To be considered complete, the proposal package must include the following:

- A completed and signed Submission Form.
- A completed Relationship and Conflict Disclosure Form.
- A completed Minimum Requirement Check List.
- Completed Response Form Templates Part A & B (Word) and Part C (Excel).
- Any additional documents specified in the Response Forms.
- A detailed, signed project schedule with milestones and approvals, confirming construction start within 24 months.



Important

This page provides a summary of core submission requirements.

Applicants are advised to carefully review the full Request for Proposals (RFP) and follow submission guidelines.

These can be found at bchousing.org/CHF-RFP or through BC Bid.



Request for Proposals | Rolling Call for Submissions

BC Housing is currently accepting **Community Housing Fund** proposals to develop affordable housing for people with low and moderate incomes.

This **Request for Proposals (RFP)** invites project submissions that:

- Address community needs for affordable housing.
- Are ready to begin construction within 24 months.
- Provide housing solutions for priority populations.
- Operate within defined cost limits.
- Support a mix of rental units and income eligibility

Proposals that help meet BC Housing’s regional targets—particularly in rural and remote communities—are strongly encouraged.

Rolling RFP Format

This is a rolling RFP, meaning proposals are accepted on an ongoing basis, without a fixed deadline. This flexible approach

allows applicants time to prepare strong, comprehensive submissions.

To streamline the proposal review and evaluation process, BC Housing will use **sequential intake windows**—starting with **Proposal Intake A**, followed by **B, C, and D**. Each new intake will open shortly after the previous one closes.

At the end of each intake period all proposals will be evaluated, and applicants will be notified of their funding status.

Applicants not selected for funding may be invited to resubmit in a future intake, provided they meet the conditions outlined in the RFP.

Timelines for future intakes B, C, and D will be announced as they are confirmed. The final intake, Proposal Intake D, is anticipated in spring 2026.

Proposal Intake Cycle

The following illustrates the process using Intake A as an example.



How to Apply

Proposals must be submitted online via BC Bid (preferred method), or by email to: buildingbc@bchousing.org.

See the Community Housing Fund RFP and appendices for comprehensive proposal submission requirements including evaluation criteria. Find these documents at bchousing.org/chf-rfp or through BC Bid.

Be sure to follow and use the instructions and templates provided by BC Housing.

For more information

BC Housing website: www.bchousing.org/chf-rfp

Email: buildingbc@bchousing.org

BC Bid website: www2.gov.bc.ca/gov/content/bc-procurement-resources/bc-bid

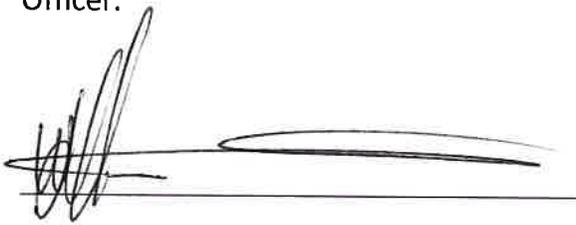
CHERRY CREEK WATERWORKS DISTRICT
DETERMINATION OF OFFICIAL REFERENDUM RESULTS
Conversion Referendum – June 14, 2025

Referendum Question:

Are you in favour of the Cherry Creek Waterworks District converting the water service and fire service to the Alberni-Clayoquot Regional District (ACRD)?

	YES	NO
Advance Voting Opportunity: Wednesday, June 4, 2025 Cherry Creek Waterworks District Office	15	129
Advance Voting Opportunity: Saturday, June 14, 2025 Cherry Creek Community Hall	48	310
TOTAL NUMBER OF VOTES	63	439

This determination of official referendum results was made by the Returning Officer on June 17, 2025 at 12:55pm at Port Alberni and is based on ballot accounts as amended or prepared by the Returning Officer.



Wes Kovacs, Returning Officer

**CHERRY CREEK WATERWORKS DISTRICT
DECLARATION OF OFFICIAL REFERENDUM RESULTS**

Conversion Referendum – June 14, 2025

I, Wes Kovacs, Returning Officer, do hereby declare the results of the referendum vote to be as follows:

Yes 63 votes

No 439 votes

Dated at Port Alberni, BC
this 17th day of June, 2025.



Wes Kovacs, Returning Officer

From: [Heather Zenner](#)
To: [ACRD Administration](#)
Subject: DFO Pacific Region Drought Emergency Drought Information and Summary Report
Date: July 8, 2025 9:34:24 AM

From: Gooderham, Krista (DFO/MPO) <Krista.Gooderham@dfo-mpo.gc.ca>
Sent: Wednesday, July 2, 2025 1:50 PM
To: Tim Hawkins <tim@westcoastaquatic.ca>
Subject: DFO Pacific Region Drought Emergency Drought Information and Summary Report

With much of B.C. expected to experience drought this summer, we may expect to see adverse effects on fish and fish habitat. Drought conditions can threaten the survival and productivity of fish by lowering water levels which in turn can increase stream temperatures, obstruct migration routes to critical spawning habitats, and strand fish in disconnected pools and side channels. To support your drought response efforts, DFO has put together a General Drought Fact Sheet (attached).

DFO has also developed [Emergency Adult Salmon Relocation](#) and [Emergency Juvenile Salmonids Relocation](#) guidelines. Please note that:

- These living documents are provided for emergency response activity only, and do not represent best practice outside of their prescribed application.
- Relocation of salmon is a last resort, requires permitting, and is only to be used in extreme environmental situations where a lack of intervention will most probably result in a mortality event.
- The ORR line (DFO.ORR-ONS.MPO@dfo-mpo.gc.ca or 1-800-465-4336) should be contacted prior to any relocation activities.

Additional Drought Response Guidance Tools are hyperlinked below:

- [Code of Practice: Beaver dam breaching and removal](#)
- [Interim standard: in-water site isolation](#)
- [Freshwater Least Risk Timing Windows](#)

Additionally, DFO published [Rapid drought response measures: a review of approaches and considerations in salmon bearing streams](#) to provide practitioners with information to consider in advance of applying drought response measures. Please note that this is not a prescriptive document and should not be interpreted as guidance on how to implement rapid drought response measures.

Reporting on Drought Impacts to Fish and Fish Habitat:

If you see drought conditions impacting fish and fish habitat, please report these events to DFO through the Observe, Record and Report (ORR) hotline (DFO.ORR-ONS.MPO@dfo-mpo.gc.ca, 1-800-465-4336, or VHF channel 16). All ORR drought reports will be forwarded to Area Staff for assessment and actioning. Alternatively, information can be submitted through the [Pacific Salmon Foundation Reporting Tool](#). PSF will share reports with DFO.

We encourage drought impact reports to be submitted through the ORR for efficient tracking and response planning. However, if you prefer engaging with alternate DFO contacts, that option is also available and supported.

Record as many of the following details as you can and include them in your report:

- Date and time of the incident
- Specific location by name, including latitude and longitude (if available) or driving directions (if accessible by land)
- Species or type of salmon including a description of the size, life stage, and features.
- Take photos and videos not only of the fish but of the surrounding area, upstream and downstream of the site. Use something for size reference in the photo if possible
- Condition of the salmon (e.g. alive or freshly dead, if alive are they stressed, gasping for air, exhibiting sluggish movement or do they show signs of disease such as wounds, fungus, etc.)
- Number of fish involved
- Environmental conditions (if known). (For example: air and water temperature, pool depth, stream width, water movement (if any), cover availability (large wood debris, trees, etc.)
- Past history of the stream (if known). For example, “the stream goes dry every August and it is only July” or “The creek usually goes subsurface for 2 kilometers from the Big Road bridge, but now there is no flow anywhere”
- Your contact information, including name and phone number

Drought Funding Opportunities:

- **First Nations Fisheries Council (FNFC) – [The Emergency Fund](#)** provides rapid support for urgent, Indigenous-led environmental restoration projects that protect and restore salmon populations and their habitats. [Salmon Resiliency Fund](#) provides support for Indigenous-led salmon and watershed conservation projects
- **[The Salmon Emergency Action Support \(SEAS\) team](#)** – Partners from the Pacific Salmon Foundation, FNFC, BC Water

Land and Resource Stewardship, as well as DFO will continue supporting local entities in addressing climate emergencies affecting Pacific salmon. Projects eligible for support may fall under two overarching categories: (A) urgent need and rapid action response projects, and (B) advanced action and strategic mitigation projects. To contact this group for support you can email emergencyresponse@psf.ca.

We appreciate your continued collaboration in supporting fish and their ecosystems and have attached the DFO Pacific Region 2024 Drought Response Summary Report highlighting the work of partners and DFO. If you have any questions, concerns, or need any additional information, please don't hesitate to reach out.

Krista Gooderham (She/her)

WCVI Implementation Coordinator, PSSI

South Coast Area

Fisheries and Oceans Canada/Government of Canada

[\[Krista.Gooderham@dfo-mpo.gc.ca\]](mailto:Krista.Gooderham@dfo-mpo.gc.ca)Krista.Gooderham@dfo-mpo.gc.ca

June 23, 2025

Chair John Jack
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3



Dear Chair Jack:

Re: 2025 Resolution(s)

UBCM confirms receipt of the attached resolution(s) endorsed by your Board and submitted directly to UBCM by the June 15 deadline.

The resolution(s) will be included in UBCM Resolutions Book for the 2025 UBCM Convention in September.

If you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst at 604.270.8226 ext. 100 or jjustason@ubcm.ca.

Sincerely,

A handwritten signature in black ink that reads "Mandewo".

Councillor Trish Mandewo
UBCM President

Enclosure

Expanding Career-Life Connections with Rural Practicum Program

Alberni-Clayoquot RD

Whereas rural communities in British Columbia face challenges in attracting and retaining skilled workers, particularly in essential sectors such as healthcare;

And whereas healthcare students in British Columbia must complete at least 30 hours of work experience or community service as part of the Career-Life Connections program, but this requirement does not sufficiently prepare students for long-term employment in rural areas:

Therefore be it resolved that UBCM request the Province of British Columbia to expand or establish a program specifically designed to place healthcare students in rural communities, providing hands on experience, and financial support;

And be it further resolved that this program be developed in partnership with local governments, Indigenous communities, educational institutions, and local industries to address workforce shortages and foster long-term economic sustainability in rural areas.

Convention Decision:

Strengthening Rural Healthcare Through Scope-Based Compensation Models

Alberni-Clayoquot RD

Whereas healthcare staffing shortages in rural communities across British Columbia have led to primary care providers assuming broader scopes of responsibilities, often performing multiple roles to ensure comprehensive patient care;

And whereas existing monetary incentives for primary care providers in British Columbia do not adequately reflect the expanded scope of responsibilities required in rural settings, contributing to recruitment and retention challenges;

Therefore be it resolved that UBCM advocate for the provincial government to implement a pay structure and incentive model that directly aligns with the scope of responsibilities undertaken by primary care providers in rural areas.

Convention Decision:

**Local Voices, Stronger Healthcare: Enabling
Healthcare Collaboration Frameworks in Rural BC**

Alberni-Clayoquot RD

Whereas rural communities across British Columbia face significant challenges in retaining and attracting primary care providers, leading to gaps in essential healthcare services and/or temporary primary care service closures;

And whereas local governments and Indigenous communities in rural areas are often excluded from provincial decision-making processes that directly impact their ability to maintain and improve healthcare services;

Therefore be it resolved that UBCM urge the Province of British Columbia to convene a formal table that includes representatives from the UBCM, First Nations communities, local governments, and healthcare professionals to collaboratively design a framework for enabling local decision making around healthcare in rural areas;

And be it further resolved that this table ensure local government, First Nations communities, and local healthcare professionals have a structured decision-making role in shaping healthcare strategies, workforce planning, and service delivery models that address the unique challenges of their rural communities.

Convention Decision:

Walking and cycling in an undisturbed natural environment is not compatible with loud, polluting, and physically imposing gas-powered transportation. Mixing the two uses is not best practice.

July 15, 2025

I am writing to share, once again, some of the health, safety, and quality of life concerns linked to motorizing the Log Train Trail Regional Park (LTT). This letter is sent in good faith, with appreciation for the work you do on behalf of our community, and with the hope that you will take time to read it.

I empathize with ACRD regional directors left to grapple with an unraveling Log Train Trail Management Plan (LTTMP) that leaves most of these problems to you and the future.

The plan is inadequate, especially considering its potential 20-year scope of service. It emerged from an incomplete list of options¹, questionable data², and conflicting goals³ presented by MDI Landscape Architects (MDI) with wording biased toward motorizing the LTT, and with no cost analysis, estimates, or comparisons with which to make informed decisions.

The list of missing management details include right of way issues, illegal off-road vehicle (ORV) traffic on the streets of Cherry Creek, cost considerations for maintaining trail beds and bridges, lack of parking, safety, and basic requirements for pedestrians, etc. These have been shared repeatedly with the ACRD with no response and no assurance that they will be addressed. (See attached LTTMP Analysis submitted with no response from the ACRD or MDI.)

I also empathize with Cherry Creek residents and trail users who have been left to deal with deteriorating neighborhood, trail, and safety conditions with no protection, enforcement, or interim trail management, as promised by ACRD staff.

DISREGARD FOR THE MEANING AND VALUE OF ACTIVE TRANSPORTATION

Active Transportation, as defined by the Government of Canada *“is using your own power to get from one place to another. This includes walking, biking, skateboarding, in-line skating/rollerblading, jogging and running, non-mechanized wheel chairing, snowshoeing and cross-country skiing.*

¹There was no hybrid, compromise option to accommodate the Cherry Creek end of the trail.

² Trail counter data was insufficient for drawing conclusions – covering a very short time period with collection gaps and inconsistent across site selection and user groups.

The dot voting, heavily relied upon for drawing conclusions, was clearly being abused with many complaining of the dot and post-it-notes being added/subtracted/moved by many participants.

³ Conflicting goals like removing barriers to walking for all people, including the disabled, while voting for virtually no trail surface maintenance or any kind of protective regulation.

The ACRD received \$50,000 from the Active Transportation Fund to produce the LTTMP. It is disturbing that the funds intended to connect people to each other, the outdoors, and self-powered exercise have been used to convert one of the finest linear parks on Vancouver Island, (comparable to Victoria’s Galloping Goose Trail and the multi-million dollar Tofino to Ucluelet Trail) to a runway for motor cycles and ORVs.

The LTTMP claims to provide recreational opportunities for people of all ages and abilities by “removing barriers and improving trail surfacing and drainage.” This is a frustrating and demoralizing appropriation of active transportation language when the priority to accommodate all types and sizes of ORVs has already led to incredible trail damage and huge barriers to safe, enjoyable trail use for everyone else.

Although many ORV users are considerate and conscientious, they have no control over this ever-expanding group. The problem remains that ORVs are inherently detrimental to the environment, the trail bed, and the safe and enjoyable use of the area by pedestrians and wildlife.

Regardless of any related laws or restrictions, the reality is that this wide-ranging category of vehicles is inherently unmanageable for licensing, insurance, pollution, size, number, driver age, driver competence, and driver behaviours that have led to speeding, trail damage, trespass, wildfire, street disorder, noise, accidents, acts of intimidation, violence, and property destruction (including the regular defacement/destruction of signage, property gates, and cement barriers erected by Main Roads and private property owners.)

DISREGARD FOR THE IMPORTANCE OF A NON-MOTORIZED TRAIL NETWORK

One of the biggest disappointments of the current LTTMP for the City of Port Alberni and residents of the ACRD, is that it obstructs the non-motorized active transportation network that so many have been working toward for decades. This is especially true for the southern, populated portion of the LTT, intended to integrate with the City walking trail network and beyond.

All previous planning documents for this region aim to **protect, enhance, and integrate active transportation opportunities**, including the:

- ACRD Parks and Trails Strategic Plan
- ACRD Alberni Valley Age-Friendly Plan (AVAFP)
- ACRD Accessibility Plan
- City of Port Alberni Active Transportation Plan (ATP)
- City of Port Alberni OCP
- Cherry Creek OCP (12.0 Parks and Trails Strategic Plan)
- Beaufort OCP (Policy 14.2.9, Advocacy Policies)

- Alberni Air Quality Society (AAQS) goals
- Alberta's Trail Development Guidelines (ATDG) as used by MDI in the LTTMP
- Regional Trail Integration Planning
- National, Provincial, and Regional Climate Action Planning

DISREGARD FOR THE RIGHTS OF CHERRY CREEK RESIDENTS

The LTTMP does not address the problem of a break in the trail at Cherry Creek (around kilometer 3 of the LLT), where ORVs access and leave the trail using public roads throughout the Cherry Creek residential area.

This is the only section of the LTT that passes through a densely populated area, connecting through to City trails that are cherished and maintained for human-powered transportation.

The public streets traversed regularly by ATVs in the Cherry Creek neighbourhood from Cowley Road and north along tributaries represent 4.5 km of suburban streets in subdivisions serving 100 homes. This is not a case of a remote rural road being crossed incidental to accessing a trail across the street.

The ACRD appears to have little understanding or control over what is actually happening on the trail or on our residential streets due to their recent decisions, or lack thereof, regarding trail management. Unlicensed vehicles, noise, speeding, parking, late night traffic, blaring lights, accidents and near-accidents are plaguing the neighborhood. This first part of the LLT is also one of the hardest hit in terms of ORV damage.

The rise of a sense of entitlement to the LTT by many in the ORV community is a relatively new phenomenon - largely a result of the failure of the ACRD to honour the terms of their current, long-standing lease agreement that has never allowed motorized use. This has led to many problems including aggression and unchallenged intimidation.

This does not inspire confidence in future lease agreement promises or enforcement efforts.

TURNING A HIKING TRAIL INTO ANOTHER ROAD FOR PORT ALBERNI

The ACRD has effectively turned the LTT into another road. How can the ACRD abide by its LTTMP goals of trail improvement and accessibility when it has no demonstrable ability or funds to supervise or restrict the size, number, noise, pollution, speed, class or legality of vehicles that have already populated the trail due to the new management plan?

This has already caused unprecedented trail damage, including loose, uneven rocky surfaces, clouds of dust, huge ruts, steep turning banks, mud and run-off damage, and access trails ripped up so badly that even the fittest hikers can slip and fall on them. It has also caused significant degradation to safety, quality of life, and the general environment.

Pedestrians have to stand off the trail, not only to let ATVs and giant side-by-sides go by, but to let *normal highway vehicles* pass. (see short video clip attached) This is an unprecedented change initiated by a lack of due consideration and management planning. If the ACRD cannot control ORV traffic on their trails, how are they going to control regular highway traffic that is already on their trails?

INSURANCE IS NOT SAFETY

Instead of acknowledging our public safety and quality of life concerns, the ACRD seems more focused on their own liability and insurance coverage.

No insurance package is going to change the pattern of ORV use on the trail. How is liability coverage going to allay the fears of a mother with young children terrorized by kids speeding on ATVs down the trail, or cavalcades of ATV enthusiasts passing in a cloud of exhaust (see short video), or a bully in a side-by-side splashing through the mud while the family huddles off the trail up a bank until it passes? How does liability insurance change the sad fact that a grandparent or a handicapped neighbour can no longer join the walk because the trail is so ripped up?

IMMEDIATE ACTION REQUIRED

The ACRD is required to act within the current terms of their LTT lease agreement with MOTI.

We have one and a half years of experience on the ground (on foot) to conclude that ACRD promotion of vehicles on the LTT has led to unprecedented damage to the Cherry Creek neighbourhood, active transportation, and the trail itself.

Planning to motorize the Cherry Creek portion of the LTT is irresponsible, unworkable, and unacceptable.

Cherry Creek requires immediate action to address current infractions of their rights, safety, and enjoyment of public and private property due to ACRD promotion of vehicles on the LTT.

I look forward to your response,
Best Regards,

Bernadette Wyton (Cherry Creek Resident for 35 years)

LOG TRAIN TRAIL REGIONAL PARK MANAGEMENT PLAN 2024

AN ANALYSIS

A PLAN TO MIX PEOPLE AND OFF ROAD VEHICLES ON A NARROW FOREST TRAIL

January 20, 2024

On December 13 2023, directors of the ACRD regional board voted to adopt the Log Train Trail Regional Park Management Plan (LTTMP) with a fundamental goal to “provide recreational opportunities for people of all ages and abilities by removing barriers and improving trail surfacing and drainage.”

A few moments later they voted to change the plan, with no public consultation, rejecting the Level 3 maintenance advised in the plan and adopting the lowest maintenance category possible for the trail itself (Level 4, intended for an inactive park). Amazingly, this option for an unstructured low level of care was twinned with what had just been approved - a plan that opens the LTT to all types, sizes, and numbers of inherently trail-destructive off-road vehicles.

In that moment, the plan became internally conflicted:

- Unable to achieve the promised improved trail surface for everyone without securing funds for regular care and maintenance.
- Unable to remove barriers and deliver the promised improved, safe experience for all ages and abilities when ORVs on a narrow walking trail are a significant barrier for people, pets, and wildlife on the ground.
- Unable to comply with the licensee, Ministry of Transportation and Infrastructure (MOTI), quoted in the LTTMP as being open “to updating the lease to include motorized uses **on the condition that the trail is designed and maintained to support the use.**”
- Unable to acknowledge the LTTMP’s own data showing that 87% of survey respondents wanted to maintain (45.3%) or expand (42.4%) all Regional Park maintenance along with the taxes necessary to do that.
(LTTMP Engagement Summary p. 103)

The LTTMP was amended to reflect the lower level of care and ratified by the ACRD Board of Directors on January 10, 2024.

LTTMP CONFLICTS WITH MANY OTHER FEDERAL, PROVINCIAL, AND REGIONAL PLANS AND GUIDELINES

BC AND FEDERAL ACTIVE TRANSPORTATION PLANNING

The \$50,000 LTTMP was presented to the public as being in accord with the goals of the plan-funder, the federal Active Transportation Fund. As the LTTMP says:

“The Fund seeks to improve community connections and promote **social equity** amongst vulnerable Canadians, make travel by **active transportation easier, more convenient and enjoyable, and enhance user safety and security, encourage people to choose active transportation over personal vehicles**, contribute to long-term, sustainable, inclusive economic growth, while setting the foundation for achieving a more inclusive Canada and **net-zero climate emissions by 2050...**”

The current LTTMP, favouring off road vehicles (ORVs), is in opposition to all of the goals shown in bold in the quotation above. To make matters worse, the BC Active Transportation Design Guide provides no planning guidelines for including vehicles on trails, as that option is not supported.

What inspires people to get out and walk? The West Coast General Hospital physician and medical lead, Dr. Marc Lambiotte, described this very well in a plea to the City of Port Alberni to protect and promote natural settings for hikers and bikers, as is desired by most medical professionals they are trying to attract.

Although some promote the slogan “wheels yield to heels” the LTTMP speaks of pull out areas where people can get off the trail to let vehicles pass. The fact is, when one or many ORVs are headed at a pedestrian, be it human, pet, horse, or wildlife, most often it is the pedestrian that has to get off the trail to let them pass and let the noise, mud, dust, and exhaust fall where it may in their wake. Meanwhile, the experience of being in nature from fresh air to observing wildlife is degraded.

This LTTMP will not make the trail safer, easier, more convenient, or more enjoyable for walkers, hikers, bikers, horse back riders, or pedestrians. The plan presents barriers for those wanting to get out and exercise in the natural environment - especially for those who have mobility challenges, are vulnerable, elderly, with children, or with horses or pets. Their needs are not acknowledged and there is no benefit for them in this plan.

ACRD PARKS AND TRAILS STRATEGIC PLAN

The governing goal of the ACRD Parks and Trails Strategic Plan is to create a plan that meets the needs, not of a special interest group, but of the “**entire ACRD and its varying communities.**”

To that end, its main planning and management goal is:

“To ensure that parks and trail systems and facilities are designed and managed to **minimize impacts on the environment** and maintenance costs, while promoting healthy communities and **alternative modes of transportation** where possible.”

ACRD ALBERNI VALLEY AGE-FRIENDLY PLAN (AVAFP)

In an age-friendly community, the policies, services and structures related to the physical and social environment are designed to **help seniors age actively** (Public Health Agency of Canada, 2010).

This plan highlights aspects of the ACRD Parks and Trails Strategic Plan including, its policies around:

- Accessible and friendly outdoor recreation opportunities for all ages and abilities.
- Focus on residents and visitors having a high quality of life, and healthy lifestyle choices.
- Focus on **encouraging alternate modes of travel to improve pedestrian, cycling, boating and equestrian travel options; and guiding principles on accessibility and universal design.**”

Under *Community Perspective* the AVAFP states: “Community Workshop attendees identified **accessible trails and connectivity for walking** as high priorities to increase the age-friendliness of the Alberni Valley.”

One of the main AVAFP goals is to: “Ensure public spaces, **trails** and buildings are easily accessed with many opportunities for all ages and abilities, including seniors, to enjoy and appreciate.”

One of the main AVAFP objectives is **creating walkable and accessible communities** with actions that focus on “working with the **MOTI** and other partners to **improve connectivity for walking**, expanding on existing community walking trails, and developing new trails in the Alberni Valley EAs.”

The LLTMP does not acknowledge the huge loss to the entire region by delisting the LTT as a cherished part of Port Alberni’s present and future active transportation network.

CITY OF PORT ALBERNI ACTIVE TRANSPORTATION PLAN (ATP)

The City of Port Alberni “prides itself on providing a comprehensive, safe, connected, and **accessible walking and cycling network that encourages active transportation and provides access to the region’s trail** and recreation amenities.” It has set goals to increase walking and cycling in the city and to improve trail network access, connection, efficiency, and safety.

As mentioned throughout their ATP, **the people of Port Alberni highly valued the regional trails for both walking and cycling. To improve regional trail connections it is important for the City of Port Alberni to work internally between the Engineering and Parks and Recreation Departments, as well as externally with the Alberni-Clayoquot Regional District.**

“Communities throughout the world, including the City of Port Alberni, have recognized that increasing walking and cycling mode share will result in a more balanced transportation system that has many benefits.”

CITY OF PORT ALBERNI OCP

Key objectives in the city’s OCP include:

- Enhancing the economic and social vitality of key areas that can **boost the pedestrian experience**
- Maintaining the environmental quality of the community by providing **alternative transportation options, relying less on automobile travel and encouraging community choices that minimize impact on the environment**

The City promotes **“walking and cycling** as attractive and convenient transportation choices can help reduce automobile dependence, increase physical activity levels, improve public health, reduce infrastructure demands, and create more livable and vibrant communities.”

The Official Community Plan outlines several key policies that would enhance and expand the City’s active transportation network, including:

“Supporting the development of a comprehensive **connected system of pedestrian and bicycle corridors that serve to link neighbourhoods, community services and amenities.”**

One of the specific objectives related to transportation is to ensure high quality of life through the **promotion of active living by drafting and implementing a Trails and Bikeways Network Master Plan and working with the ACRD to jointly develop that plan.**

Some of the key findings specific to long-term sustainable transportation planning included:

- **Expand the trail network in Alberni Valley for tourists and locals**
- **More trails and outdoor activities**
- **Improved/integrated transportation network**
- **More people walking, using bikes, and public transportation**
- **Reduce reliance on traditional transportation**

CITY OF PORT ALBERNI, MCLEAN MILL

The City of Port Alberni owns and operates McClean's Mill. This area comes under the City's OCP and Active Transportation directives as noted above. Therefore, motorized traffic in this area is in conflict with the City's goals and plans.

Ignoring this, the LTTMP identifies McClean's Mill as a parking and trail access resource for ORVs.

CHERRY CREEK OCP (12.0 PARKS AND TRAILS STRATEGIC PLAN)

"The trails.....in the community, such as the **Log Train Trail and the Inlet Trail, play an important role in the health and safe recreation of local residents. There is a desire for additional multi-use (pedestrian, equestrian and cycling) trails** within the community, particularly new trails paralleling major transportation routes, such as Cherry Creek Road."

Ignoring this, the LTTMP identifies the roadsides of the Cherry Creek neighborhood as a parking and trail access resource for ORVs. It also identifies the parking area near Coombs Candy as a trail access point even though the trail at that point is outside the ACRD lease area, effectively directing traffic to pass through Mosaic land for 3 km before joining the ACRD portion of the LTT.

BAUFORT OCP, (ADVOCACY POLICIES, POLICY 14.2.9)

"Encourage the use of non-motorized forms of transportation such as walking and bicycling and the use of public transit, carpooling and ride-sharing to minimize greenhouse gas emissions."

ALBERTA'S TRAIL DEVELOPMENT GUIDELINES (ATDG)

The LTTMP indicates it has incorporated trail design parameters from the Trail Development Guidelines for Alberta's Public Lands. It admits the LTT may be narrower than is recommended for motorized users, but in the same sentence says that will help "maintain lower speeds than if the trail was widened."

This seems like a questionable defense for a narrow trail.

The 2.5 to 3m trail tread width described in the LTTMP is for vehicles less than 1.5m or 60". For the many vehicles wider than that are already using the trail, the ATDG guideline is for a 5m tread width. As this vehicle size and related trail width requirement is not mentioned in the LTTMP, it may either be an oversight, a departure from the ATDG, or due to an unnamed size restriction intended for the LTT.

ALBERTA'S DIRECTION REGARDING REMOVING BARRIERS

The LTTMP expresses a desire to remove barriers for people of all ages and abilities but does not describe what that means. Synonymous with universal accessibility, barrier free trails are

sometimes called special needs trails, and are designed to accommodate users who may be aged, visually impaired, deaf, confined to a wheelchair, requiring crutches or a cane, or who have respiratory ailments. These trails are designed and maintained to the highest standards for ease of use, comfort and safety.

Opening a narrow, linear trail to trail-consuming ORV traffic is a clear departure from removing barriers for human-powered users.

As described in the ATDG:

“Universally or Barrier Free trails are trails that can be enjoyed by all regardless of ability. These trails and amenities enable all trail enthusiasts, without assistance, to approach, enter, pass to and from, and make use of any area of the trail and its associated amenities.....

The desire for a trail to be universally accessible should be identified during the trail visioning and trail management objective setting stages of the trail planning process.

Universal design is a very broad topic that **cannot be adequately or appropriately addressed in this manual. For more detailed direction on universal trail and trail amenity design, trail operators should refer to the Alberta Parks Accessibility Construction Guidelines manual.** This manual includes information regarding Universal Design and Barrier Free codes, construction details as well as best practice recommendations that should be applied on trails **whose objective is to provide a universally accessible trail experience.”**

TRAIL INTEGRATION PLANNING

Official plans promoted by the City of Port Alberni, The ACRD, Cherry Creek, Beaufort and other organizations such as Friends of the Log Train Trail have all expressed a keen desire to develop a comprehensive network of trails that integrate with those of the City of Port Alberni, with other regional trails, and eventually with the Trans Canada Trail network.

Clearly, as City and other active transportation trails do not have motorized traffic, integrating with them would require integrating the user interface.

The new LTTMP blocks the opportunity to include this major regional trail corridor as part of the regional network of active transportation routes prioritized for decades in so many regional planning documents.

NATIONAL, PROVINCIAL AND REGIONAL CLIMATE ACTION PLANNING

The City’s OCP states, “**Walking and cycling** have many environmental benefits, as they can reduce vehicle trips, congestion, air pollution, and can help to reduce greenhouse gas emissions. This can also help in the City’s efforts towards climate change mitigation. Environmental sustainability is a priority of the City, and supporting cycling can protect and improve Port Alberni’s natural environment

The City of Port Alberni has declared a climate emergency.

With regard to greenhouse gas emissions, both the Cherry Creek and Beaufort OCPs include this directive:

“As with all rural communities, the majority of emissions in the regional district stem from motorized transportation. One means of addressing this issue is **to encourage residents to walk or bicycle whenever possible, rather than using their vehicles. The development of a comprehensive network of trails and roadside pathways would facilitate this.**”

Running counter to this encouragement is the fact that ATV use across the country is increasing and will increase dramatically on the LTT with this new LTTMP.

ALBERNI AIR QUALITY SOCIETY

The Alberni Air Quality Society (AAQS), a non-profit organization, works towards continual improvement of air quality in the Alberni airshed. The purpose of the society is to promote the cleanest possible air quality for the Alberni Basin and its inhabitants by working collaboratively with individuals, organizations, businesses, and governments to promote health, healthy lifestyle choices, and better air quality. It undertakes research, air quality monitoring, public education, and policy development to achieve its goals.

The Alberni Air Quality Society and The Alberni Climate Action group submitted a list of concerns regarding the LTTMP to the planners during the public input period. Neither organization received acknowledgement or response to their concerns.

INADEQUATE ASSESSMENT

Many key aspects for a 20-year LTTMP are not adequately addressed, such as:

- The needs of those wanting safe, authentic active transportation opportunities.
- The lack of equity for pedestrians with relatively limited access to good walking trails compared to ORVs that can go anywhere so don't actually need to be on a walking trail. Indeed the definition of ORV is :

ORV - any type of vehicle which is capable of driving off paved or gravel surfaces, such as trails and forest roads”

- The reason why other communities conclude that pedestrian and vehicular recreation are not a good mix.
- The disproportionate wear and tear on trails and terrain that ORVs typically inflict, as opposed to walkers who have little to no impact on the trail or terrain over time.
- Environmental damage caused by ORVs including damage to the trail surface, trail-bed, and trail water drainage; off-trail terrain damage; damage to water courses, fish-bearing rivers and streams; and destruction of trail-side trees and vegetation.

- Wildfire risk - the threat of vehicle-caused fire in our ever-increasingly hot, dry seasons.
- The number, nature, and severity of all ORV accidents to date.
- The huge liability issue regarding potential ORV accidents on the trail and on the public roads that ATVs use to access trails.
- How to manage ongoing problems from a sector of the ORV community involved in trespass, property damage, intimidation, physical violence, operating unlicensed vehicles on the trail, operating unlicensed vehicles on public roads, allowing children to operate vehicles on public roads and on the LTT
- No requirement for ORVs to be licensed on the LTT.
- Assessment of the ever-increasing size and sales of ORVs in the ACRD and related potential impacts
- Assessment of the number of visiting ORV clubs and users from outside Port Alberni and potential related impacts.
- Inclusion of some enforcement measures to protect the management plan, the trail, and trail users and both MOTI and the ACRD from liability issues. (ie. Protocols for keeping regular vehicles off the trail, unlicensed vehicles off the trail, dealing with vandalism, or making sure ORVs have fire suppression equipment.)
- Data used to create the traffic use charts in the LTTMP are not adequate. Only one site, the Desmond Road Gate, had equipment deployed to count both human and vehicular traffic for part of the year. That site is not preferred by walkers for a number of reasons, one being a long period of road and trail-side harassment by an aggressive dog. Unfortunately, a more popular walking site in Cherry Creek that was used to collect traffic count data in 2016 was not used
- There is no qualitative description of the different sections of the trail and how they are used differently. Creating average daily or annual traffic numbers for the LTT from one point on the trail does is not a reliable indication of what is actually occurring on the other 20 kilometers.

PLANNING GAPS

CHERRY CREEK RESIDENTIAL NEIGHBOURHOOD

One of the largest planning gaps in the LTTMP is a lack of consideration given to the negative impacts and disruption caused by ever-increasing ORV use in the bordering neighborhood of Cherry Creek. Residents are experiencing a loss of enjoyment of their living space and the stressors related to ORV accidents, noise from engines, ghetto blasters, partying, late night travel with blaring lights, speed, use of public roads, roadside parking, and loitering.

Cherry Creek has a noise bylaw. Given the disruptive nature of ORV noise, regional planning should be directed to bylaw enforcement, not promoting ORV traffic through the neighbourhood.

Andrew's Lane is a well-used access point at the end of Cherry Creek Road. The LTT itself disappears at Horne Lake Road and empties out into a residential neighbourhood where ORVs proceed illegally on a number of public roads until returning to the trail at the Desmond Road gate.

Whether trail traffic remains on the public right of way or ends up, as suggested in the LTTMP, shifted over, directly in front of three houses, it cuts through and disrupts a residential neighbourhood.

Adding to the existing disruption, this LTTMP instructs future planners to secure parking for ORV users along roadsides in Cherry Creek. Similar neighbourhood disruption at the end of Willow Road serves as an indication that this is poor planning.

LINKAGES

For many users, the south end of the LTT effectively begins at Coombs Candy. It passes through Mosaic land, and then enters the ACRD license area at Km 3. LTT planners insist that Km 3 south is not their responsibility nor is the extreme damage in the salmon-bearing Cold Creek from ORVs coming off the ACRD portion of the trail. However, at the Coombs end of the trail, outside of the ACRD lease area, they instruct future planners to secure parking, thereby encouraging traffic on Mosaic lands, and pressuring private business to supply amenities such as washrooms.

The LTTMP also instructs future planners to deal with the trail interruption at Cherry Creek where it ends up on public roads from the top of Horne Lake Road to the Desmond Road trail gate. The current plan is effectively directing a huge expenditure of energy and resources to provide a legal route, sponsored by the ACRD, for the operation of largely unlicensed and unregulated vehicles.

VOLUNTEERISM

In lieu of regular trail care and maintenance, the LTTMP offers a vague, unqualified, and unquantified concept of volunteerism. The who-how-when is missing along with associated costs such as liability insurance for those working on the trail on behalf of the ACRD.

There is no description or quantification of the previous depth of organization, planning, investment, trail building, and maintenance provided by Friends of the Log Train Trail (FLTT), numbering in the hundreds, before volunteer liability issues forced them to close operations.

There is no description of what kind of work the volunteers would have to do, what commitment they would have to make to do it, or what this conceptual group has accomplished in the past.

It is clear that dealing with ORV damage is in many ways beyond the scope and capacity of previous volunteers who have, over the decades, maintained and protected the trail for active transportation users.

PLANNING OPTIONS SKEWED TO FAVOUR MOTORIZING THE LLT

MDI initially presented only four trail management options to directors to vote on:

1. STATUS QUO (MAINTAIN CURRENT NON-MOTORIZED USE WITH NOT ENFORCEMENT)
2. MULTI-USE (INCLUDING MOTORIZED)
3. _____ (MAINTAIN CURRENT NON-MOTORIZED USE WITH ENFORCEMENT)
4. DIVEST TRAIL

Note:

- No title for # 3 which could read: MANAGE TRAIL AS INTENDED AND LICENSED
- No option for a compromise such as: SOUTH END ACTIVE, NORTH END MOTORIZED
- No cost estimates were provided for decision making.
- MULTI-USE refers to walking, biking, and horse-back riding in all other regional planning documents. Using it here to include vehicles is confusing and can be misleading.

In the LLT Park Management Plan: Option Report, May 15 2023, MDI Landscape Architects provided option descriptions to ACRD directors about to vote on the best option. The only option that “maintains safety and usability for all users and protects the ACRD from liability issues” and includes “community building” to solve problems is motorizing the trail.

Amazingly, for Option #1, maintaining the LTT for non-motorized use, MDI states: “Because ATVs will still access the trail, the trail surface and bridges must still be designed to accommodate the most demanding user (ATVs), as doing otherwise could create safety, environmental, and liability issues.”

Nowhere, in any document provided by MDI, is there mention of the obvious huge safety, environmental, and liability issues with regard to promoting ORVs on the trail.

How could allowing ORV traffic (including 60”-78” wide side-by-sides) on a narrow trail full of the elderly, children, family groups, and pets protect the ACRD or their licenser, MOTI?

Clearly, these MDI option descriptions would have dissuaded voting for option #1. Interestingly, as soon as the motorized option was accepted, directors immediately voted to downgrade trail maintenance to the least amount possible for any park – which means that the onerous, extremely costly trail-surface requirement for the non-motorized option didn’t apply for the motorized option once it was voted in. A strange turn of events for public process that does not bode well for future trail conditioning or human-powered users.

In the sections for Option #1 and #3 (non-motorized without or with enforcement) MDI portrays non-motorized users with an emotional flavour as those “who may feel more entitled to use the trail.” Feelings aside, in both options non-motorized users are the only users entitled to use the trail.

In Option #3, “vandalism and community pushback are anticipated.” Note that, for this non-motorized option, the community is described as being in pushback mode whereas, in the motorized option, the community is in building mode.

The description continues, once again insinuating emotive deficit in the pedestrian community, “User conflicts remain a concern. Addressing these is a problem as motorized use is not included in signage and non-motorized users may feel more entitled to use the trail.

Interestingly vehicle users don’t have this problem.

SOLUTIONS

1. Keep the LTT non-motorized for our health and enjoyment and that of generations to come.

Amend the LTTMP in keeping with all previous LTT management planning and in keeping with the goals of the many plans, guidelines, and authoring organizations described here

2. Adopt a compromise

A middle way solution would accommodate the two different modes of recreation while avoiding the abdication of all the previous planning to date aimed at protecting, enhancing, and integrating active transportation opportunities.

In this option, the north end of the ACRD trail lease, approximately 12.5km, would accommodate ORVs. The south part, approximately 8 km, including the Cherry Creek residential neighbourhood, up to the City-owned McClean’s mill would remain an active transportation, non-motorized corridor.

At the very least, the LLTMP should be adjusted once more to accommodate a barrier free south section of the trail, as described. This would protect the City’s interests at McClean Mill and the integrity of the Cherry Creek neighborhood while inspiring safe, enjoyable active transportation activity for generations to come.

Kristin Kerr-Donohue

From: Bernie Wyton [REDACTED]
Sent: July 16, 2025 3:25 PM
To: ACRD Administration
Subject: FW: Keith Wyton requests non-motorized use on LTT
Attachments: Riders West Screen Shot.PNG

Follow Up Flag: Follow up
Flag Status: Completed

[CAUTION] This email originated from outside of the ACRD

To Whom it May Concern,

I have lived in Cherry Creek for 35 years. The Log Train Trail is a valuable amenity in the neighborhood. I commend the Regional District for designating the trail as a regional park.

The lease agreement with the Ministry of Transportation and Transit (MOTT) stipulates that the trail uses are to be non-motorized. I request that the non-motorized status be maintained and enforced.

As a frequent user of the trail, I have seen changes in the uses and the resulting impacts on the trail itself and changes of the experience of being on the trail. In addition to the activities on the lease area there are impacts on the surrounding public roads in our neighbourhood.

I ask that you please put yourself in this situation and consider the following points. I would like to know whether you would support these activities and impacts in your immediate home environment.

1. The local government supports policies that continually erode the trail surface in a park closest to our home to the point that the trail is a serious safety risk. Ravelling and surface deterioration due to mechanized vehicles reduce accessibility. People with mobility challenges must navigate ruts, inclines and potholes while walking on a roadbed strewn with rocks, unstable and rolling round aggregate. This is not a hypothetical claim, it is my life. I am a 74 year old man with a history of athletics and demanding physical activity. I have an arthritic hip and am on a waiting list for joint replacement. As I age it is important to keep walking to maintain mobility and range of motion. What better place to do this than in a park on a trail? The thing is, and this is something I never thought would happen to me based on how I have lived and the things I have done, I now feel insecure on the trail.
2. I live beside a public road that is frequently used by ATVs and Side-by-Sides. The majority of these vehicles are unlicensed and lack ICBC insurance. The volume of this traffic has steadily increased and it has a very negative impact on the quality of life in our home. The noise is disruptive. It is much louder than normal road traffic. We have reported this illegal use to the RCMP but there has been little enforcement response. This section of the public road linking two sections of the Log Train Trail has become a racetrack for off road vehicles. This use is de facto endorsed and encouraged by our local government. There are no sidewalks in our Cherry Creek area so this is where we walk, where children should be safe on their bikes and where the normal expectation is that illegal uses would not be accepted let alone endorsed.
3. It is clear that the current policy direction and resulting actions are not aligned with best practice or the principles of good governance. By what reasoning does a special interest group get to capture a public resource for uses to the detriment of the principles of active transportation and public safety and then increase that use by promoting out of town riders into our community? Please see the attached screenshot from Riders West. The "former rail line corridors" can only refer to the Log Train Trail which is the only former rail line corridor utilized by ATVs and Side-by Sides in the Alberni region.

You have a role to play in finding solutions in the areas of concern that I have outlined here. It is a source of disappointment that local government has not acknowledged the interests of people most negatively affected. Thank-you for your consideration of this matter. I would appreciate a fulsome conversation with you and invite you to contact me at your convenience. I am a member of the Regional Parks Working Group and I look forward to supporting the Regional Parks Service.

Sincerely,
Keith Wyton



ATV Clubs in British Columbia

ATVBC provides leadership and support to the ATV community in British Columbia.

– Image courtesy ATVBC

British Columbia has a varied landscape, [much of which can be accessed only via off-road vehicles.](#)

[ATVBC](#) is the provincial organization for powersports users, and there are dozens of ATV clubs in the province.

Here's a list of ATV Clubs in British Columbia:

[Alberni Valley Hill Climbers](#)

The Alberni ATV Club is located in Port Alberni, B.C. There are a wonderful assortment of roads and trails throughout the area. The region captures a wide array of picturesque trails in the beautiful Alberni Valley. Access to the outstanding beauty includes endless forestry roads and former rail line corridors.



Motorization of the Log Train Trail Discussion: Safety of Children Impact Statement

Gail Morton



July 12, 2025

The ACRD's proposed motorization of the Log Train Trail creates many challenges for our neighbourhood and trail-using community. The ACRD's Active Transportation Study and consequent promotion of motorization of the trail has neglected enormous safety and other concerns. In this letter I will focus on the safety of young people riding ORV's on the trail and in my neighbourhood on public roads.

Not much could be more devastating than causing injury or death to a child, let alone the effects on friends and families and on the life of that child. Daily, in our neighbourhood, we witness children driving (including stunts) or as passengers on ORV's on both the trail and public roads. I have twice during the past year come close to crashing into young riders coming toward me at top speed along Tahlen and speeding across the intersection of Tahlen and Horne Lake Roads without stopping to check for oncoming vehicles. The ACRD and Ministry of Transportation would be remiss in proceeding with legal motorization with obviously no enforcement or safety plan.

Here, I reference the Canadian Paediatric Society report of Feb. 2025 as a reliable information source document on ORV effects on children and adolescents. According to the above recent report, offroad vehicles are responsible for a disproportionate number of severe injuries and deaths amongst children. Safety legislation for building ORV's is not up to automobile standards. ORV'S are built heavier and faster which has proven to cause more severe consequences including fatalities. Statistical evidence on the report shows that children and adolescents Canada-wide make up about 14% of ATV riders, but up to 35% of related fatalities.

If a child or adolescent is injured while riding an ORV, they are *three* times more likely to require hospitalization/intensive care than if they'd been riding a bicycle. (They'd also be benefitting from exercise and actually fresh air, free from exhaust fumes.) During the ten year period studied, young folks aged to 19 years were killed disproportionately more often on ORV's than in automobiles.

In short: "The disproportionate harm caused by ORV use in children and adolescents does not favour their use when considering overall health and well-being." Considering a good proportion of Log Train Trail and public road use in our neighbourhood is by youth on ORV's I believe the Ministry of Transportation would be remiss in considering legalization of motorized vehicles on the trail and it would be in the best interests of all concerned to take into account these effects. If motorization is to be approved without regulations or

enforcement, is the ACRD then liable? Prevention is courage put into action. Please reconsider your decision.

Sincerely, Gail Morton:



David S. Morton



July 11, 2025

Member of Parliament: Gord Johns: gord.johns@parl.gc.ca

Ministry of Transportation:

nikki.schneider@gov.bc.ca

Ryan.Evanoff@gov.bc.ca

ACRD Board of Directors and Staff

mailbox@acrd.bc.ca

jjack@acrd.bc.ca

debbie haggard@portalberni.ca

sharie minions@portalberni.ca

stre@tofino.ca

mmcewen@ucluelet.ca

moriah.coots@uchucklesaht.ca

kirstenj@toquaht.ca

Levana.mastrangelo@ufn.ca

bbeckett@acrd.bc.ca

fboyko@acrd.bc.ca

vsiga@acrd.bc.ca

pcote@acrd.bc.ca

sroth@acrd.bc.ca

msharrow@acrd.bc.ca

dsailand@acrd.bc.ca

mmcregor@acrd.bc.ca

To whom it may concern,

I am writing to express my concern and disappointment with the ACRD's decision to approach the Ministry of Transportation regarding re-negotiation of their lease to allow motorized vehicles on the Log Train Trail.

I believe the above decision was poorly thought out and based on inadequate information primarily, and not considering impacts on the Cherry Creek neighborhood at the south end of the trail.

I have lived in the area for over 50 years and on my property that borders the trail for 44 of them. Up until the right of way was opened up in the 1980's as a non-motorized trail, we had a quiet and peaceful neighbourhood. Then ATV's began to be marketed as recreational vehicles instead of utility vehicles. That, combined with the ACRD's inability or unwillingness to find ways to enforce the terms of their lease, has led to increasing degradation of our quality of life.

At present this illegal use of the trail includes a section of public road in Cherry Creek for which these vehicles are not licensed (end of Desmond Road to the end of Tahlen Road). This public road also borders on my property. These unauthorized vehicles do not have street legal muffler systems. I have been wakened at 3 and 4 in the morning by not just engines, but by blaring sound systems as they pass by.

I have personally observed unlicensed convoys going by my property at unsafe speeds and dirt bike riders from the moto-cross pit doing stunts on Desmond Road. Currently our neighbours with children do not let them ride their pedal bikes in the area without supervision or walk alone to meet the school bus. Most recently the board's decision was the final straw for one family who sold their home and left the valley completely, having been frustrated by this issue for many years and assaulted by trespassers accessing their property illegally from the Log Train Trail via motorized vehicles.

I understand that most of the Log Train Trail does not have these issues but I disagree with the decision in general in the belief that it sets a precedent for other ACRD trails, and especially when it negatively impacts a neighbourhood.

At the very least the ACRD's stated plan is in conflict with its own noise bylaws on this issue and its impact on the Cherry Creek neighbourhood.

Please reconsider this decision.

Sincerely,

David S. Morton



To: ACRD Board of Directors

From: Amy C Mayo, Asset Management & Grant Coordinator
Teri Fong, Chief Financial Officer

Meeting Date: July 23, 2025

Subject: Grant Funding Application with Canada Community–Building Fund – Strategic Priorities Fund

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capital Infrastructure Stream of the Strategic Priorities Fund for the Sproat Lake Volunteer Fire Department Harold Bishop Firehall Expansion and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capital Infrastructure Stream of the Strategic Priorities Fund for the Long Beach Airport Wastewater Septic System Replacement & Expansion and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capital Infrastructure Stream of the Strategic Priorities Fund for the Bamfield Tsunami Warning System and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

THAT the Alberni-Clayoquot Regional District Board of Directors support the application to the Capacity Building Stream of the Strategic Priorities Fund for the Design, Operations and Closure Plan for the West Coast Landfill and direct staff to provide overall grant management and support any cost overruns of the project, if successful.

Desired Outcome:

To secure Strategic Priority Funds (SPF) for three capital infrastructure projects being the Sproat Lake Volunteer Fire Department's (SLVFD) expansion of Fire Hall #3, Long Beach Airport's wastewater system replacement and expansion and the Bamfield Tsunami Warning System replacement and expansion. In addition, to secure SPF for one capacity building project being to complete a Design, Operations and Closure Plan for the West Coast Landfill.

Summary:

UBCM has opened the Strategic Priorities Fund Stream (SPF) of the Canada Community Building Fund (CCBF) for the fourth intake with the goal of funding local government infrastructure projects “that are large in scale, regional in impact, or innovative and support national objectives of productivity and economic growth, a clean environment and strong cities & communities”. Under the program, there are two streams that require applications to align with program’s goals and objectives: Capital Infrastructure and Capacity Building. Regional districts are allowed to apply for up to three Capital Infrastructure grants and one Capacity Building grant.

In preparing for this report, staff representing each department met for a discussion of projects in the region that meet the SPF program’s goals and objectives for both the Capital Infrastructure and Capacity Building funding streams. For the Capital Infrastructure Stream, staff propose three infrastructure projects and one Capacity Building Stream project for application during this intake based on their impact of the surrounding region, size of project, potential financial benefit, and current level of service risks. The proposed projects are outlined below.

Sproat Lake Volunteer Fire Department Harold Bishop Fire Hall Expansion

In 2022 the SLVFD decommissioned Faber Road Fire Hall #2, making an expansion at Harold Bishop Fire Hall #3 necessary. Staff have been working to find grant funding to support this project since this time and the Board allocated additional Community Works Funds as part of the 2025 budget process. The expansion project has been budgeted in the 2025 Financial Plan with \$1,350,000 of funds allocated from Community Works and \$650,000 of funds allocated from Growing Communities Fund to cover most of the costs. However, now that the scope of the project has been more clearly defined, the 2022 estimate for the project is \$2.1 million Class D and is under review with McGill Engineering to bring estimate to Class C in 2025 construction costs. Success with the SPF grant application would secure funding for the full estimate of the expansion of the Firehall and reduce the need for funding from Community Works and Growing Communities Funds. The project is set to achieve the objectives of reducing fire department’s operating costs, provide an additional bay for apparatus, improve storage area for firefighter gear including the building of a clean room, and reduce the greenhouse gas emission of Hall #3.

Long Beach Airport (LBA) Wastewater Septic System Replacement and Expansion

Staff have identified many capital assets at the end of their service life that require replacement to continue their current level of service through the Asset Management Plan for Long Beach Airport. Four of the five septic fields at the airport are past their expected service life and are at the risk of failing. On the assessment of the current water system and wastewater system it was found that the septic field does not meet the capacity demands of the airport. In the Long-Range Conceptual Plan for the Long Beach Airport, it was found that the wastewater infrastructure will also need to be expanded to meet the current demands from the airport and future demands of expansion. The project is estimated at \$4.0 million in costs, and McGill Engineering is updating the 2022 class D estimate to accompany the application. One of the objectives of the wastewater project is to expand the infrastructure to meet the current needs of the airport and have capacity for community’s goal of expansion on site with a recreation centre, commercial/industrial business and agricultural growth opportunities. The second objective of replacing the septic fields is to improve the wastewater treatment at the airport and reduce the contamination risk to the surrounding natural assets, National Parkland and First Nation communities. This infrastructure is essential in developing the airport lands to generate more revenue.

Bamfield Tsunami Warning System Replacement and Expansion

The replacement project need for the Bamfield Emergency Service was identified at recent testing of the warning system. Testing has confirmed that the current infrastructure is inadequate and needs to be replaced in the next one to two years. Preparations are also necessary to accommodate the anticipated increase in housing supply as the community has growth in demand. During a site visit to the four mass notification sirens, a consultant found that the system failed to meet industry standards for emergency communication and did not operate as intended. Much of the residential infrastructure is located in the one to fifteen metres run up zone, placing much of the community at high risk of the destructive power of a tsunami. The project is to replace the current infrastructure of tsunami warning system siren at the East Bamfield Firehall, the West Bamfield Firehall, the Huu-ay-aht First Nation Government Building and the Bamfield Marine Science Center, and replacement of the primary activation hardware and software for the mass notification system commander site and secondary activation site. The estimated project costs are approximately \$700,000 for replacement of infrastructure and software and to expand the tsunami warning system with one additional tower. Staff will request a letter of support from Huu-ay-aht First Nations as one of the towers is located on their treaty land.

Design, Operations, and Closure Plan for West Coast Landfill

The West Coast Landfill Design, Operations and Closure Plan (DOCP) requires an update as the current plan was developed in 2012. The DOCP is a technical and regulatory document for the lifecycle of a specific landfill site. The new plan will need to reflect the changes in regulations that have occurred over the past 13 years as well as operational changes such as organic processing and acceptance of biosolids on site. With the expansion of services provided by the West Coast Landfill, the comprehensive planning document, DOCP, will outline the best options for the design specifications and capacity for landfill through environmental and engineered planning, outline how the landfill will be managed during active life to best suit site, regulations, and environment, and will set a closure plan for the safe closure of site and long-term monitoring. Setting a design, operations, and closure plan for a clear direction in the development of WCLF site for current and expanded services will ensure cost efficiency are achieved over long-term and reduction in wasted capacity at site. The estimated cost for the development of this plan is \$250,000 for a two-year timeline.

Background:

The Strategic Priorities Fund is one of three funding streams delivered through the CCBF in British Columbia, formerly known as the Gas Tax Fund. The intake will see an investment of \$125 million to support infrastructure in BC and will allow applications for projects up to \$7 million to cover 100% of net-eligible costs.

The project categories eligible under the Capital Infrastructure Stream are:

- Transportation - The construction, renewal, or improvement of essential infrastructure such as roads, bridges and active transportation
- Drinking Water - Infrastructure that supports drinking water conservation, collection, treatment and distribution systems
- Wastewater & Stormwater - Infrastructure that supports wastewater and storm water collection, treatment and management systems
- Tourism/Culture - Infrastructure that attracts travelers for recreation, leisure, business or other purposes or Infrastructure that supports arts, humanities, and heritage. Infrastructure that supports opportunities to showcase the richness of Canada's diversity, including facilities aimed at supporting off-reserve Indigenous population

- Solid Waste - Infrastructure that supports solid waste management systems including the collection, diversion and disposal of recyclables, compostable materials and garbage.
- Fire Protection - Fire truck and fire hall infrastructure
- Regional Airports – Airside and groundside infrastructure for local and regional airports with year-round service
- Recreation/Sport - Sport infrastructure for community public use and in support of major athletic events; Recreational facilities or networks
- Resilience - Supports assets that increase a community's capacity to withstand, respond to, and rapidly recover from damage and disruptions caused by changing climate conditions.
- Public Transit - Infrastructure which supports a shared passenger transport system which is available for public use.
- Community Energy Systems - Development, improvement, or renewal of infrastructure dedicated to energy generation or efficiency enhancement.
- Broadband Connectivity - Infrastructure that provides internet access to residents, businesses, and/or institutions in British Columbia
- and Brownfield Redevelopment - Remediation or decontamination and redevelopment of a brownfield site within municipal boundaries, where the redevelopment includes: the construction of public infrastructure as identified in the context of any other category under the CCBF, and/or the construction of municipal use public parks and publicly owned social housing.

Under the Capacity Building Stream there are three categories for planning:

- Asset Management - Increase local government capacity to undertake asset management planning practices
- Integrated Community Sustainability Plans - Increase local government capacity to undertake integrated community sustainability plans
- Long-term Infrastructure Plans - Increase local government capacity to undertake long-term infrastructure planning.

As a local government in BC and outside of Metro Vancouver, the ACRD is an eligible applicant for the highly competitive funding program and as eligible applicant can choose to sponsor an application for an Ultimate Recipient (a non-municipal entity, including for-profit, nongovernmental and not-for-profit organizations located and operating in British Columbia). This will count as one of ACRD's applications and ACRD would be responsible for ensuring that all obligations under the CCBF SPF program are met – including program and project reporting. As with Community Works Fund contribution to third-party projects, the Board of Directors would need to follow CCBF guidelines, identifying the project as a regional priority with long-term capital investment plan and has not prioritize the third-party project over a local government owned priority project.

The ACRD has been successful with SPF applications in the past. In 2017 the ACRD secured funds for the Consolidated Strategic Landfill Diversion Project and the Asset Management Implementation project. The ACRD was unsuccessful during the third intake in 2022. The three applications that were not selected for funding were: the Sproat Lake Volunteer Fire Department Harold Bishop Fire Hall Expansion, Long Beach Airport Wastewater Septic System Replacement and Expansion and Electoral Areas Official Community Plan Updates. Staff are recommending that we reapply for two of these projects during this intake as they remain priorities for the organization.

Time Requirements – Staff & Elected Officials:

It is anticipated that preparing the submission of the grant applications will require up to 80 hours of staff time as the Project Lead works with the Grant Coordinator to complete applications. If successful, further grant administration staff time will be committed to complete progress reports, submit expenditure claims and write the final report. This grant administration staff time is an addition to the staff time to complete the proposed project.

Financial:

Projects approved for funding from SPF received up to 100% of eligible costs. The grant, if successful will provide the following funds:

- SLVFD's Harold Bishop Firehall - \$2,500,000
- LBA's Wastewater system - \$5,800,000
- Bamfield Tsunami Warning System - \$600,000
- WCLF Design, Operations and Closure Plan - \$600,000

The SLVFD Firehall expansion and LBA wastewater expansion currently have Community Works Funds (CWF) allocated to support these projects. If these applications are successful for funding, then the CWF funds allocated to the projects would be reallocated back to reserve account for future projects.

Strategic Plan Implications:

This grant opportunity aligns with the Strategic Priority 1.5 Leverage grants towards creating regional and community benefit.

Options Considered:

The following is a list of projects that ACRD staff considered but do not recommend applying for at this time. If the Directors would like to support one of the projects below, then it will need to be swapped for a recommended project as the maximum submission is three Capital Infrastructure Projects and one Capacity Building Project.

Clayoquot Biosphere Centre – Third-party partnership request from Clayoquot Biosphere Trust

The Clayoquot Biosphere Trust reached out to the ACRD for partnership on funding application with SPF, to close the remaining funding gap, \$3-5 million, for the construction of the tourism/cultural building, Clayoquot Biosphere Centre. The Centre will be a year-round educational tourism hub, boosting the local economy by attracting off-peak visitors and supporting sustainable tourism. It will operate as a social enterprise, reinvesting revenue into community programs. The design for building is a net-zero, mass-timber building, meeting Living Building Challenge standards; incorporating sustainable technologies and blends Indigenous knowledge with Western science, positioning the region as a leader in climate-smart infrastructure. Pending the building permit, the Centre is shovel-ready and significant funding already secured. Construction can begin once the permitting and remaining funds are confirmed. As a request from third-party, staff cannot recommend as a priority over ACRD projects with multiple projects owned and operated by ACRD meeting grant eligibility and community need. Please find their request to submit on their behalf attached.

Bio-solids Processing Facility at the West Coast Landfill

The ACRD has entered into an agreement with District of Tofino to process the bio-solids from the Tofino wastewater treatment plant. A biosolids processing facility is designed to treat and manage the solid organic matter (biosolids) that remains after wastewater treatment. These facilities play a crucial role in sustainable waste management and environmental protection. The design and plan previously developed for the West Coast Landfill need to be reviewed as concerns of efficiency have been raised during land-use planning with proposed location of facility. The development of infrastructure is a priority for the landfill as capacity concerns of current processing method are being brought to attention with the high demand of peak tourist season during summer months. To ensure efficiency for the land-use at site and maximize the capacity of service, staff recommend the DOCP developed for West Coast landfill to guide design and operations of the Bio-solid processing facility.

West Coast Multiplex – Development of Facility

Although some discussions have taken place with the West Coast Multiplex Society around collaboration and future partnership on grant funding, there is a need for further cross community communications to confirm that support from First Nations and Districts still align with the community project. The society is actively working on the project. Estimated costs for construction would be over the maximum grant funding of \$7 million, and securing other funds would be required before application with SPF. As a result, staff do not recommend this project at this time.

Beaver Creek Fire Department Firehall

The current Beaver Creek Firehall is a building split with Beaver Creek Water System, and capacity at the firehall is not meeting the needs of the department and volunteers to support the service. A study of the building for the fire protection service is scheduled for late 2025 and needs to be completed before proceeding with an upgrade. At this time of SPF intake, the application for firehall expansion is stronger for the Harold Bishop Firehall of the Sproat Lake Fire Department.

Connecting Bamfield Treatment Plant to Huu-ay-aht Wastewater system for liquid waste removal

At the Bamfield water treatment plant, filter backwash produced by the treatment of water from Sugsaw Lake is currently transported to the Port Alberni Wastewater facility for disposal. The project would benefit the residential and commercial properties connected to the water system, reducing the cost of treating water by ending the need for shipping liquid waste to Alberni Valley. The project would have small impact on the region, and current operations is effectively working to remove the spent filter backwash from affected treated water quality. Staff prioritized the improvement and replacement of the Bamfield Tsunami System for the area, as the system has failed during current tests and was not eligible under other grant programs.

Alberni Valley Aquatics

Application for grant funding is not possible for project with no service established with ACRD for aquatics as recreational service.

Alberni Valley Landfill Expansion of Site

Expansion of landfill site at the Alberni Valley Sort'n Go Centre, to increase capacity of landfill and extend the life. The landfill currently has anticipated closure at current fill rate of 2089, with airspace remaining 2,166,719 m² at end of 2024. There is an alternate site study being completed in partnership with Tseshaht First Nation, which is not expected to be completed until 2027, and will explore potential locations for a future landfill site in the ACRD. At this time staff is not recommending applying for grant application for the landfill as service has a healthy reserve fund that is paid mostly by tipping fees and

long-term investment in site should be held until the alternate site study has been completed and reviewed by landfill working group.

North Reservoir Replacement for Beaver Creek Water System

The water reservoir located on Beaver Creek Road is in fair condition and at last inspection recommendations received were to begin planning for the replacement of the tank with a new one. The replacement of the tank would not be an expansion of the service or increase to capacity as current tank volume is adequate for the anticipated buildout of water service to the year 2067. The estimated cost for the replacement of reservoir is \$850,000 from Koers & Associates Engineering Ltd's Capital Plan Update 2023 for BCWS. As a smaller project for the region with isolated impact, staff do not feel this is a strong application for SPF as it is just to replace existing infrastructure.

West Bamfield Firehall

The Westside Firehall in Bamfield is at the end of its expected service life and in recent building assessment, it was ranked as high priority for replacement. The Firehall serves a small population in Bamfield with a small regional impact to the surrounding area. The current replacement assessment has the replacement for Firehall of \$518,000, which is included in the 2025-2029 Financial Plan with majority of the funds allocated from Community Works Fund. Staff felt this project was too small for the types of projects that the grant is looking for and feel the Tsunami Warning System project is a priority for the area.

Franklin River Bridge on the Alberni Inlet Trail

The Alberni Inlet Trail, in the ACRD's section of the Vancouver Island Trail is growing in popularity and to enable a continuous trail within the ACRD region a bridge is needed at Franklin River to allow for the recreational trail to connect Stage 2 to Stage 3. The project is estimated at \$600,000 to \$1,000,000 and the ACRD received a grant from BC Infrastructure Planning Grant Program for feasibility and design of Franklin River bridge. The regional impact of the project would be limited to recreational trail users and would increase with the improved accessibility to Bamfield. Funding options are available specifically to recreational trails and after design is completed, we can apply for tourism grants and with help from volunteers' groups raise funds to cover infrastructure for the trail. It is important to note that to date only Phase 1 and Phase 2 of the Alberni Inlet Trail have been included in the Regional Parks Service so this project would require the Board designating Phase 3 as an additional part of the trail network with permission from Mosaic Forest Management. Staff do not recommend an application with the Strategic Priorities Fund for this project at this time as it is not a priority over other infrastructure projects.

Long Beach Airport – Brownfield Development Plan for a Parks Canada Maintenance Building

The collaborative project would see part of the airport lands designated as brownfield, converted into new lease lot for Parks Canada to construct a Maintenance Building. The project would have three partners collaborating on the development plan for land, Tla-o-qui-aht First Nation, ACRD, and Parks Canada. At this time, Parks Canada is not fully engaged, and more discussion is needed before the planning project would be ready for grant funding of development.

Long Beach Airport – Terminal Building Design and Feasibility Study

The current terminal building does not meet the demand of the passenger airlines, and expansion of services are limited due to size and capacity of the terminal. As part of the MOU between Tla-o-qui-aht First Nation and ACRD, the long-term planning for airport is to be done in partnership, and both partners see value in replacing the terminal building to allow for not only expanded airport services but a representation of the traditional culture and heritage for the TFN as visitors are welcomed to Long Beach.

The engineered design and planning cost for building and apron design are estimated at \$500,000. The current infrastructure for wastewater is not sufficient to support expansion of terminal, and it was seen as priority over the terminal building design to have the wastewater system upgrade to meet the future demands of expanding the airside and groundside infrastructure.

Floodplain Bylaw and Drought Study for ACRD

The impacts from flooding are becoming more acute with the climate impacts to the region, and infrastructure once generally considered safe from flooding are now seeing damage with rising levels. The floodplain bylaw would broaden the understanding within the region about the impacts from seasonal flooding and the increased risk due to climate change. It will better inform the ACRD in the consideration of development and building applications, and the construction of critical community infrastructure. Increased knowledge about flood risks in the region will allow for better planning to ensure that new development and infrastructure is future proofed from the impacts of climate change as much as possible. Due to staff capacity, it would not be possible to add the project of both a Floodplain Bylaw and Drought Study to be completed in the expected timeline for SPF. An expression of interest has been applied for in Spring of 2025 with the Disaster Resilience and Innovation Funding program for the Floodplain Bylaw project, to fund 100% of all eligible costs.

Submitted by: *Teri Fong*
Teri Fong, CPA, Chief Financial Officer

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

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

Clayoquot Sound Biosphere Centre – SPF 2025 Alignment

June 17, 2025

Overview: The Clayoquot Sound Biosphere Centre is a proposed three-storey, ~10,000 sq ft regional knowledge hub and UNESCO visitor centre in Tofino. It will serve eight communities (Tofino, Ucluelet, ACRD Area C, and five Nuu-chah-nulth First Nation communities; Tla-o-qui-aht, Ahousaht, Hesquiaht, Yuułuʔiłʔatḥ, Toquaht) as a gathering place for learning, culture, research, and collaboration around sustainability and reconciliation. Project lead Clayoquot Biosphere Trust (CBT) is seeking a \$3–5 million grant from the 2025 Strategic Priorities Fund (SPF) to close the remaining funding gap on this ~\$20 million project, through a partnership with an eligible grant applicant/sponsor.



- **Partnership:** CBT could be the ultimate recipient of SPF funding as the nonprofit lead, with an eligible applicant as a partner. CBT is well-qualified due to its alignment with SPF goals, operational capacity, and regional mandate. As the steward for the UNESCO Biosphere designation and the regional community foundation, CBT ensures long-term sustainability without operational funding.
- **Project Cost & Funding:** Total capital cost is ~\$20 million, of which ~\$12.5 million (63%) is already secured through federal/provincial grants and philanthropy. Notable contributions include \$7.17M from Infrastructure Canada’s Green & Inclusive Community Buildings program and \$1M from BC’s REDIP grant, alongside other provincial and private funds. This leaves a funding gap of roughly \$7.5M. An SPF grant of \$3–5M is sought to substantially close that gap and enable construction to proceed.
- **Eligible Applicants’ Role:** By sponsoring the SPF application, there is an opportunity to significantly facilitate a \$20M regional asset with minimal cost,

leveraging external funds. CBT would own and operate the facility, so there is no ongoing liability to the application sponsor.

- **SPF Program & Fit:** The SPF is a competitive 2025 infrastructure grant offering up to \$7M for projects that are large, regional, or innovative. The Biosphere Centre fits SPF categories for Tourism (a visitor centre and educational hub attracting year-round travelers) and Cultural Infrastructure (facilities for arts, heritage, and Indigenous culture), supporting productivity, economic growth, and clean environments. The project meets SPF criteria for regional impact, innovation, and scale.
- **Tourism & Economic Development:** The Centre will be a year-round educational tourism hub, boosting the local economy by attracting off-peak visitors and supporting sustainable tourism. It will help incubate ~10 new businesses, expand ~40 existing ones, create at least 5 new permanent jobs, and offer skills training for residents, driving productivity and inclusive growth.
- **Regional Impact & Community Benefits:** The Centre will serve the entire Clayoquot Sound region (~9,000 residents), fostering collaboration among Tofino, Ucluelet, ACRD, and five Nuu-chah-nulth First Nations. It will advance reconciliation, feature Indigenous-designed spaces and art, and promote social cohesion, fulfilling SPF's "strong communities" and reconciliation goals. The Centre can also function as a community hub during emergencies, providing a gathering space and essential resources for local residents.
- **Innovation & Sustainability:** The Centre will be a net-zero, mass-timber building, meeting Living Building Challenge standards. Its design incorporates sustainable technologies and blends Indigenous knowledge with Western science, positioning the region as a leader in climate-smart infrastructure. The Centre will operate as a social enterprise, reinvesting revenue into community programs.
- **Project Readiness:** Pending the building permit, the Centre is shovel-ready and significant funding already secured. Construction can begin once the permitting and remaining funds are confirmed. This readiness and strong support enhance the credibility of the grant application.

Conclusion: The Clayoquot Sound Biosphere Centre aligns with SPF priorities and presents an opportunity to partner to secure \$3–5M in funding for a \$20M regional asset. Proceeding with the SPF application by Sept 12, 2025 will help achieve lasting economic, environmental, and social benefits.



To: Alberni-Clayoquot Regional District Board of Directors
From: Lyndsey Page, Community Services Coordinator
Meeting Date: July 23rd, 2025
Subject: South Long Beach and New Multi-Use Pathway Maintenance

Recommendation:

THAT 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; and

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.

Summary:

The attached report was presented to the West Coast Committee on July 2nd, 2025. After reviewing the District of Ucluelet's (DoU) request to increase funding or transfer ownership of the South Long Beach Multi-Use Pathway, the Committee passed the above resolutions. The Committee was specifically interested in receiving more information on the potential costs and governance implications associated with taking over the pathway from the DoU prior to making any further recommendations.

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: Michael McGregor, Lands and Resources Coordinator

Meeting Date: July 2, 2025

Subject: South Long Beach and New Multi-Use Pathway Maintenance

Recommendation:

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.

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.

Desired Outcome:

For the West Coast Committee to recommend to the ACRD Board of Directors what they see as an appropriate role and level of involvement for the ACRD in relation to the District of Ucluelet (DoU) owned section of the Multi-Use Pathway (MUP) moving forward (South Long Beach Multi-Purpose Path).

Summary:

The DoU has formally indicated its intent to withdraw from maintaining the South Long Beach Multi-Purpose Path section of the MUP, which lies outside its municipal boundaries and within the ACRD's jurisdiction. While the ACRD has historically contributed to maintenance costs through a service established in Electoral Area "C," the DoU is now requesting a significant increase in funding for 2025 and proposing a full transfer of responsibility beginning in 2026. Establishing Bylaw No. E1011, sets a maximum requisition amount of \$7,000 for the purpose of contributing to District of Ucluelet's costs of operating a multi-purpose path. If the West Coast Committee wanted to recommend raising this amount by more than 25%, both electoral and Inspector of Municipalities approval would be necessary.

This presents the ACRD with two options – either assuming ownership of the trail and associated License of Occupation (LoO) or declining ownership and continuing to provide operational contribution to the

DoU, though the long-term willingness to maintain the trail under this model is uncertain. If ownership were to be investigated, staff would also need to investigate if it would fit better under the South Long Beach Community Parks or Regional Parks service.

Assuming ownership would ensure continuity of service and alignment with jurisdictional boundaries but would require financial planning for the capital renewal of aging infrastructure. Declining ownership may risk service disruption if the DoU discontinues maintenance.

Background:

In 2001, the DoU received LoO with the province for the right of way for the purposes of constructing and maintaining a water line and biking trail in the 3.2 km section that is referred to as the South Long Beach Multi-Use Path (MUP). In 2012 this LoO was renewed for a 30-year term which will expire in 2042.

In 1998, the ACRD established a new service under Bylaw No. E1011 (attached) for Electoral Area “C” Long Beach to contribute to the DoU’s costs of operating and maintaining the South Long Beach portion of the MUP. The language within this establishing bylaw explicitly communicates in multiple spots that the service is established “for the purpose of contributing to District of Ucluelet’s costs of operating a multi-purpose path.” Between the years 2000-2012, the ACRD provided the District of Ucluelet \$3,400 per year to contribute to maintenance costs incurred by DoU for maintaining the 2001 section. In 2013, the DoU requested that this contribution be increased from \$3,400 to \$7,000 per year. This was approved by the ACRD and from years 2013 – present the ACRD has contributed \$7,000 annually to the District of Ucluelet for the cost sharing of operations and maintenance of the South Long Beach Multi-Purpose Path. The DoU has recently asked that the ACRD increase their contribution for this portion from \$7,000 to \$16,813, allowing for full cost-recovery. Bylaw No. E1011 states that the maximum amount that can be requisitioned is set at \$7,000 per year. Staff would have to investigate the process for any increase to the maximum requisition amount that exceeds 25% (\$1,750) as per the Regional District Establishing Bylaw Approval Exemption Regulation.

In 2022, the ACRD received a separate LoO for the new 1.2 km section of MUP from the junction to the Pacific Rim National Park Reserve. The ACRD funds the operations and maintenance for this section of the MUP from the Regional Parks service. ACRD staff have been working with DoU staff since 2023 to attempt to come to an agreement for the provision of maintenance on the new section of trail. There is no current agreement with DoU for maintenance on the Regional Parks section of trail.

In March 2025, based on a staff report, DoU Council directed their staff to engage with ACRD to negotiate a maintenance agreement for both sections of trail outside of their boundaries that would ensure that the municipality was not contributing to the maintenance or capital costs, stating total maintenance costs at \$23,119/year. A further letter from DoU staff in April, attached, stated that DoU Council has confirmed their intent to transition out of any funding for the 2001 section of trail, including any required capital renewals for the 24-year-old pathway, but that it would continue to complete maintenance up until 2026 at full-cost recovery.

The 2025 approved budget for maintenance of the South Long Beach Multi-Purpose Path is \$7,000, funded by Area C residents. The 2025 approved budget for maintaining the Regional Parks section is also \$7,000, which is contributed to by all Regional District residents. A change in funding levels for 2025 would require bylaw and financial plan amendments from the ACRD. The ACRD could offer an increase to the contribution in the 2026 Financial Plan but the request from the DoU is that they no longer

devote any resources towards the South Long Beach MUP beyond 2025, instead wanting the ACRD to assume complete ownership.

The ACRD has the option to pursue ownership of the pathway right-of-way and all associated assets. This would require staff beginning discussion with the Province to move the tenure of the South Long Beach Multi-Purpose Path section into either the Area C Community Parks service or the Regional Parks service. If this section were included within an ACRD service, all capital and operations and maintenance funding would need to be included within the applicable service budget. All assets would be added to the ACRD asset list under that service and the ACRD would be obligated to fund the capital renewal of assets, as required.

The ACRD has the option to not pursue ownership of the pathway and instead continue providing operations contributions to the DoU. The DoU currently holds obligations for the operations and maintenance of the South Long Beach portion of pathway. If the ACRD is unwilling to pursue ownership of the pathway it is unknown what alternatives DoU will pursue.

Time Requirements – Staff & Elected Officials:

The estimated time requirements are:

Operations Manager: 10 hours for review and oversight.

Lands and Resources Coordinator: 20 hours for site visits, research and report writing.

Asset Management Coordinator: 10 hours for information gathering, report writing

Financial:

The table below outlines a DoU proposed 2025 funding agreement between the DoU and ACRD.

Description	Millstream to Junction	Junction to PRNPR	Total
Distance	3.2 km	1.2 km	4.4 km
Annual Cost	\$16,813	\$6,305	\$23,119
ACRD Contribution	\$7,000	\$7,000	\$14,000
DoU Contribution	\$9,813	\$-695	\$9,119
Proposed ACRD Contribution	\$16,813	\$6,305	\$23,119
Proposed DoU Contribution	\$0	\$0	\$0

This project was not included within the 2025 workplan and does not have dedicated funding within the 2025 financial plan.

There is currently a limit on the amount of revenue that the ACRD can tax to fund the District of Ucluelet owned portion of trail from within the South Long Beach Multi-Purpose Pathway service. The maximum requisition is currently set at \$7,000 and we would need electoral and Inspector of Municipalities approval prior to raising this amount more than 25%. Electoral approval could be gained through the Alternative Approval Process (AAP) or referendum. There is an approximate \$5,000 cost to move forward with the AAP process.

There are 93 parcels within the service area for the South Long Beach Multi-Purpose pathway. Each parcel currently pays \$75/year. That would increase to \$181/year if the amount were raised to \$16,813 as the DoU has requested.

Strategic Plan Implications:

Strategy 1.1 Enhanced indoor/outdoor recreation facilities and services.

Policy or Legislation:

Bylaw No. E1011 established a local service within a portion of Electoral Area "C" (Long Beach) to contribute to the District of Ucluelet's costs of operating a multi-purpose pathway.

Options Considered:

The ACRD has the option but is not obligated to pursue ownership of the pathway ROW and all associated assets. If the West Coast Committee wanted the ACRD Board of Directors to pursue obtaining ownership of the 2001 section of pathway ROW, the following motion could be put forth:

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to begin negotiations with the District of Ucluelet and the Province of BC to acquire the 2001 section of pathway and incorporate it into either the South Long Beach Community Parks or Regional Parks Service

The ACRD also has the option to not pursue ownership of the pathway and instead continue providing operation contributions to the DoU.

THAT the West Coast Committee recommend to the Alberni-Clayoquot Regional District Board of Directors to direct staff to deny the request of divestment of the 2001 section of pathway from the District of Ucluelet and enter into a formal contribution agreement with the assumption of continued District of Ucluelet ownership

If the West Coast Committee wants staff to investigate the process for raising the maximum contribution amount within Bylaw No. E1011 the following motion could be put forth:

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to investigate the process for increasing the maximum requisition amount within Bylaw No. E011 by more than 25%.

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

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

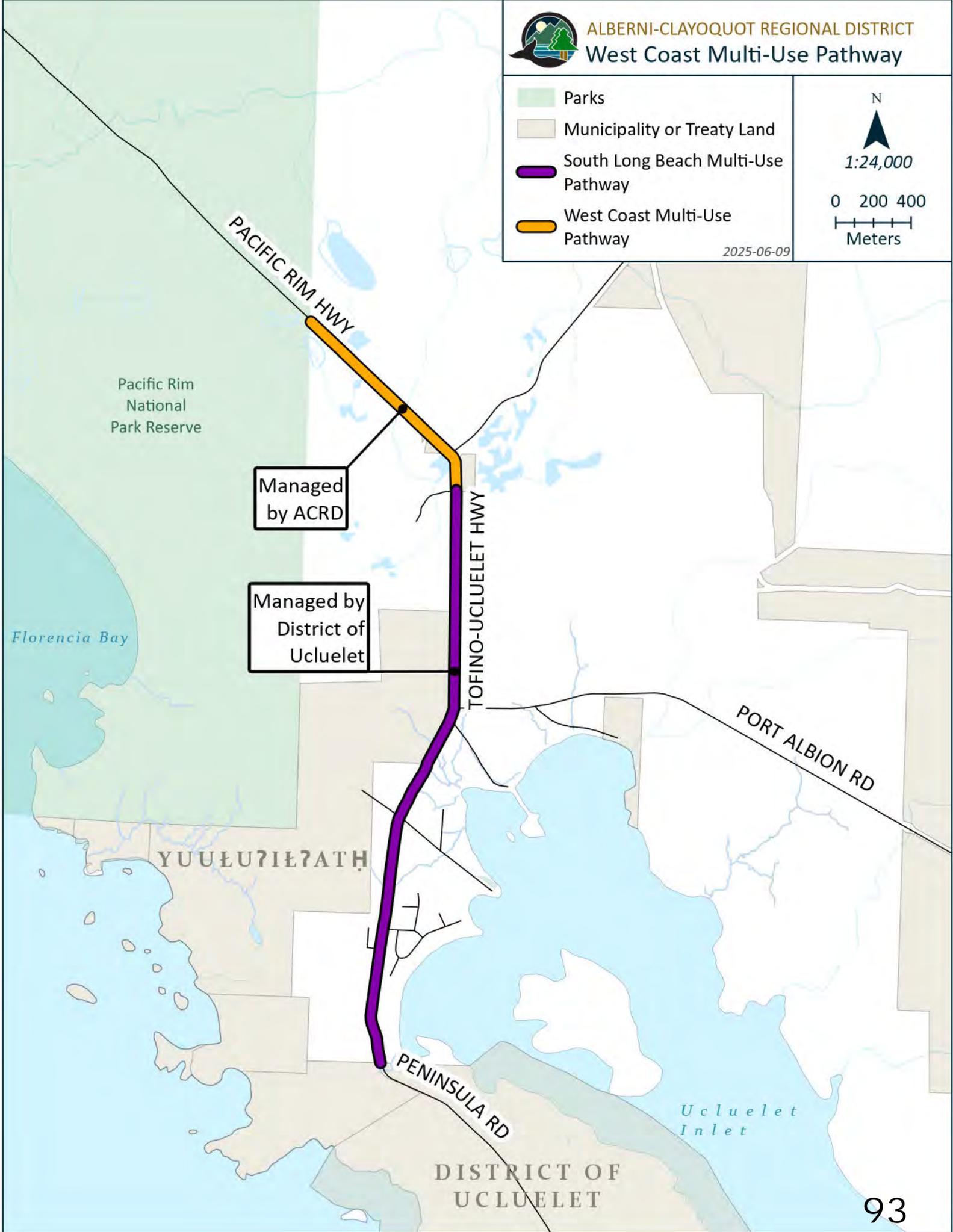
Approved by: Daniel Sailland
Daniel Sailland, MBA, Chief Administrative Officer



-  Parks
-  Municipality or Treaty Land
-  South Long Beach Multi-Use Pathway
-  West Coast Multi-Use Pathway

N
1:24,000
0 200 400
Meters

2025-06-09



Subject: 2025/2026 Multi-Use Path Maintenance – Funding Proposal and Agreement Intent

To: Michael McGregor

From: James Macintosh

Date: April 18, 2025

Hi Michael,

Following our recent conversation and direction from Ucluelet Council, I’m writing to summarize the District’s position on maintenance of the multi-use paths and outline the funding structure required to move forward for the 2025/2026 season.

Council’s Position

Ucluelet Council has confirmed its intent to transition out of maintaining both the **old** and **new** sections of the ACRD multi-use path network. However, Council is willing to continue maintenance through the District’s Parks Department for the upcoming year—**provided full cost recovery is achieved**.

To allow for this interim support, we propose entering into a 1-year agreement for 2025/2026 that enables continued service while both parties work through long-term ownership, funding, and liability considerations.

Updated Cost Summary (2025)

Description	Millstream to Junction	Junction to PRNPR	Total (Millstream to PRNPR)
Distance (km)	3.2	1.2	4.4
District Cost (Monthly)	\$1,401	\$525	\$1,927
Cost per km per Month	\$438	\$438	\$438
District Cost (Annual)	\$16,813	\$6,305	\$23,119
ACRD Contribution (Annual)	\$7,000	\$7,000	\$14,000
ACRD % Contribution	42%	111%	61%
Ucluelet Contribution	\$9,813	-\$695	\$9,119
Ucluelet % Contribution	58%	0%	39%

Proposed 2025/2026 Funding for Full Cost Recovery

To enable continued Parks maintenance of both sections for the 2025/2026 period, the following funding model is required:

Funding Category	Amount
ACRD Current Contribution – Old Path	\$7,000
ACRD Proposed Contribution – New Path	\$7,000
Top-Up Required for Full Coverage	\$9,119
Total ACRD Contribution (Annual)	\$23,119
Ucluelet Contribution (Annual)	\$0

This model fully offsets the District’s maintenance costs for this year and meets Council’s direction to eliminate municipal funding for a regional service. However, it’s important to note that:

This contribution covers routine maintenance only. It does not address equipment upkeep, machinery, or capital renewal of the asset(s). These significant and rising costs remain unaddressed and will require further planning.

Purpose of the 1-Year Agreement

The agreement’s primary intent is to:

- Keep both trail sections maintained and serviceable through 2025,
- Provide time to resolve longer-term governance, risk, and renewal strategies,
- Establish clear service expectations (maintenance levels, activity types, and frequency).

Long-Term Considerations

- The existing path is on ACRD land. The DoU’s Licence of Occupation does not confer ownership, and the District considers this a regional path.
- By Spring 2026, ACRD should define long-term responsibility via:
 - A plan to have a landscape contractor maintain the regional trail.
 - A Statutory Right of Way or covenant protecting District water assets without obligating the DoU to path upkeep,

- A sustainable strategy for capital and equipment renewal.

Next Steps

1. Confirm whether the ACRD is able to commit to the \$23,119 annual contribution for 2025/2026.
2. Draft and finalize a 1-year maintenance agreement.
3. Begin broader discussions toward a long-term operating and funding model in advance of Spring 2026.

Please let us know your thoughts or if you would like a draft agreement prepared on our end.

Best regards,

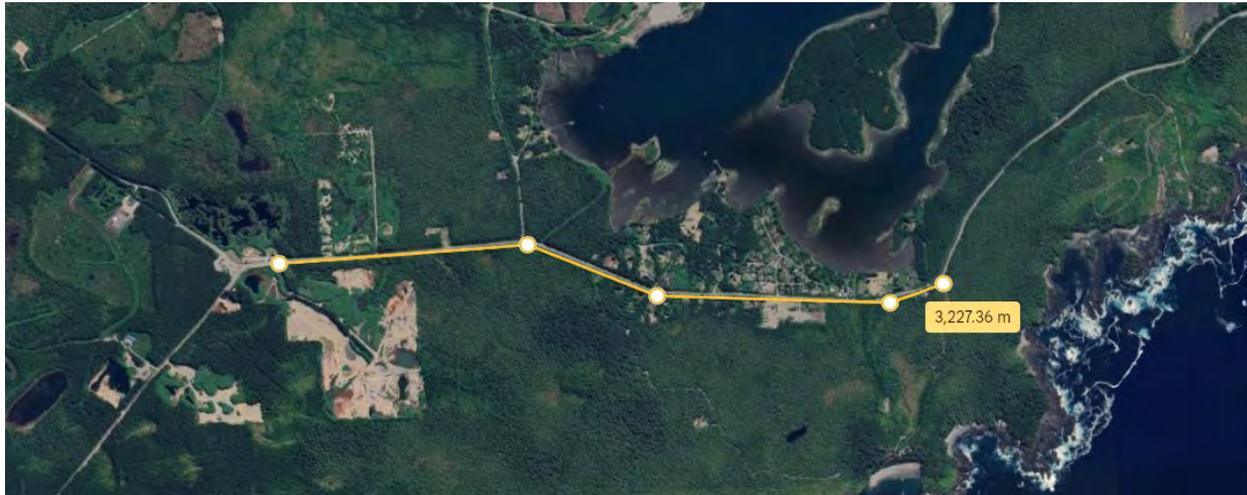
James Macintosh

Director of Engineering and Operations

District of Ucluelet

APPENDIX A – MAPS

Ucluelet Boundary to Junction (Current Service)



Junction to PRNPR (Proposed Extended Service)



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Electoral Area "C" (Long Beach) South Long Beach
Multi Purpose Path Contribution Local Service Area
Establishment Bylaw No. E1011, 1997

THIS CONSOLIDATED BLAW IS NOT INTENDED
TO BE USED FOR LEGAL PURPOSES

Consolidated for Convenience Only With:

Bylaw No. E1011-1, South Long Beach Multi Purpose
Path Contribution Local Service Amendment 1999.

Bylaw No. E1011-2, South Long Beach Multi Purpose
Path Contribution Local Service Amendment 2013.

April 2015

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

BY-LAW NO. E1011

**A By-law to establish a Local Service within a portion of
Electoral Area “C” (Long Beach)
to contribute to the District of Ucluelet’s costs of
operating a Multi Purpose Path**

WHEREAS the Regional Board of the Alberni-Clayoquot Regional District may, by by-law, establish and operate a Local Service under provisions of the Municipal Act¹;

AND WHEREAS the Regional Board of the Alberni-Clayoquot Regional District has been requested to establish a local service within a part of Electoral Area “C” (Long Beach) for the purpose of contributing to the District of Ucluelet’s costs of operating a multi-purpose path;

AND WHEREAS the assent of the electors is required before adopting the bylaw to establish a local service within a part of Electoral Area “C” (Long Beach) for the purpose of contributing to the District of Ucluelet’s costs of operating a multi-purpose path;

AND WHEREAS the Board wishes to establish a local service within a part of Electoral Area “C” (Long Beach) for the purpose of contributing to the District of Ucluelet’s costs of operating a multi-purpose path;

AND WHEREAS the approval of the Inspector of Municipalities is required under the Municipal Act²;

NOW THEREFORE the Board of Directors of the Alberni-Clayoquot Regional District in open meeting assembled, enact as follows:

Service being Established

1. The Local Service hereby established under this by-law is for the purpose of contributing to the District of Ucluelet’s costs of operating a multi-purpose path;

Service Area Boundaries

2. The Local Service Area is a portion of Electoral Area “C” (Long Beach), as identified on the map attached to and forming part of this bylaw as Schedule “A”.

¹Section 798

²Section 807(1)(a)

Cost Recovery

3. The annual costs of providing the service shall be recovered by the requisition of money collected by way of a parcel tax from owners of property in the service area.

Limit on Annual Cost

4. The maximum that may be requisitioned under Section 3 for the service provided under Section 1 is \$7,000.00 per year.

Citation

5. This bylaw may be cited as the "South Long Beach Multi Purpose Path Contribution Local Service Establishment Bylaw No. E1011, 1997"

Read a first time this 12th day of December ,1997

Read a second time this 12th day of December ,1997

Read a third time this 12th day of December ,1997

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of By-law No. E1011 cited as "South Long Beach Multi Purpose Path Contribution Local Service Area Establishment By-law No. E1011, 1997" as read a third time by the Regional Board of the Alberni-Clayoquot Regional District at a meeting held on the 12th day of December, 1997

Dated at Port Alberni, B.C. this 13th day of December, 1997

Robert A. Harper, CGA
Secretary-Treasurer

APPROVED by the Inspector of Municipalities this 9th day of April, 1998

ASSENTED to by the Electors this 6th day of July, 1998

ADOPTED this 22nd day of July, 1998

Filed with the Inspector of Municipalities the 23rd day of July, 1999

Certified a true and correct copy of "South
Long Beach Multi Purpose Path
Contribution Local Service Area
Establishment Bylaw No. E1011, 1997"

The Corporate seal of the Alberni-Clayoquot
Regional District was hereto affixed in the
presence of:

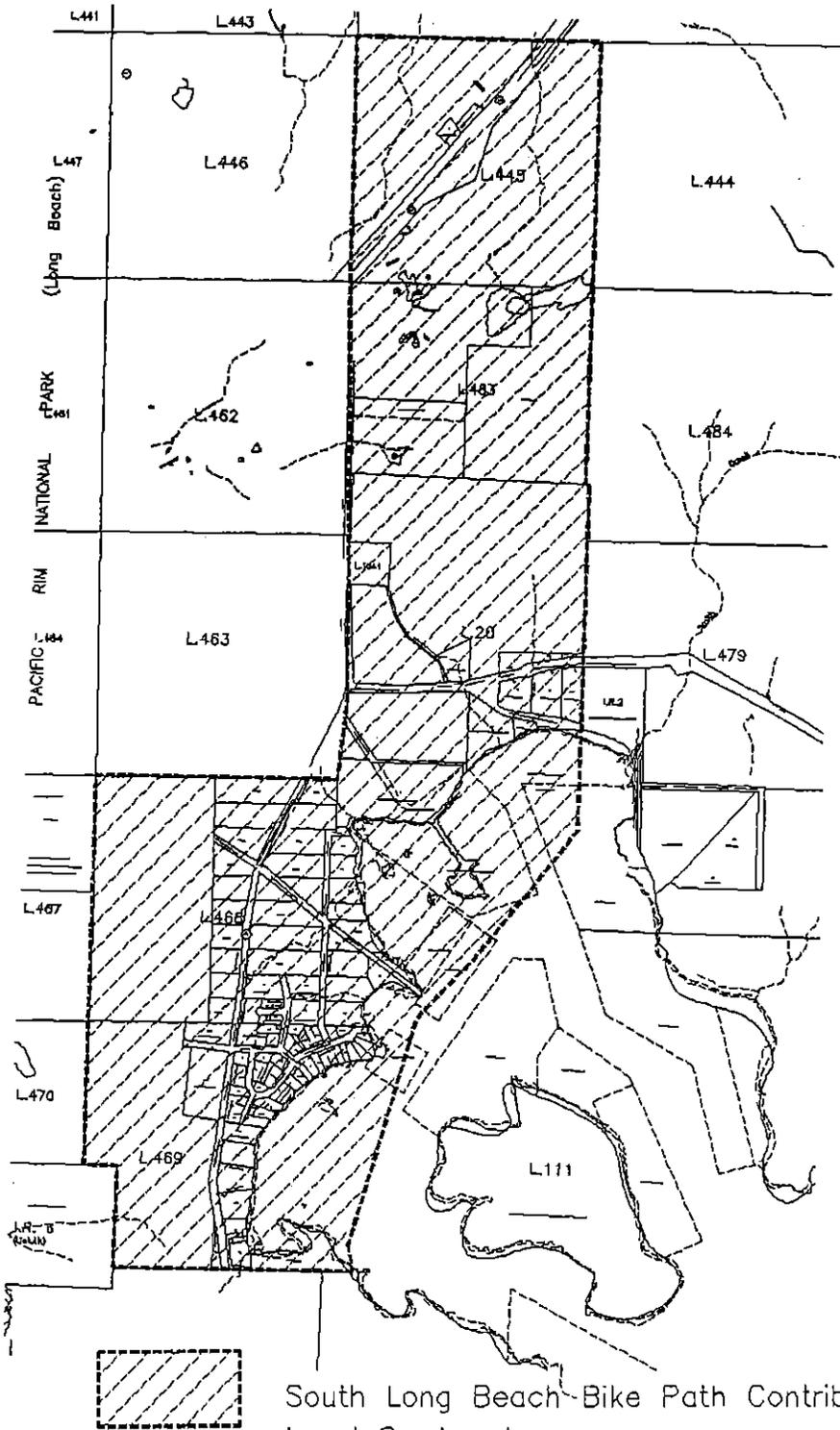
Robert A. Harper, CGA
Secretary-Treasurer

Gary Swann
Chairperson

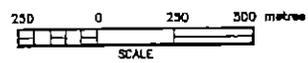
Schedule 'A'

This schedule is attached to and forms part of Bylaw No. E1011

(South Long Beach Bike Path Contribution Local Service Area Establishment Bylaw)



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





To: ACRD Board of Directors

From: Amy C Mayo, Grant Coordinator
Amy Needham, Sustainability Planner

Meeting Date: July 23, 2025

Subject: Grant Funding Application with Farm Credit Canada for AgriSpirit Fund as municipal partner with the Alberni Valley Food Security Society

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors support the grant funding application as municipal partner with the Alberni Valley Food Security Society for the Farm Credit Canada AgriSpirit Fund and direct staff to provide overall grant management for the project, if successful.

Desired Outcome:

To secure funding from Farm Credit Canada (FCC) AgriSpirit Fund to advance Alberni Valley Food Security Society (AVFSS) initiatives for food security in the Alberni Valley, such as the Gleaning Program and the Dry Creek Community Garden.

Summary:

FCC supports projects that make positive changes in communities across Canada. It is a federal Crown corporation reporting to Canadians and Parliament through the Minister of Agriculture and Agri-Food. The purpose of the corporation is to enhance rural Canada by providing specialized and personalized business and financial services and products to farming operations, including family farms, and to farm-related businesses in rural Canada, including small and medium-sized businesses.

The FCC AgriSpirit Fund supports rural communities (less than 150,000 people) across Canada, distributing \$1.5 million annually. The funding program supports community projects to support food recovery or reduction of food waste, that reduce environmental footprint, that improve accessibility and inclusion, that support agriculture and food and construction of or upgrades to community buildings. As an eligible applicant, the ACRD can apply as the primary applicant in a partnership agreement with a non-profit organization. Eligible capital projects requiring funding can apply for a minimum of \$10,000 up to a maximum of \$25,000 to cover 100% of costs.

Background:

The Alberni Valley Food Security Society is a community-driven, non-profit organization dedicated to building a food-secure Alberni Valley—a place where all people have access to nutritious, safe, culturally appropriate, and personally acceptable food produced in environmentally sound and socially just ways. Operating on the unceded territories of the Hupacasath and Tseshaht First Nations, AVFSS honours and seeks to learn from Indigenous food systems while strengthening local food resilience through collaboration, education, and action. The mission of the AVFSS is to strengthen the local food system by supporting sustainable food production and access, collaborating with partners and agencies, enabling community-led solutions, providing education and resources and advocating for fair food policies.

AVFSS plays a vital role in improving food access, food literacy, and environmental sustainability in the Alberni Valley. Through inter-agency partnerships, volunteer engagement, and culturally informed practices, AVFSS strengthens local capacity and resilience in the face of evolving food system challenges. The programs they offer in the Alberni Valley to address food security are:

- Gleaning Program – recovers surplus fruits and vegetables from local backyards and farms, reducing food waste and increasing access to fresh produce
- Dry Creek Community Garden – a shared gardening space that fosters food growing skills, social connection, and hands-on education
- Grow Local – a public education and empowerment initiative supporting backyard gardening, school gardens, and seasonal workshops.

The grant application will be for capital items such as fencing to expand the community garden, pruning equipment, orchard ladders, picking bags, dehydrators and freeze dryers.

Time Requirements – Staff & Elected Officials:

The preparation and submission of the grant application will require up to 8 hours of staff time as the Project Lead works with the Grant Coordinator to complete the application before the submission deadline. If successful, further grant administration staff time will be committed to complete progress reports, submit expenditure claims and write the final report. This grant for the proposed project of capital purchases for the AVFSS, will have external project lead, Anna Lewis, AVFSS Manager, who will work in partnership with Amy Needham, ACRD Sustainability Planner.

Financial:

The grant, if successful, will provide up to \$25,000 towards capital purchases for the AVFSS and their programs. Currently the AVFSS is fundraising to expand the Dry Creek Community Garden and is in need of fruit gleaning and preservation equipment, and this grant would greatly assist in enabling them to make these purchases.

Strategic Plan Implications:

This grant opportunity aligns with the Strategic Priority 1.5 - Leverage grants towards creating regional and community benefit and 1.4 - Support our volunteers.

Options Considered:

That the Board of Directors not support this local non-profit organization with grant administrative time and capacity, therefore making the AVFSS ineligible for the program.

Submitted by: Teri Fong
Teri Fong, CPA, CGA, Chief Financial Officer

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

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



To: Board of Directors

From: Michael McGregor, Land and Resources Coordinator
Stephanie Waters, Procurement Coordinator

Meeting Date: July 23, 2025

Subject: Echo Aquatic Centre Review and Feasibility Study

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors award the Aquatics Review and Feasibility contract to HCMA Architecture + Design in the amount of \$63,790 (excluding GST) and authorize the CAO to negotiate and execute the contract on behalf of the ACRD.

Desired Outcome:

To evaluate the condition, integrity, and safety of the Echo Pool Facilities structural components and identify renovation options, cost estimates, and analyze the technical, financial, and community viability of proposed renovation works.

Summary:

In 2021, the Alberni Valley & Bamfield Committee and the Board of Directors initiated plans for a new Alberni Valley Aquatics Facility by approving a feasibility study. The study was completed in early 2024 and the proposed new facility was estimated to cost approximately \$68 million in 2024. This estimate has since been adjusted to approximately \$100 million to reflect the Class D level estimate as well as inflation calculated through to the date that the project starts. As a result of this high cost of the proposed new facility, a renovation study has since been introduced to explore alternatives to new construction. This study includes a two-part process: a comprehensive mechanical and structural assessment of the existing facility, followed by a feasibility study examining two renovation scenarios—Life Extension, aimed at prolonging the facility's use by 20–25 years, and Full Modernization, which would upgrade the facility to meet modern standards.

Background:

Six (6) submissions were received from qualified and experienced proponents. All bids were evaluated based on experience, qualifications, project understanding, approach schedule, social procurement, references, and pricing. The evaluation was completed by ACRD staff. HCMA Architecture + Design had the highest score across all evaluation criteria and is the third lowest priced submission. The price and ranked results of the bid received is as follows:

Proponent	Price (excluding GST)	Rating (/100)
HCMA Architecture + Design	\$63,970	92
FaulknerBrowns Architecture Inc.	\$72,790	86
TEAL Architects + Planners Inc.	\$57,250	85
Smith and Anderson	\$58,050	82
Carscadden Stokes McDonald Architects Inc.	\$73,350	79
Waymark Architecture Inc.	\$87,150	76

Time Requirements – Staff & Elected Officials:

This contract will require approximately 10 hours of Finance time, 20 hours of Administrative time, and 40 hours of Community Services staff time.

Financial:

This project is funded through the rollover of surplus funds from prior year's tax requisition under the proposed Alberni Valley Aquatics Service. Participants include the City of Port Alberni, Uchucklesaht Tribe Government, and Electoral Areas B, D, E, and F. The total project budget is capped at \$75,000.

Strategic Plan Implications:

This project aligns with Strategic Priority 4.1 - exploration of collaborate service options for aquatics services.

Policy or Legislation:

An RFP was issued in this scenario as the ACRD's Purchasing Policy requires a Tender (or similar public offering) if the expected value of a contract exceeds \$35,000.

Options Considered:

If the Board would like further information regarding the details of the contract prior to making a decision, then the full contract could be brought forward in-camera at the next scheduled Board meeting. Staff do not recommend this option as the next Board meeting is not for five weeks which will significantly delay the feasibility study being completed.

Submitted by: Eddie Kunderman
Eddie Kunderman, Operations Manager

Approved by: Teri Fong
Teri Fong, CPA, CGA, Chief Financial Officer

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



To: Alberni-Clayoquot Regional District Board of Directors
From: Lyndsey Page, Community Services Coordinator
Meeting Date: July 23rd, 2025
Subject: Log Train Trail Lease Update

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to not pursue a Parks Regulation Bylaw and inform the Ministry of Transportation and Transit that the Alberni-Clayoquot Regional District proposes a communication campaign aimed at informing users and the public on clearly outlined expected standards of use.

Summary: The attached report was presented to the Committee of the Whole on June 25th, 2025. After reviewing the request from the Ministry of Transportation and Transit (MOTT) for a regulatory bylaw to support potential motorized use of the Log Train Trail, the Committee expressed concerns regarding the lack of enforcement resources and the effectiveness of a bylaw approach. The Committee supported proceeding with a communication campaign to inform users of expected standards of use and recommended not pursuing a Parks Regulation Bylaw.

If the Board supports the above resolution, staff will collaborate with MOTT to explore alternative solutions that meet enforcement and management requirements for motorized vehicles without the need for a regulatory bylaw. Any updates to the License of Occupation to permit motorized use will require MOTT's approval of the ACRD's proposed approach. Staff will report back to the Committee and Board with MOTT's response and any resulting options.

Chief Administrative Officer comments: The ACRD received communication from the province on July 16, 2025 (received by the Board under separate cover) stating: "The Ministry is unable to pursue the renewal of the Log Train Trail agreement with permissions for ORV use without a suitable enforcement management plan." Given this new information the Board may wish to consider the original June 25, 2025 staff recommendation or provide alternative direction.

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: Committee of the Whole

From: Michael McGregor, Lands and Resources Coordinator

Meeting Date: June 25th 2025

Subject: Log Train Trail Lease update

Recommendation:

THAT the Committee of the Whole recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to add the development of a consolidated Parks Regulation Bylaw to the 2025 Workplan, to support regulatory needs including potential motorized use on the Log Train Trail.

Desired Outcome:

To obtain direction from the Committee of the Whole on initiating the development of a consolidated Parks Regulation Bylaw in 2025, which would support enforcement capabilities across all ACRD parks and enable the Ministry of Transportation and Transit (MOTT) to consider updating the Log Train Trail (LTT) lease to permit motorized use.

Summary:

This report provides an update on the status of the LTT lease with MOTT and outlines the regulatory gap currently limiting progress toward permitting motorized use. It recommends initiating the development of a consolidated Parks Regulation Bylaw to support enforcement and align with regional best practices, enabling the ACRD to meet Ministry requirements and advance trail management goals.

Background:

In 1993, the ACRD entered into a lease agreement with the Ministry of Transportation and Infrastructure for the northern most 17 km of the historical MacMillan rail logging line. The ACRD section of the LTT runs from KM 3 (just north of the powerlines) to KM 21 (Woolsey Road) within Electoral Area B (Beaufort) and Electoral Area F (Cherry Creek). The trail is managed as per the provisions of the lease and the 1993 Management Plan.

Outside of the ACRD lease area the LTT extends through a variety of formal and informal trail sections on private, municipal, crown land and municipal roadways south into the City of Port Alberni to Burde Street.

In 2023 the ACRD initiated a project aimed to update the 1993 management plan. This entailed:

- Gathering of background information including a review of existing plans and policies, existing environmental, recreational & cultural values, etc.
- Initial engagement process – gathering information, ideas and suggestions from First Nations, other government agencies, stakeholders, interest groups and the public.
- ACRD Board reviews Options Report
- Project team development of a draft management plan.
- Second engagement process – review of the draft management plan by First Nations, other government agencies, stakeholders, interest groups and the public.
- Project team reviews input received and finalized the management plan.
- ACRD Board review and approval of the proposed management plan.

The project was completed in January 2024, with the Board of Directors adopting the new LTT Regional Park Management Plan. The LTT management plan proposed that the ACRD undertake a transition from a non-motorized lease to a lease that would also permit motorized use. The Board directed staff to engage with the Ministry of Transportation and Transit (MOTT) to have the LTT lease updated and were told that MOTT needed to complete a detailed review. During the preparation of the updated Management Plan, it was also proposed that this transition would require the creation and implementation of a communication campaign aimed at informing both trail users and the public about the upcoming changes. It would also be necessary to clearly outline expected standards of use and promote appropriate trail etiquette tailored for different LTT user groups. Staff have been waiting for the updated lease agreement from MOTT prior to putting forth a communication plan to users, ensuring that any communications were in line with the updated agreement.

MOTT has recently completed their review of the updated LTT Regional Park Management Plan, existing lease agreement and all supplemental information. MOTT sent staff the following correspondence, asking for additional information relating to motorized vehicle use on the LTT, communicating this information would be necessary before a decision could be made about motorized use on the LTT.

- The Ministry’s base language for License of Occupation “Permitted Uses” is as follows:
 - **“Permitted Use”** means construction and operation of a public trail and parking, including use by the public thereof, but excluding the use of motorized vehicles except for the purposes of construction and maintenance;
- For the Ministry to deviate from this position, we undertook a legal and policy review which yielded that additional information would be required. This includes:
 - **Enforcement/management plan for motorized vehicle users; specifically, to address issues of non-insured vehicles on the trail and on portions of the trail that require connection via public road dedication.**

The development of an enforcement and management plan, as requested by MOTT, involves pursuing a process that would formally establish the rules and expectations, as well as define the procedures for enforcement in the event of non-compliance. This process would typically require the development of a Parks regulatory bylaw.

Currently, the ACRD does not have a regulatory bylaw that applies to the ACRD-owned section of the LTT. Therefore, the above-mentioned proposed communication campaign, as outlined in the

management plan, would serve solely to inform the public. Without a relevant regulatory bylaw, the ACRD would not have the ability to perform enforcement measures for non-compliance.

The ACRD has two separate regulatory bylaws in place for parks: one for Sproat Lake Community Parks, adopted in 2007, and another for Mount Arrowsmith Regional Park, adopted in 1998. In addition, there are 22 remaining parks and trails, owned and operated by the ACRD across Regional Parks, Bamfield, Beaver Creek, Cherry Creek, and Long Beach Community Parks services, that are not subject to Parks regulatory bylaws.

It is standard practice amongst other Regional Districts on Vancouver Island to maintain a consolidated Parks Regulatory Bylaw that governs all parklands within their jurisdictions. This regulatory bylaw encompasses regulations regarding camping, fires, conduct, permitted activities such as motorized vehicle use, animal control, events, enforcement, and penalties for non-compliance.

This item was brought forward for discussion at the Regional Parks Working Group meeting on June 11, 2025. The working group resolved to advise the ACRD Board of Directors to direct staff to develop a regulatory bylaw specific to motorized vehicle use on the Log Train Trail in line with option #2 below.

THAT the Alberni-Clayoquot Regional Parks Working Group recommend that the ACRD Board of Directors direct staff to develop a regulatory bylaw specific to motorized vehicle use on the Log Train Trail.

CARRIED

The LTT continues to be operated under the Management Plan and lease created in 1993 without changes while staff continue to negotiate the updated lease with MOTT. This means that use continues to be for non-motorized recreational use until these updates are completed.

The ACRD board has set service levels for the LTT as a 3/4, which corresponds to minimal to no routine maintenance, while ensuring infrastructure such as bridges are safe for users. The adoption of a regulatory bylaw does not necessarily require an increase in service levels. To maintain existing service levels, enforcement standards could be set as complaint based and resources allocated to enforcement such as budget and staff time set at a low level. The development of the financial plan provides the ACRD board the opportunity to allocate resources as the board determines suitable. Although to date, the province has not yet communicated the expected enforcement standards that they will require to proceed with the lease update.

Time Requirements – Staff & Elected Officials:

It is estimated that 60 hours of staff time from a project lead would be required to develop a draft consolidated parks regulatory bylaw.

Once the bylaw is drafted it would be brought to the Regional Parks Working Group, Bamfield Parks Commission, and Sproat Lake Parks Commission for review, prior to being brought back to the ACRD Committee of the Whole.

Financial:

The development of the draft consolidated parks regulatory bylaw would only require staff time. Further financial implications upon adoption of the regulatory bylaw would be outlined in a subsequent report included with the draft bylaw for consideration.

Strategic Plan Implications:

This supports strategy 1.1 Enhanced indoor/outdoor recreation facilities and services.

Policy or Legislation:

The Local Government Act outlines the powers and responsibilities of Regional Districts. Under Part 5 Regional Districts are empowered to provide services, including parks and recreation and to adopt bylaws necessary for delivering those services.

Options Considered:

Option #1 (Staff Recommendation):

THAT the Committee of the Whole recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to add the development of a consolidated Parks Regulation Bylaw to the 2025 Workplan, to support regulatory needs including potential motorized use on the Log Train Trail.

This option would include a proposed section within the bylaw applying to motorized use on the LTT with the intent to submit to MOTT for consideration in updating of the LTT lease agreement. This option would address all ACRD parkland and require additional time to develop than the below options that only address the LTT.

The establishment of a Parks regulatory bylaw for all ACRD parkland sets clear standards that promote responsible and equitable use of parks by formalizing specific rules regarding behavior, usage, and maintenance. This aids in the protection of park infrastructure, natural environment, and visitors, while also supporting the management of risks and reduction of liability for the ACRD.

Option #2:

That the Committee of the Whole recommend that the ACRD Board of Directors direct staff to begin the development of a specific regulatory bylaw governing motorized use on the Log Train Trail.

This option would allow staff to submit the bylaw to MOTT for consideration in support of updating the LTT lease agreement. This bylaw would formally define expected LTT use, requirements and acceptable conduct. It would also address enforcement and penalties for non-compliance. This option would likely allow for quicker review of the LTT lease agreement; however, it may be less comprehensive than the first option.

Option #3:

That the Committee of the Whole recommend that the ACRD Board of Directors direct staff to not pursue a Parks Regulation Bylaw and inform MOTT that the ACRD proposes a communication campaign aimed at informing users and the public on clearly outlined expected standards of use.

This option may not satisfy MOTT's requirements, which could further delay any updates to the lease agreement.

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: Alberni-Clayoquot Regional District Board of Directors
From: Lyndsey Page, Community Services Coordinator
Meeting Date: July 23rd, 2025
Subject: Organics Self-Haul Pilot Program

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors support the creation of an Organics Self-Haul Pilot Program to incentivize residents who self-haul waste to divert food and kitchen waste.

Summary:

The attached report was presented to the Alberni Valley & Bamfield Services Committee on June 19th, 2025. After reviewing options to improve organics diversion among residents who self-haul waste, the Committee supported creating an Organics Self-Haul Pilot Program to incentivize the separation of food and kitchen waste, with results to be evaluated after six months and reported back to Committee and Board.

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: Alberni Valley & Bamfield Services Committee

From: Jodie Frank, Acting Solid Waste Manager

Meeting Date: June 19, 2025

Subject: Organics Self-Haul Pilot Program

Recommendation:

THAT the Alberni Valley and Bamfield Services Committee support the creation of an Organics Self-Haul Pilot Program to incentivize residents who self-haul waste to divert food and kitchen waste.

Background:

Approximately 4,200 tonnes of municipal solid waste are self hauled annually to the AV Sort’nGo Centre (AVSGC). The 2023 Alberni Valley Waste Composition Audit indicates that 30-40% of this waste stream consists of compostable organics material, highlighting a key opportunity for targeted diversion efforts. Diverting these materials supports the ACRD’s broader waste reduction goals and helps reduce pressure on regional waste management infrastructure.

As detailed in the Committee of the Whole report in March, engagement with the public on the strategies proposed for the Solid Waste Management Plan highlighted the need to do additional community engagement and education to clarify the objectives of multi-stream diversion, specifically exploring alternative waste diversion options for rural areas that may not align with a curbside model and providing the cost benefit analyses to inform decision-making.

One of the options that staff have been investigating is the promotion and incentivization of organics separation and self-haul to the landfill. Current data shows that few residents are separating and hauling organics to that landfill, although the infrastructure currently exists for this to occur. The following table shows the number of loads that were hauled directly by residents to the landfill. The information does not differentiate between yardwaste or food waste.

	2022	2023	2024
Bamfield			
Beaver Creek	187	104	179
Beaufort	24	6	3
Cherry Creek	73	79	99
City of Port Alberni	1351	1113	1162

Hupacasath	1	4	
Tseshah	27	60	77
Sproat Lake	452	343	388
Area Not Specified	277	258	307
Grand Total	2394	1969	2216

Summary:

Staff are proposing a voluntary pilot program to determine what pricing structure, promotional/educational materials and other supports will be required to achieve the following goals:

- Increase diversion of food and kitchen waste for those without multi-stream diversion options.
- Demonstrate potential cost savings for residents through reduced garbage disposal fees.
- Collect data to help inform future waste diversion strategies.

This program aims to provide a voluntary, accessible and cost-effective solution that highlights the environmental and financial benefits of separating organics materials from general waste. The proposed pilot will allow participation of up to 50 residents per Electoral Area (Cherry Creek, Beaver Creek, Beaufort, Sproat Lake, Bamfield). The program will also be available to residents from all First Nations, and City of Port Alberni residents living in multifamily units such as apartment buildings and townhomes. The program will be launched in late August with a small campaign on social media, the newspaper and via posters/leaflets handed out at the landfill.

The cost to join the program will be \$25 and residents who sign up will receive the following incentive package:

- 5 gallon Sortn'Grow Bucket: Made by Ocean Legacy using recycled ocean plastics, for kitchen organics collection.
- Organics punch pass:
 - That provides 15 organic drop-offs (maximum 5 gallon pail volume per drop off).
 - Registered to participant name, area of residence and unique ID number.
- Upon completion, participants receive ½ yard of compost from Earth Land and Sea (ELS).

The program will run for an initial period of 6-months, at which time the results from the following will be summarized and reported back to the committee with recommendations for next steps.

- Punch pass data will track tonnage, usage frequency and participation trends.
- Participants must consent to data sharing and providing feedback to support program evaluation, including surveys and other qualitative feedback mechanisms.

Once the pilot is approved, ACRD staff will finalize the design of the punch card and tracking system, establish a participant registration process, and coordinate with Earth, Land & Sea for compost redemption logistics. Outreach and promotional efforts will be launched to recruit participants and raise awareness about the benefits of organics diversion. A monitoring framework will also be implemented to track usage trends and gather feedback, ensuring the pilot is effectively evaluated and can inform future waste diversion strategies.

Time Requirements – Staff & Elected Officials:

Approximately 100 hours of staff time is anticipated for program setup, administration, data analysis and summary report. An estimated 1-2 hours/week for the first month for data tracking, with adjustments as needed based on participation.

Financial:

The estimated costs for the pilot program include approximately \$14/unit for the compost SortnGrow compost buckets. The cost of compost will be provided in-kind from the City of Port Alberni's existing contracted allocation amounts, consequently, minimizing additional expenses. To help offset a portion of the program's overall costs, a \$25 participant fee will be collected from each household involved in the pilot.

Strategic Plan Implications:

This pilot aligns with Strategy 2.0 – Managing our Assets and Infrastructure, of the 2024-2027 Strategic Plan.

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: ACRD Board of Directors
From: Jodie Frank – Acting Solid Waste Manager
Meeting Date: July 23, 2025
Subject: Landfill Tipping Fee Waiver for Food Bank on the Edge

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors approve tipping fee waivers for Food Bank on Edge up to a maximum amount of \$4,000.

Desired Outcome:

To consider the request put forth by the Food Bank on the Edge (as attached) in their transition to a new facility by reducing financial barriers associated with the demolition and disposal of their existing building.

Summary:

At the July 2, 2025 West Coast Committee (WCC) meeting, the attached request was presented by the President of the Food Bank on the Edge which is located in Ucluelet. The original requests by the Food Bank on the Edge were:

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.

Upon consideration, the WCC made the recommendation for the ACRD Board of Directors to approve tipping fee waivers for the demolition of the existing Food Bank building in the amount of up to a maximum of \$4,000 at the West Coast Landfill.

Time Requirements – Staff & Elected Officials:

Minimal staff time required to process the tipping fee waiver.

Financial:

The tipping fee waiver will result in reduced revenue of \$4000 from the West Coast Landfill Service.

Strategic Plan Implications:

Supports the ACRD's strategic goals related to:

- Community well-being and resilience.
- Supporting local non-profits and food security initiatives.
- Strengthening partnerships with community organizations.

Policy or Legislation:

Support may be provided under ACRD's fee waiver policies, subject to Board approval.

Options Considered:

1. Decline the request.
2. Request additional information or a presentation from the Food Bank.

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: 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

██████████ my cell.

Cc District of Ucluelet



To: Alberni-Clayoquot Regional District Board of Directors

From: Eddie Kunderman, Operations Manager
Stephanie Waters, Procurement Coordinator

Meeting Date: July 23, 2025

Subject: Salmon Beach Road Maintenance – Equipment, Material, and Labour Supply

Recommendation:

THAT the Alberni-Clayoquot Regional District recommend that the ACRD Board of Directors award the Salmon Beach Road Maintenance rate contract to Tranquil Contracting and authorize the CAO to negotiate and execute the contract on behalf of the ACRD.

Desired Outcome:

To enter into a 3-year service contract for the supply of Salmon Beach Road Maintenance Equipment, Materials, and Labour Supply on an as needed basis.

Summary:

Salmon Beach requires Road Maintenance – Equipment, Material, and Labour Supply services on a monthly basis. Staff believe this service is necessary to ensure the safe access of Salmon Beach homeowners and guests. This service is provided on an as needed basis and charged at an hourly rate. Community brush removal is also provided as a part of this contract on an as needed basis.

Background:

Staff elected to issue a publicly posted Request for Quotation (RFQ) to solicit unit rates for this work. There is no minimum expenditure associated with a unit rate contract as the Road Maintenance is done on an as needed and emergency basis. An RFQ process best supported the straightforward scope of the work and is conducive to an evaluation on the basis of lowest provided rates. It was also noted that local contractors are not always willing to submit full proposals for this type of work, in an effort to promote competition, a more streamlined submission was requested from proponents.

Tranquil Contracting has a good relationship with residents within the Salmon Beach community and with ACRD staff. The contractor has consistently delivered high-quality work throughout the duration of the current contract, meeting or exceeding performance expectations. Their reliability, responsiveness and adherence to timelines has contributed to improvements in the service delivered within the community.

Outreach was done with local contractors and potential bidders in an effort to obtain more submissions; however, only one submission was received.

Time Requirements – Staff & Elected Officials:

This contract will require approximately 3 hours of staff time to prepare and execute contract.

Financial:

Salmon Beach Road Maintenance is an operational expense charged under the Salmon Beach Transportation budget. \$25,000 is budgeted annually for Road Maintenance, \$12,000 for Ditch Maintenance, \$8,000 alder removal, and \$5,000 siltation control within the Salmon Beach Transportation budget. Community brush removal is also provided under the Salmon Beach Garbage budget and is budgeted annually at \$30,000. The submitted rates have been deemed fair and reasonable and determined to be in line with industry standard for the services provided in the region of delivery.

The provided hourly rates, inclusive of labour, equipment, transportation, mobilization/demobilization, and any other miscellaneous costs, are as follows:

- Road Grader - \$180/hour
- Large Excavator - \$180/hour
- Small Excavator - \$140/hour
- Tractor Backhoe - \$140/hour
- Tandem Truck and Pup - \$180/hour
- Flat Deck Trailer - \$180/hour

Additional Hourly Rates:

- Kobelco 210 Brush Cutter - \$230/hour
- Cat 307c Brush Cutter - \$160/hour
- Labourer - \$50/hour

Rates for Material Costs by load, Brush Hauling, and maintenance of the brush pile have also been provided by the proponent and will form part of the resulting contract.

Policy or Legislation:

A Call for Bid is required as the ACRD's Purchasing Policy requires a Tender (or similar public offering) if the expected value of a contract exceeds \$35,000. The RFQ documents maintained all standard Tender (or similar public offering) requirements and is not in violation of any trade agreements.

Options Considered:

If the Board does not support proceeding with the sole proposal following the RFQ process, it could be rejected, and the process could be repeated as a Request for Proposal. Staff does not recommend this approach due to the limited capacity and availability of contractors in the Salmon Beach area. A different result would be unlikely.

If the Board would like further information regarding the details of the contract prior to deciding, the full contract could be brought forward in-camera at the next scheduled Board meeting.

Submitted by: Shane Koren
Shane Koren, Manager of Financial Services

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

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



To: Alberni-Clayoquot Regional District Board of Directors
From: Lyndsey Page, Community Services Coordinator
Meeting Date: July 23rd, 2025
Subject: Millstream Water System - Metering

Recommendation:

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; and

THAT the Alberni-Clayoquot Regional District Board of Directors consider the Millstream Water System Upgrade project for Community Works funding.

Summary:

The attached report was presented to the West Coast Committee on July 2nd, 2025. After reviewing the options for improving the Millstream Water System through water meter installation, the Committee supported adding the project to the 2026-2030 Financial Plan, contingent on securing at least 50% grant funding, and recommended considering this project for Community Works Grant Program funding during the next allocation of those funds.

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: Eddie Kunderman, Operations Manager
Meeting Date: July 2, 2025
Subject: Millstream Water System - Metering

Recommendation:

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 50% grant funding for the project.

Desired Outcome:

For the West Coast Committee (WCC) to support the inclusion of water meter installation for the Millstream Water System (MWS) in the 2026-30 Financial Plan, contingent on securing fifty (50) percent grant funding, to promote equitable billing, improve infrastructure oversight and enhance long-term system sustainability.

Summary:

Following a major leak in 2024, the MWS infrastructure has been under review for improvement. Community engagement in April revealed support for transitioning to a usage-based billing model through water meter installation. This approach is seen as a fairer and more efficient way to manage water use and detect leaks within the system. Staff plan to apply for grants to fund this project and propose including the project in the five-year capital plan. This initiative aligns with broader Asset Management goals and reflects community priorities for fairness and sustainability.

Background:

In 2024, a significant water leak within the Millstream Water System (MWS) underscored the urgent need for improved infrastructure oversight and long-term sustainability planning. In response, staff developed a preliminary plan for the installation of water meters, which was presented to the WCC in December of that year. This initiative is part of a broader strategy to modernize the system, enhance operational efficiency and ensure fair and equitable billing for all users. The WCC asked staff to prepare a more in-depth long-term infrastructure assessment and bring that back to the committee.

Staff prepared a report for the February 19, 2025, WCC meeting requiring a rate increase of \$20 per quarter. This increase covered the inflationary increases the system had seen since the last rate increase in 2022. This report communicated that Asset Management and long-term financial updates would be completed and that options to bridge the funding gap between necessary and actual capital contribution would have to be addressed.

On April 26, 2025, staff visited the Millstream community and presented a range of long-term financial options for the MWS. During this engagement, staff outlined the necessity of a rate increase to support the replacement of aging infrastructure and to address the existing funding gap. Several billing models were introduced for community consideration, including a parcel tax shared equally among all properties, a flat rate based on the number of consumer units (with higher charges for properties containing secondary suites), and a usage-based billing model that would rely on the installation of water meters. Each model was discussed in terms of its fairness, feasibility and alignment with the community's values.

The benefits of water meter installation were clearly communicated to the community. These include the ability to collect accurate usage data, implement equitable billing practices where users pay in proportion to their consumption, and detect leaks within the system – ultimately reducing operating costs. Additionally, assurances were provided that all water usage data would be securely stored and protected.

Feedback from the community was largely supportive. A majority of those who provided input expressed a desire to see water meters installed, emphasizing the importance of a fair and equitable billing system. Seventeen (17) community members voted, with fourteen (14) showing support for the water meter installation plan and billing by usage. While some residents voiced concerns about the cost of installation, others indicated a willingness to proceed. A recurring theme in the feedback was dissatisfaction with the current billing model, which many felt did not reflect actual usage or household size. Concerns were also raised about unreported secondary suites, and residents questioned how the ACRD plans to address these discrepancies to ensure fairness across the system. Staff last audited the system for secondary suites in 2021, adding seven additional consumer units to the quarter billing for the system. Staff will look to update these numbers again, including in-person assessments and investigating Air BNB listings to ensure we are accurately capturing the number of secondary suites within the MWS. This audit can be completed in 2025 if staff are directed to add it to the 2025 workplan, otherwise it would take place in 2026.

The proposed water meter installation plan includes the installation of meters throughout the system, as well as the replacement of certain sections of aging infrastructure such as “blue tough tube.” The estimated up front costs for this work are approximately \$3,500 per connection. Although the ACRD's initial grant application for the meters in early 2025 was unsuccessful, staff communicated that if there was sufficient community support, a more detailed installation plan would be developed. To that end and considering the feedback received from the community, staff intend to apply for an Infrastructure Planning Grant in Fall 2025 and incorporate the project into the MWS five-year capital budget. However, implementation will remain contingent on securing at least fifty percent of the required funding through grants. The development of a long-term Financial Plan and official Asset Management Plan update will continue through 2025.

Time Requirements – Staff & Elected Officials:

It will take Finance staff approximately 10 hours to identify and apply for applicable grants.
It will take Community Services staff approximately 10 hours to complete the water system audit and complete the background for grant applications.

Financial:

There is approximately \$175,000 in the MWS capital reserve budget. The water meter installation would cost approximately \$150,000. Staff would look for grant funding for at least 50% of the project cost.

Strategic Plan Implications:

This supports strategy 2.1 “Advance the development of an asset management program.”

Policy or Legislation:

Bylaw No. 762 gives the ACRD the ability to establish a local service to provide water supply, treatment, conveyance, storage and distribution system within Electoral Area “C” Long Beach.

Options Considered:

The West Coast Committee could choose to defer this decision until the long-term Financial Plan and Asset Management Plan updates are complete later in 2025 or early 2026.

The West Coast Committee could also make the following recommendation:

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors direct staff to proceed with the inclusion of the installation of water meters in the 2026-30 Financial Plan without making it conditional upon securing external grant funding.

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: Alberni-Clayoquot Regional District Board of Directors
From: Lyndsey Page, Community Services Coordinator
Meeting Date: July 23rd, 2025
Subject: Alternative Water Source Supply Study – Water Treatment Plant

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors receives the Beaver Creek Water System Alternative Water Source Supply study prepared by McElhanney Ltd.; and

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to prepare the cost estimates for land acquisition, water quality investigation and preliminary design work on development of the Beaver Creek Water Treatment Plant as presented in the McElhanney report, including First Nations engagement.

Summary:

The attached report was presented to the Beaver Creek Water Advisory Committee (BCWAC) on June 19th, 2025. After reviewing the information, the Committee expressed interest in better understanding the potential implications of moving forward, including land requirements, source water quality and design considerations. Rather than recommending a specific direction at this stage, the Committee supported further preliminary work to inform future decision-making, with findings to be presented at the September BCWAC meeting.

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: Beaver Creek Water Advisory Committee
From: Eddie Kunderman, Operations Manager
Meeting Date: June 19, 2025
Subject: Alternative Water Source Supply Study – Water Treatment Plant

Recommendation:

THAT the Beaver Creek Water Advisory Committee receives the draft Beaver Creek Water System Alternative Water Source Supply study by McElhanney Ltd., and recommends the reports be finalized and received by the Alberni-Clayoquot Regional District Board of Directors.

Desired Outcome:

To determine next steps in the alternative water source supply study for the Beaver Creek Water System, as presented by McElhanney Ltd.

Summary:

The attached Surface Water Treatment Feasibility Assessment was completed by McElhanney Ltd. to help the Alberni-Clayoquot Regional District (ACRD) determine the feasibility of water treatment facilities for the Beaver Creek Water System (BCWS). This report provides an outline of the report that will be spoken to by Mitchell Hahn of McElhanney Ltd.

Background:

McElhanney Ltd. has been working on the Alternative Water Source Supply study for the BCWS since late 2024. The project consisted of three technical memorandums focusing on the viability of surface water sources, groundwater source and the feasibility of a water treatment facility for the system. The first 2 reports on water sources were presented to the BCWAC on Feb 13, 2025 and summarized in the beginning of the attached Treatment Feasibility report.

The report details the following aspects:

- Water Demands
- Treatment Requirements
- Source Water characteristics
- Proposed Treatment Alternatives
- Infrastructure Requirements

- Class D Cost Estimate

The report provides an overall general idea of the potential costs associated with the capital construction of a water treatment plant; ongoing operations and maintenance for the new infrastructure and identified infrastructure improvement requirements the BCWS would need in order to move to a new source water supply.

It is likely that an alternate intake location would be required upstream of Truman Creek. The report outlines the maximum estimated footprint for a new treatment plant and identifies some options for securing new land to construct the plant.

Below are the Class D cost estimates for two treatment options, including 20-year operations and maintenance costs and a 40% contingency.

Table 6: Class D Cost Estimate

Item	Ultrafiltration	Adsorption Clarifier
Process Package Quote	\$1,985,000	\$1,130,000
Land Purchase	\$1,210,500	\$1,210,500
Civil Site Works	\$721,000	\$721,000
Ancillaries	\$440,000	\$582,000
Backwash Effluent Disposal	\$220,000	\$220,000
Electrical Upgrades	\$352,000	\$352,000
Building Construction	\$1,137,000	\$1,129,000
20-year O&M NPV	\$6,763,000	\$6,668,000
Contractor Markup on Process Equipment (25%)	\$1,034,000	\$853,000
Engineering (20%)	\$827,000	\$683,000
Capital Cost Inflation (5%)	\$207,000	\$171,000
Tendering and Commissioning (1%)	\$42,000	\$35,000
Contingency (40%)	\$1,654,000	\$1,365,000
Total (Net Present Value)	\$16,592,500	\$15,119,500

Within Section 7 “BCWS Infrastructure Requirements,” some of the impacts to the existing infrastructure are identified. A more detailed review of these impacts would need to take place to outline all of the potential costs necessary for a new river intake structure and associated watermain extension.

Financial:

Based on the detailed estimates in the report, a total net present value of just over \$16 M dollars is anticipated to construct a new treatment facility for this service. The current capital reserve has a balance of under \$1 million dollars and is required to replace failing water mains in the system. Therefore, it is anticipated that grant funding or borrowing would be required. The table below is an excerpt from the report and provides an estimate of the \$/m³ for the cost of water production with the average cost over 20 years at \$2.96/m³.

Table 7: 20-year Cost Per Cubic Meter

Year	Annual Payment (O&M + 20-year capital cost)	Projected Yearly Flow (m ³)	Cost Per Water Usage (\$/m ³)
2025	(\$1,303,348.63)	399,414	(\$3.26)
2026	(\$1,303,348.63)	403,408	(\$3.23)
2027	(\$1,303,348.63)	407,442	(\$3.20)
2028	(\$1,303,348.63)	411,517	(\$3.16)
2029	(\$1,303,348.63)	415,632	(\$3.13)
2030	(\$1,303,348.63)	419,788	(\$3.10)
2031	(\$1,303,348.63)	423,986	(\$3.07)
2032	(\$1,303,348.63)	428,226	(\$3.04)
2033	(\$1,303,348.63)	432,508	(\$3.01)
2034	(\$1,303,348.63)	436,833	(\$2.98)
2035	(\$1,303,348.63)	441,201	(\$2.95)
2036	(\$1,303,348.63)	445,613	(\$2.92)
2037	(\$1,303,348.63)	450,070	(\$2.89)
2038	(\$1,303,348.63)	454,570	(\$2.86)
2039	(\$1,303,348.63)	459,116	(\$2.84)
2040	(\$1,303,348.63)	463,707	(\$2.81)
2041	(\$1,303,348.63)	468,344	(\$2.78)
2042	(\$1,303,348.63)	473,028	(\$2.75)
2043	(\$1,303,348.63)	477,758	(\$2.73)
2044	(\$1,303,348.63)	482,536	(\$2.70)

The treatment facility would remove annual costs for the purchase of bulk water from the City of Port Alberni. However, it will be difficult to accurately compare the costs of changing the source water supply to continuing to receive bulk water from the City of Port Alberni until the water utility master plan is completed.

Strategic Plan Implications:

This supports Strategy 2.3 “A review and further study options available for the Beaver Creek Water System.”

Policy or Legislation:

Bylaw No. E1054 “Beaver Creek Water System Local Service Area Establishment, 2012” and Bylaw No. F1148, “Beaver Creek Water Local Service Area Rates and Regulations, 2020” and their associated amendments.

Options Considered:

If the Committee would like to pursue next steps for pursuing an alternative water source prior to the CPA Water Utility Master Plan being completed and updated bulk water rates provided for comparison, a resolution to direct staff to prepare cost estimates for land acquisition, water quality investigation and preliminary design work could be passed. This work could be considered as part of the 2026-2031 Financial Plan, as the current funding for this project has been fully utilized.

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

TECHNICAL MEMO

To Eddie Kunderman, Operations Manager Alberni-Clayoquot Regional District	From Mitchell Hahn, PEng Division Manager-Water and Wastewater Facilities
Re Beaver Creek Water System: Surface Water Treatment Feasibility Assessment – Final Report	Date July 14, 2025

1. Introduction

Alberni-Clayoquot Regional District (ACRD) retained McElhanney Ltd. (McElhanney) to complete a feasibility study for a dedicated water supply for the Beaver Creek Water System (BCWS). The study consists of three technical memorandums focusing on key areas of the study: surface water, groundwater, and water treatment facilities. This memorandum evaluates the feasibility of water treatment facilities.

2. Project Background

2.1. BEAVER CREEK WATER SYSTEM BACKGROUND

Beaver Creek is an unincorporated community in the Alberni-Clayoquot Regional District on Vancouver Island, BC. The community is listed as Electoral Area E within the ACRD. Historically, the BCWS utilized surface water collected from the Stamp River through an infiltration gallery located on 7692 Sportsman Road. The water was then treated by chlorine gas before distribution. This water source method was abandoned in 2014 due to issues with high turbidity and non-compliance with Island Health treatment objectives. The BCWS distribution pipe network consists of 1960's era Asbestos Cement (AC) and polyvinyl chloride (PVC) pipes. Connected to the distribution system are three reservoirs, with a combined storage volume of 2543 cubic meters.

Since 2014, the BCWS has received treated water from the City of Port Alberni (the City) through a bulk water agreement. Water is transferred to the system by a pump station located on Strick Rd. The City intends to terminate the bulk water agreement and re-negotiate the rate. The BCWS therefore intends to explore alternate groundwater and surface water sources. This investigation was completed in two earlier memorandums and are summarized below. Please refer to McElhanney Technical Memos, Surface Water Feasibility Assessment and Groundwater Feasibility Assessment, for further information.

2.2. SURFACE WATER SOURCE

Four surface water sources were proposed by McElhanney to serve the BCWS, Sproat Lake/River, Stamp River, Truman Creek, and Beaver Creek. Hydrometric flow data was analysed for each source, providing a summarization of annual water availability. Due to historically low flows at Beaver and Truman Creeks, these two water sources were removed as viable alternatives, leaving Sproat Lake and Stamp River.

2.3. GROUNDWATER SOURCES

Six groundwater aquifers were studied in the Electoral Area E (The Study Area), each of which with varying yield, size and classification. Of the 160 well records in the Study Area, the maximum estimated well yield for a single well was 545 m³/day. Only two wells reported this yield and are located 7 km apart. Under this maximum flow rate, 7 wells would be required to supply the BCWS. Since the true production is likely lower than this maximum value, a larger number of wells would be needed to reliably supply the BCWS. Further, water wells typically have an operational lifespan of 30-50 years. Only 12 of the total wells have been drilled in the past 20 years. All other records are more than 40 years old. As a result of these considerations, concerns exist related to the technical feasibility of a groundwater source.

2.4. WATER SOURCE EVALUATION

Evaluation of these water sources was completed through an evaluation matrix. Each water source was evaluated on three criteria: technical feasibility, capital cost, and special considerations. The water source was ranked out of ten for these criteria, and a weighting factor was applied to these ratings. The results are included in Table 1 below.

Table 1: Source Water Ratings

Source Water Option	Technical Feasibility (1-10)	Capital Cost (1-10)	Special Considerations (1-10)	Total (%)
<i>Weighting</i>	30%	40%	30%	100%
Sproat Lake	8.5	5	4.25	58.25
Stamp River	6	10	3.75	69.25
Groundwater	1	1	6	25

The table indicates the highest rating to be for the Stamp River water source. After completion and review of the first two memorandums, it was decided by the Beaver Creek Water Advisory Committee that the **Stamp River** surface water source would be explored for water treatment. The Stamp River is therefore utilized in this memorandum as the proposed water source for treatment.

3. Water Demands

Water usage data was analysed using information provided by the ACRD in previous annual reports. These annual reports outline water usage on a cubic meter per year basis. Figure 1 below displays a trend in total water usage in the Beaver Creek water service area from 2012 to 2023.

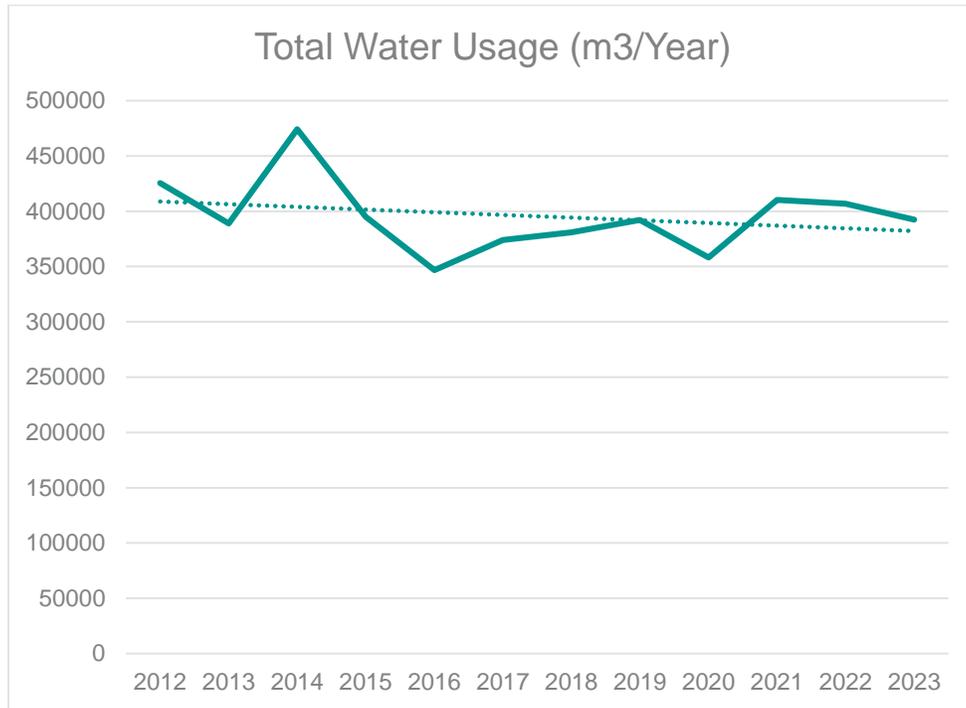


Figure 1: BCWS Total Water Usage 2012-2023

The trendline shows a decrease in total water usage, with an average year-over-year drop percent of -0.132%. A net decrease in water usage is expected due to the decrease in population from 2012 to 2016. This percentage decrease may not be representative of future demand, especially as population in Beaver Creek is increasing, and so the last five years of data were also graphed with a trendline in Figure 2 below.

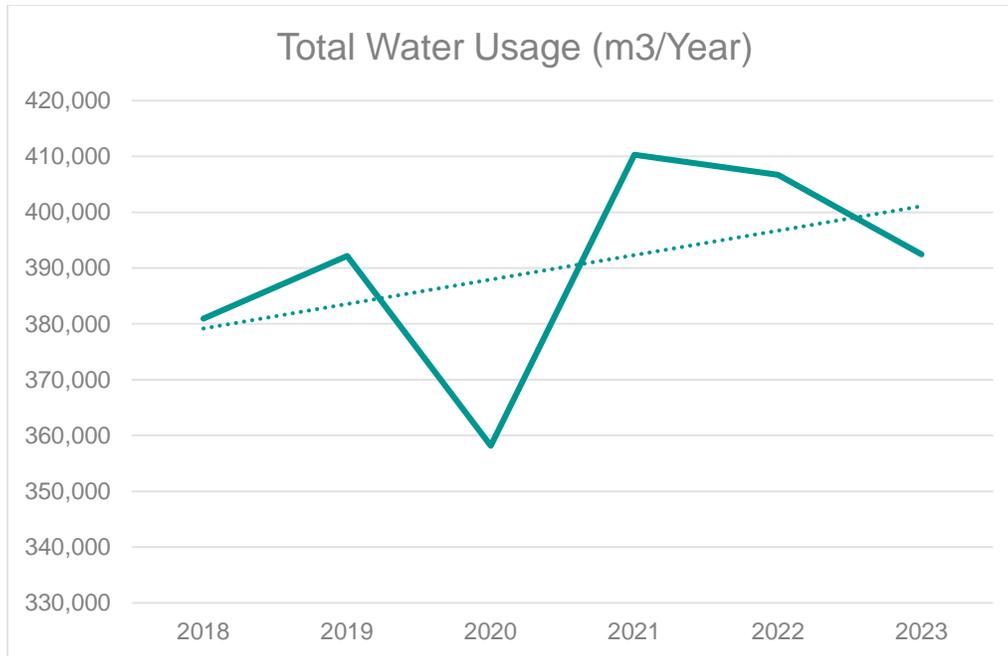


Figure 2: BCWS Annual Water Usage (2018-2023)

More recent water demands for the BCWS area ranges from lows of 500 – 600 cubic meters per day (m³/day) to highs of 2,000 – 2,500 m³/day. The average year over year percent increase in water usage in this timeframe was 1.143%. The Beaver Creek Infrastructure Assessment report from Koers in 2017 indicated an increase in the number of connections of 0.54%. This increased number of connections is difficult to translate directly into a population increase or a water usage increase as each connection could be to a variety of customers: single family, multifamily, agricultural, etc.

To conservatively predict future water demands, a 1% yearly increase in water usage was projected to 2044. The result is a predicted average daily flow of 1,322 m³/day in 2044. A maximum daily demand peaking factor was calculated to be 2.48-2.65 by Koers, therefore, a value of 2.5 was utilized to give a future maximum daily demand of (MDD) **3,305 m³/day**. This value was used as the design flow for a potential water treatment plant.

The scope of this project does not include detailed demand forecasting, as such there has not been a detailed analysis into full buildout of the system or potential population growth. The area has been subject to many factors affecting population, including industry shifts, housing prices and market trends. Should an alternate future flow value be considered, this memo will be updated to suit.

With the existing total reservoir capacity of 2,453 cubic meters, there exists approximately 24 hours of water supply at maximum daily demand. At future maximum daily demands (3,305 m³/day), there is approximately 18 hours of storage.

4. Water Treatment Requirements

4.1. APPLICABLE LAWS AND REGULATIONS

The following laws and regulations would apply to a potential water treatment plant for the Beaver Creek Water System.

- The Drinking Water Protection Act & The Drinking Water Protection Regulation: the 'Act' covers all water systems other than single family dwellings and systems excluded through the 'Regulation'. The Act sets out certain requirements for drinking water operators and suppliers to ensure the provision of safe drinking water to their customers¹. The Act and Regulation give drinking water officers (DWOs) the discretion to address public health risks through treatment requirements.
- Guidelines for Canadian Drinking Water Quality: the 'Guidelines' provide maximum acceptable concentrations and aesthetic objectives for water quality parameters. These values are established by the Provincial-Territorial Committee on Drinking Water. It is the role of the provinces to ensure compliance with these guidelines through enforcement of their respective Acts.
- Drinking Water Officer's Guide - Drinking Water Treatment Objectives (Microbiological) for Surface Water Supplies in British Columbia. The 'Objectives' provide a general overview of drinking water treatment objectives for surface water supplies in BC. The Objectives provide goal requirements for system designers and operators for disinfection and filtration. Including the 4-3-2-1 drinking water objective described below.

4.2. REGIONAL HEALTH AUTHORITY

Regional health authority Drinking Water Officers (DWO) are responsible for compliance and enforcement activities under the Drinking Water Protection Act & Drinking Water Protection Regulation. In the case of the BCWS, the regional health authority is Island Health. It is therefore up to the DWO's discretion to determine the requirements of an individual drinking water system. As the DWO rely heavily on the is the Drinking Water Officer's Guide, it good practice to follow these guidelines to be in compliance.

4.3. 4-3-2-1-0 DRINKING WATER OBJECTIVE

The general treatment objectives in the Drinking Water Officer's Guide are the 4-3-2-1-0 objectives, which provide a minimum performance target for water suppliers. These are outlined below.

- 4-log reduction or inactivation of viruses
- 3-log reduction or inactivation of Giardia and Cryptosporidium
- Two forms of treatment for pathogen log reduction
- Less than or equal to one nephelometric turbidity unit (NTU) of turbidity.

¹ Government of British Columbia, 2025

- No detectable E. Coli, fecal coliform and total coliform.

Depending on specific situations, the actual amount of treatment required will depend on the risks identified and may require greater levels of treatment. Given the Stamp River is an unprotected surface water source, it can be expected that the 4-3-2-1-0 objectives must be followed as a minimum.

Regarding 'Two treatment forms of treatment', for surface water filtration followed by disinfection are the two forms of treatment. For filtration exemptions (not considered here) pathogen reduction is met using two types of disinfection. Regardless of the system, chlorination (or chloramination) as secondary disinfection is a requirement for to meet a minimum 0.2 mg/L chlorine (or 1.0 mg/L chloramine) residual at service connections.

5. Source Water Characterization

5.1. STAMP RIVER

The Stamp River is a major watercourse located at the base of the Alberni Valley. The river receives flows from the two dams at the outfall of Great Central Lake, both of which are operated by Catalyst Paper corporation. Additional flows into the river come from upstream lakes and creeks in the Alberni Valley watershed. The Stamp River has significant flows, with a historical minimum of 983,232 m³/day and historical maximum of 81,561,600 m³/day. Major socio-economic considerations exist for the river as it contains the largest summer Steelhead Salmon run on Vancouver Island.

The BCWS currently holds two water licenses for withdrawal from the Stamp River. With a combined maximum average day demand of 3,114 m³ and MDD of 6,228 m³, these are sufficient to meet the project future MDD. The licenses are summarized in the table below.

Table 2: BCWS water licenses for Stamp River

License No.	Licensed Withdrawal from Stamp River, m ³			
	Average Day	Maximum Day	Yearly	Date
C025763	1,477	2,955	539,269	Aug 11, 1959
C061407	1,637	3,273	597,344	Feb 27, 1985
Total	3,114	6,228	1,136,614	

Prior to purchasing water from the City of Port Alberni, the BCWS drew water from the Stamp River through an infiltration gallery. Collected water was disinfected with chlorine in the pump station, with further residual disinfection provided at each reservoir.

The existing Stamp River intake pumphouse is located at the end of Sportsman Rd on lot number 7689. Although the intake and pumphouse has not been used since 2014, it has been maintained for

emergency use. The intake is located at the confluence of Truman Creek and Stamp River. As described in the surface water memo, large turbidity events are associated with Truman Creek. It was therefore recommended that the Stamp River intake be moved upstream of Truman Creek. A plan drawing by Koers and Associates showing the location of the existing intake is included below.

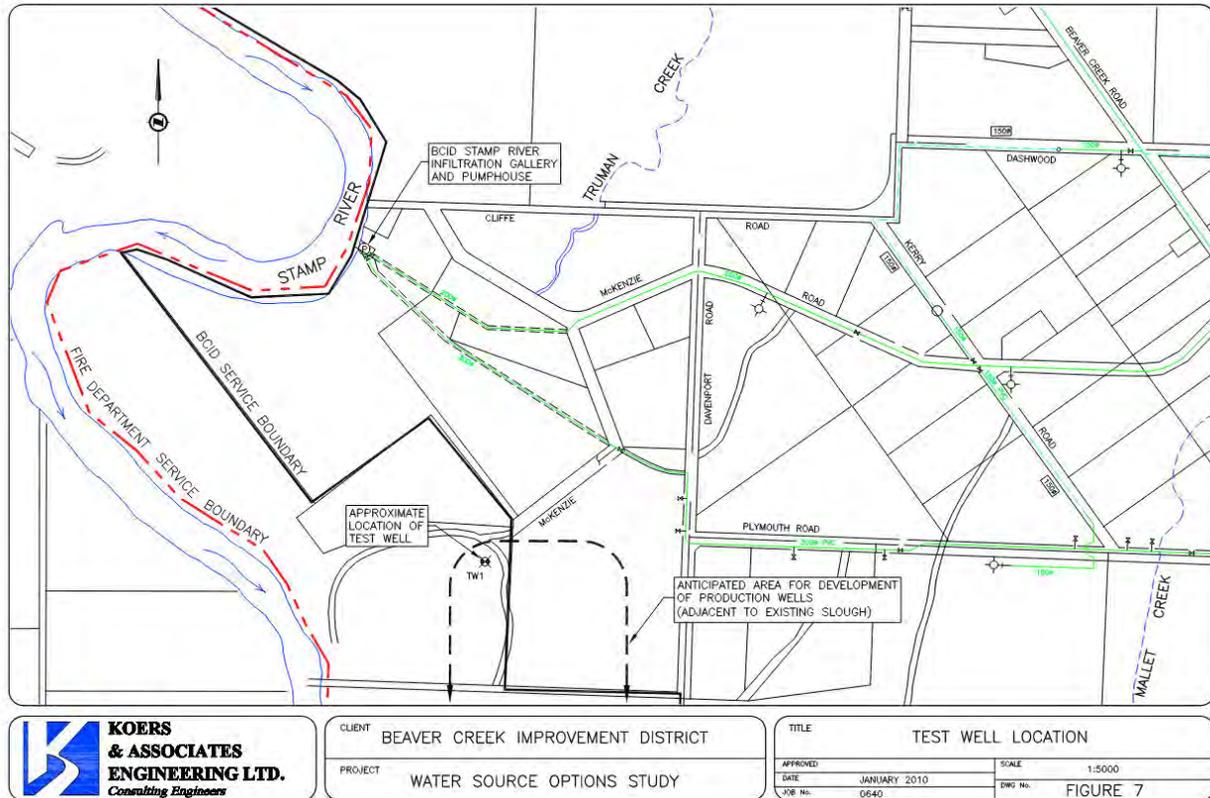


Figure 3: Location of the existing Stamp River intake.

5.2. WATER QUALITY

5.2.1. Turbidity

Historical water quality testing was provided by the ACRD. There are no recent records of full suite drinking water test parameters other than one document from 2010. A preliminary review of the provided water quality results shows exceedances in turbidity with up to 7.21 NTU recorded on a single occasion. Graphs of turbidity readings for 2008 and 2009 from Koers and Associates are shown in Figure 4 below.

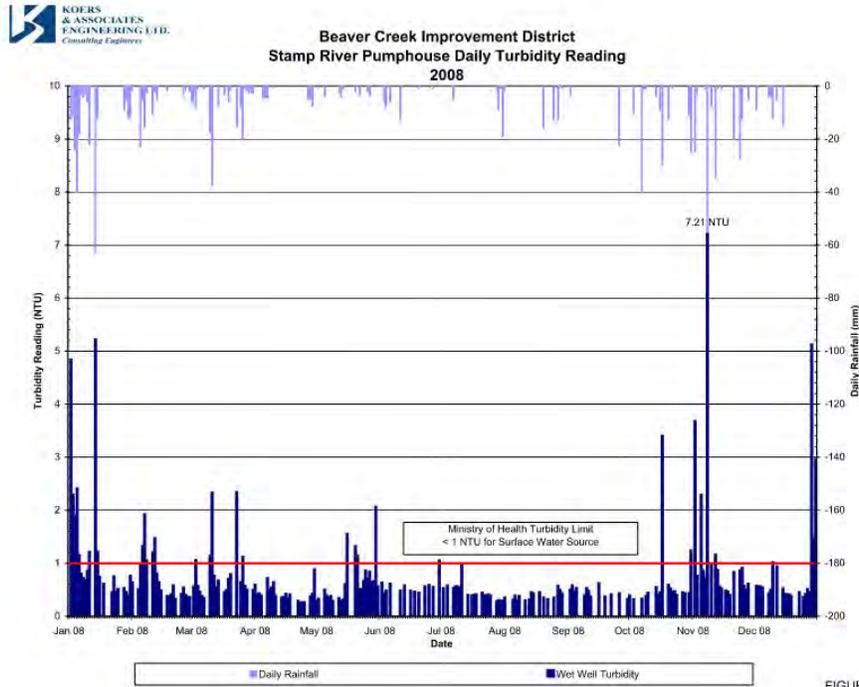


FIGURE 4

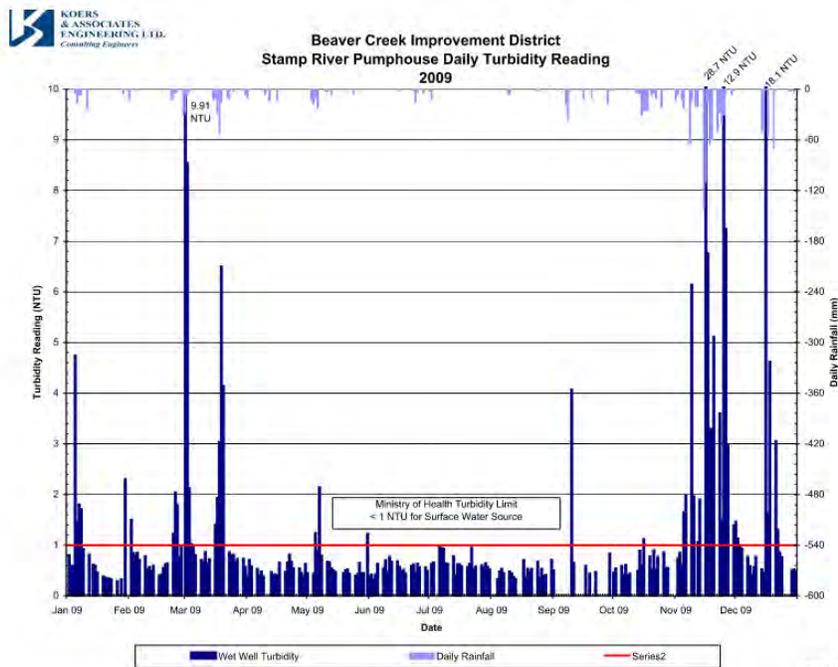


FIGURE 5

Figure 4: Stamp River pumphouse turbidity readings (2008 & 2009)

In 2008, there were approximately 30 days where the source water in Stamp River exceeded the limit of 1 NTU; these appear to coincide with rain events. The exceedances in 2009 appear to be more drastic, with a maximum turbidity reading of 28.7 NTU. There exists two alternatives for addressing turbidity exceedance, moving the intake upstream of Truman Creek or providing adequate filtration to reduce

turbidity 'spikes' in treated water. These two alternatives are discussed further in 5.2.3. Stamp River Intake section below.

5.2.2. Microbiological Parameters

Microbiological parameters were tested in raw water at the Stamp River both above and below the confluence with Truman Creek as part of the Beaver Creek Water System annual report in 2012. The parameters tested were Total Coliforms, Fecal Coliforms, and Escherichia coli (E. Coli). This data is included in Appendix B.

Raw water from all locations shows an exceedance of the maximum allowable concentration (MAC) of zero (0) CFU / 100mL. Any detection of coliforms is a potential indication of fecal matter entering the water supply. The data shows water quality upstream of Truman Creek is significantly better than that downstream of the confluence with Truman Creek, thus indicating that microbiological contamination is entering the Stamp River through Truman Creek. This assumption is bolstered by the data showing higher recordings of coliforms in Truman Creek.

Treated water within the system was also tested for these same parameters. On February 1, 2012, there was a recorded exceedance of 95.9 CFU / 100mL for total coliforms and 4.1 CFU / 100mL for E. Coli. Due to the high value and single event, the reading could have been a false positive. A single exceedance was discovered of total coliforms in 2013 with a reading of 35 CFU / 100mL.

5.2.3. Physical Parameters

Additional raw water quality data was found within the document titled Alberni Valley Drinking Water Reference Guide. The data was collected on August 19, 2010 and is included below.

Appendix D. Raw Water Quality Parameters—Stamp River Intake (Beaver Creek Improvement District)

Raw Water at Stamp River Intake		Date: Aug 19, 2010	
Test	Results	Units	Drinking Water Guidelines
Alkalinity	17	mg/L	
Colour – Apparent	<5	Colour Units	15 AO
Conductivity	39.7	uS	
Hardness (CaCO3)	18	mg/L	80-100
pH	7.6	pH Units	6.5 - 8.5
Total Dissolved Solids	16	mg/L	500 AO
Turbidity	<0.5	NTU's	5 AO
Chloride	<2.0	mg/L	250 AO
Fluoride	<1.0	mg/L	1.5 MAC
Nitrate (N)	<0.1	mg/L	10 MAC
Nitrite (N)	<0.1	mg/L	1 MAC
Sulphate	<2.0	mg/L	500 AO
T- Aluminum	0.021	mg/L	0.1 Operational Std.
T- Antimony	<0.0002	mg/L	0.006 MAC
T- Arsenic	<0.002	mg/L	0.010 MAC
T- Boron	0.009	mg/L	5IMAC
T- Cadmium	<0.00001	mg/L	0.0005 MAC
T-Calcium	6.19	mg/L	
T-Chromium	0.001	mg/L	0.05 MAC
T-Copper	0.004	mg/L	1.0 AO
T-Iron	0.02	mg/L	0.3 AO
T-Lead	0.0002	mg/L	0.010 MAC
T-Lithium	<0.001	mg/L	
T-Magnesium	0.62	mg/L	
T-Manganese	0.0021	mg/L	0.05 AO
T-Mercury	<0.00001	mg/L	1ug/L MAC

AO = Aesthetic Objective; MAC = Max. Allowable Concentration;
 IMAC = Interim Mac; >= Greater than; < = Less than
 Results relate only to samples as submitted.
 Canadian Drinking Water guidelines as listed on Dec 5th, 2005

Figure 5: Stamp River Raw Water Quality Data

This water data is largely for metals and other physical parameters. None of the results show exceedances of the maximum allowable concentrations (MAC).

5.2.4. Stamp River Intake

It is evident that Truman Creek has a negative effect on the Stamp River water quality, it would therefore be recommended to either relocate the existing intake location to upstream of Truman Creek or apply adequate filtration and disinfection to manage the turbidity 'spikes' and any exceedances in microbiological parameters.

It is anticipated that any method of treatment would be capable of treating these two parameters, however excessive loading results in increased costs and maintenance for the treatment system; potentially leading to fouling and reduced water quality. From a treatment perspective, it is preferable to modify the intake location.

From a capital cost perspective, it may be preferred to retain the existing intake location, since the land is already under ownership by the ACRD. To install an intake upstream of Truman Creek, land will likely need to be leased or purchased from the adjacent lot at 7715 Sportsman Rd. The additional capital cost may be worthwhile due to the savings in treatment and maintenance.

Given the reduced risk of poor water quality, the cost estimate will therefore include a relocation of the Stamp River intake. The treatment design should include provisions to treat higher turbidity and coliform exceedances should these occur despite the intake relocation. The associated costs of land acquisition are discussed in Section 7.

6. Proposed Treatment Alternatives

6.1. TREATMENT VENDORS

Four water treatment suppliers were contacted regarding a potential treatment system for the BCWS. Vendors were provided with historical water quality data (Turbidity, coliforms, and physical data from 2010). Initially four treatment alternatives were selected for review:

- Ultrafiltration
- Adsorption clarifier
- Tube settler
- Dissolved air floatation

The DAF and tube settler vendor indicated that the tube settler was the preferential treatment over the DAF, as DAF units have shown a higher cost than the other proposed alternatives while having a larger footprint and requiring additional forms of treatment since they are not recognized as having log reduction credit without subsequent filtration. Given these considerations and the supplier's recommendation to proceed with a tube settler, DAF was removed as an alternative. Unfortunately, this same vendor was unable to provide a quote in the time limits of this report and tube settlers were also dropped but are recommended be reviewed in preliminary design.

6.2. TREATMENT SELECTION

At such a preliminary stage and without recent detailed water quality information, it can be impractical to provide a recommendation on a primary form of treatment. At this stage, it is believed that all the proposed methods of treatment are viable, however each holds it's own advantages. Factors considered for providing a method of treatment include the following:

- Operations and maintenance
- Treatment ancillaries
- Capital cost

6.2.1. Operations and Maintenance

Operations and maintenance costs are a significant factor due to the likely desire to maintain and operate the system in-house with typical components available off-the shelf. Beaver Creek is not considered a remote community but also lacks much of the product availability of other urban centers. The recent closure of Highway 4 in 2023 was an indication of the potential risks to infrastructure in the Alberni Valley should critical components be required.

The adsorption clarifier system requires coagulant and polymer addition to effectively clarify and filter to remove particulates. Ultrafiltration benefits from coagulant addition, however it is not considered a requirement. As coagulation may be required based on filtration performance, they are considered equivalent for chemical costs.

Shared costs between each alternative for O&M include power supply and staffing on-call to service the plant any time of day. Both are anticipated to be a significant cost to the District compared to the existing pumphouse and treatment system. Unit rates for O&M are included in the cost estimate section.

6.2.2. Treatment ancillaries

Each treatment alternative is anticipated to require backflushing of the filtration component. Disposal of the filtration effluent is expected to be completed largely on-site through the use of a subsurface dispersal field combined with solids removal when required. The frequency of such removals and servicing the field will depend on fluctuating water quality. Backwashing is required for all treatment types to remove solids, limit filter fouling and to achieve a turbidity reading of less than one NTU. Because all methods require this disposal, it was not considered a deciding factor in selecting a treatment alternative.

Ultraviolet disinfection is often utilized as an effective form of treatment to be included if the primary treatment filtration method is not recognized as being eligible for log-reduction credit. Ultrafiltration is recognized as having log-reduction credits for the removal of *Giardia* and *Cryptosporidium*, it would therefore be considered by Island Health meeting filtration providing log reduction credits (one of the forms of treatment).

Vendor 3's system combines pretreatment in the form of an adsorption clarifier with mixed media filtration within a single tankage. It is not specifically clear as to whether this will qualify for a full 3 log-reduction credit of *cryptosporidium* and *giardia*, it is therefore up to the DWO's discretion. For this reason, ultraviolet disinfection may be a requirement and is therefore added to the O&M power costs and capital costs.

With the above factors considered, both the ultrafiltration system and the adsorption clarifier filter are acceptable options that will provide adequate treatment for the raw surface water. The final deciding factor is the total capital cost.

6.3. CAPITAL COST

Capital cost estimates are summarized below from each vendor.

Table 3: Process cost estimates

Vendor	Primary Treatment Method	Treatment Capital Cost
Vendor 1	Ultrafiltration	\$2,300,000
Vendor 2	Ultrafiltration	\$1,985,000
Vendor 3	Adsorption Clarifier	\$1,130,000

Each vendor has differing proposals for treatment infrastructure. Therefore, it is not reasonable to compare each quote directly, additional cost considerations must be made and are discussed in the following sections. Vendor 1 provided only a preliminary cost estimate based on anecdotal information without a proposal, whereas Vendor 2 has provided a cost estimate with detailed proposal. For the more detailed cost estimate, the value from Vendor 2 was therefore used. Note these costs do not include for any impacts of recent tariffs between the US and Canada.

6.3.1. Water Treatment Ancillaries

The estimates provided by vendors are not all-encompassing of potential treatment costs, the prices above are simply the quoted values of the filtration components. Each quotation varies in what is included. Therefore, ancillaries may be necessary to comply with provincial guidelines and to provide a complete treatment system. These may include:

- **Ultraviolet disinfection:** UV disinfection will provide log removal credits for Viruses, Cryptosporidium and Giardia. It is also a requirement to comply with drinking water objectives for two forms of treatment.
- **Chlorination:** Dosing of sodium hypochlorite prior to distribution is needed to maintain a minimum residual. It can also provide log-removal credits for cryptosporidium, giardia and viruses.
- **Building enclosure:** Generally, process treatment suppliers do not include a building enclosure in their quotations. A manufactured building to house filtration, chemical storage, and UV disinfection will be required for appropriate protection and temperature regulation. For the purpose of this quote it was assumed a metal engineered building complete with HVAC and electrical was used. A value of \$6460 per square meter of floorspace was used based on recent cost estimates. Building sizes vary for each type of treatment process.
- **Backwash effluent disposal:** Each filtration process consists of a backwashing procedure resulting in significant volumes of concentrated effluent. This water is not regulated as wastewater, however it must be effectively managed to limit contamination to the surrounding environment. A proposed method of discharge is to an engineered subsurface disposal field.

6.3.2. Total Treatment Infrastructure Costs

The following table indicates estimated total capital costs including building construction, electrical upgrades, ancillary treatment equipment, an effluent disposal system, contingency, engineering, inflation and commissioning.

Table 4: Total treatment cost estimates

Vendor	Primary Treatment Method	Total Capital Cost
Vendor 2	Ultrafiltration	\$7,455,000
Vendor 3	Adsorption Clarifier	\$8,450,000

6.3.3. Treatment Selection

Each of these proposed alternatives are viable for treatment of the raw water. It would be prudent to collect raw water quality samples from various locations in the river throughout the year, both upstream of Truman Creek and at the existing intake location. More detailed and recent water quality data would provide a better understanding of which treatment method would be best suited to the raw water quality.

7. BCWS Infrastructure Requirements

7.1. LAND TENURE REQUIREMENTS

The current raw water intake and pumphouse is located on leased land on 7692 Sportsman Road. Their current tenure is a land area of 15.24 m by 15.24 m.

The largest estimated footprint of the treatment alternatives is 116 m² including the new water treatment plant, chemical storage, and pumping infrastructure. Additional land may be required for an access roadway, parking, security, back up power, backwash disposal field, and landscaping

7.1.1. Existing Intake Location

7692 Sportsman Rd property has a total value of \$1,210,500 for the 12,125.51 m² property as per the BC Assessment. The ACRD has identified that the existing landowner has sought to terminate the lease, it is therefore assumed that expansion of the lease area or partial sale is unlikely, and a full purchase of the lot would be required. An alternate property could be explored to house the treatment plant as indicated below.

7.1.2. Alternate Intake Location

The most likely location for purchase upstream of Truman Creek is the adjacent Alberni Fish and Game Club lands located at 7715 Sportsman Rd. The BC Assessment indicates a land value of \$1,773,000 for the 477,464.15 m² property. Resulting in \$3.71 per square meter of land.

The land at 7715 Sportsman Rd. is designated in the ACRD GIS as crown provincial and largely undeveloped. Therefore, a transfer of ownership could potentially occur through a sponsored Crown grant from the province. Alternatively, the BCWS, through the ACRD could receive a nominal rent tenure where the land would be leased from the province at a reduced rate. A sponsored Crown grant is only possible for local governments and regional districts, such as the ACRD, but likely not the BCWS. However, a nominal rent tenure can be leased to municipalities, regional districts, and community organizations, which could include the BCWS. Whichever avenue is used, this land parcel is likely the most reasonable location for housing the new treatment plant and raw water intake. To consider this potential cost for a land, a surface area of approximately 7000 square meters to house the access road, treatment plant, disposal field and parking lot. The resulting land cost would translate to \$25,970. This number cannot be relied upon since ownership of crown land is not possible, it was therefore not included in the cost estimate.

To accommodate the more expensive of the land costs, the full \$1,210,500 land parcel at 7692 Sportsman Road was included in the cost estimate. As the proposed treatment does allow for the treatment of water at this existing location, it was felt that this location would still make sense from a feasibility perspective. It is noted that this value came from the BC Assessment database and may not be indicative of the true market value of the property. The source of the assessment data is recent sales of neighbouring properties and regional housing market trends. The true price demanded by the owner is subject to many external factors, potentially increasing the cost of purchase.

7.2. IMPACTS & ADDITIONS TO EXISTING INFRASTRUCTURE

To relocate the Stamp River intake upstream of Truman Creek, notable additions to existing infrastructure would be as follows.

- **New infiltration gallery and pumphouse:** Relocation of the intake would require a new infiltration gallery or river intake. Historical water level in the river shows less than 0.5 m, thus an infiltration gallery is the best alternative to ensure flows are captured in these low water level scenarios.
- **Access road to a proposed treatment plant location on 7715 Sportsman Rd:** An access road to a site location adjacent to the Stamp River would be required, likely through the Alberni Fish and Game Club property. Ensuring safe separation distance from the shooting range, the road could be up to 1km in length.

Watermain extension from the proposed treatment plant location to distribution. The existing 200mm distribution connection at Sportsman Rd and 300mm connection at McKenzie Rd. would be utilized with a watermain extension to the treatment plant discharge. If an alternate intake and treatment plant location would be utilized, the plant discharge could follow the existing service connection alignment along Sportsman Rd. to McKenzie Rd, resulting in approximately 1.2km of new 300mm watermain. The following upgrades would likely be required regardless of the intake location, some of these are already discussed in previous sections.

- Booster pumping (post treatment) to supply the distribution network. Understanding that some of the treatment processes create significant pressure losses and potentially a “break” in hydraulic head, booster pumping would be required to pressurize the distribution system.
- Distribution upgrades: It is not in the scope of this study to assess the distribution infrastructure, however it would be prudent for the ACRD and BCWS to assess the existing pipe network and reservoirs. It is understood that some of the infrastructure is original and would require upgrades or replacement.
- New infiltration gallery: it was noted in the 2010 Koers report that the infiltration gallery is over 50 years old at the time of writing and is likely past it’s usable life. It was noted that backflushing was required daily during peak demand and weekly during average demands. Sand was also recorded as entering the water supply system.
- New pumphouse: the 2010 Koers report also noted that the current electrical room and chlorination room floor elevations are within the 200-year flood elevation. It was also noted that the pumphouse is ‘congested’ with most room taken up by pump motors, valves, and piping. Limited space exists for maintenance. Replacement of the pumphouse is anticipated with the relocated intake.
- Land purchase: the existing pumphouse is located within a 15.24 m by 15.24 m statutory right of way (SROW) registered under plan 1786R. The building takes up 6 m by 5 m of the ROW, leaving limited space for expansion. ACRD identified that none of the land parcels are municipally owned. Expansion options are discussed in section 7.1.2.
- Electrical upgrades. The power draw of a new water treatment plant is significant, likely requiring three phase power supply and transmission. Other electrical components considered in this cost include an onsite backup generator, VFDs, SCADA, and mechanical control cabinetry.

It is evident that system upgrades are required regardless of the intake location. Larger infrastructure costs are anticipated for a new river intake structure and watermain extension.

8. 20-year Net Present Value – (Class D Cost Estimate)

The following cost estimate was prepared based on the unit rates in Table 5 below, estimates from suppliers and previous projects.

Table 5: Unit rate estimates

Item	Unit Rate
Coagulant	\$0.85 / gram
Replacement Media	\$208 / ft ³
Power Consumption	\$0.13 / kWhr
Sludge / Screenings Disposal	\$125 / tonne
Engineered Building Construction	\$6,500 / m ²
Reinforced Concrete	\$2,500 / m ³
PVC Pipe Installation	\$350 / m

For estimating the net present value of operations and maintenance costs a 4% discount rate was utilized over a 20-year period. The results of this cost estimate are summarized in the table below. It is noted that these costs are all preliminary and would be refined during design stages.

Table 6: Class D Cost Estimate

Item	Ultrafiltration	Adsorption Clarifier
Process Package Quote	\$1,985,000	\$1,130,000
Land Purchase	\$1,210,500	\$1,210,500
Civil Site Works	\$721,000	\$721,000
Ancillaries	\$440,000	\$582,000
Backwash Effluent Disposal	\$220,000	\$220,000
Electrical Upgrades	\$352,000	\$352,000
Building Construction	\$1,137,000	\$1,129,000
20-year O&M NPV	\$6,763,000	\$6,668,000
Contractor Markup on Process Equipment (25%)	\$1,034,000	\$853,000
Engineering (20%)	\$827,000	\$683,000
Capital Cost Inflation (5%)	\$207,000	\$171,000
Tendering and Commissioning (1%)	\$42,000	\$35,000
Contingency (40%)	\$1,654,000	\$1,365,000
Total (Net Present Value)	\$16,592,500	\$15,119,500

For Ultrafiltration, only the price listed from Vendor 2 is shown as this was a number provide in a proposal. The price provided by Vendor 1 was preliminary and given in correspondence rather than within a comprehensive proposal. A budget price was also provided by Nuvonic for an Ultraviolet (UV) filtration unit for the specified flow rate. UV disinfection is required for an adsorption clarifier to comply with 4-3-2-1 treatment guidelines, therefore this cost was included in the ancillaries line item.

While ultrafiltration presents a higher cost than the adsorption clarifier, both in the package quotation and the total cost, the difference in price is still less than the contingency of both projects. These prices are considered 'Class D', meaning a variance of +/- 50% is expected. The definition of this level of estimate is included below from EGBC:

Class D estimate ($\pm 50\%$): A preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.

To develop a cost per cubic meter of water use, 20-years of payments and flows were projected to 2044. To convert the present value capital cost to future payments, it has been assumed that the ACRD would apply for a long term loan through the Municipal Finance Authority. The current 20 year loan rate is 4.75% for municipalities. A table is included below showing the average yearly payments based on future water usage. As a conservative estimate, the higher capital cost option of \$16,592,500 was utilized.

Table 7: 20-year Cost Per Cubic Meter

Year	Annual Payment (O&M + 20-year capital cost)	Projected Yearly Flow (m ³)	Cost Per Water Usage (\$/m ³)
2025	(\$1,303,348.63)	399,414	(\$3.26)
2026	(\$1,303,348.63)	403,408	(\$3.23)
2027	(\$1,303,348.63)	407,442	(\$3.20)
2028	(\$1,303,348.63)	411,517	(\$3.16)
2029	(\$1,303,348.63)	415,632	(\$3.13)
2030	(\$1,303,348.63)	419,788	(\$3.10)
2031	(\$1,303,348.63)	423,986	(\$3.07)
2032	(\$1,303,348.63)	428,226	(\$3.04)
2033	(\$1,303,348.63)	432,508	(\$3.01)
2034	(\$1,303,348.63)	436,833	(\$2.98)
2035	(\$1,303,348.63)	441,201	(\$2.95)
2036	(\$1,303,348.63)	445,613	(\$2.92)
2037	(\$1,303,348.63)	450,070	(\$2.89)
2038	(\$1,303,348.63)	454,570	(\$2.86)
2039	(\$1,303,348.63)	459,116	(\$2.84)
2040	(\$1,303,348.63)	463,707	(\$2.81)
2041	(\$1,303,348.63)	468,344	(\$2.78)
2042	(\$1,303,348.63)	473,028	(\$2.75)
2043	(\$1,303,348.63)	477,758	(\$2.73)
2044	(\$1,303,348.63)	482,536	(\$2.70)

The resulting average cost for water usage is **\$2.96 per cubic meter**. This will cover future O&M costs and the present cost of constructing the water treatment plant. This does not account for annual O&M of the current water system infrastructure which was reported as \$611,874 in the 2023 BCWS Annual Report. A higher value may be applied by the District to raise funds for future treatment expansion. Additional costs may be required if an increase in demand is not fully realized by 2044. If population growth and water usage remains stagnant, it is recommended to continue to evaluate bulk water purchasing against the 2025 rate of \$3.26/m³. Additional costs for distribution upgrades and capital costs may arise, therefore the rates should be evaluated on a yearly basis.

Currently the BCWS purchase water from the City of Port Alberni at a rate of \$0.50 /m³, as reported in the 2023 report. This currently provides for a significant savings in cost of water to service the Beaver Creek Community.

9. Next Steps

The recommended next steps for the BCWS are as follows:

- 1. Evaluation of the proposed Port Alberni Bulk Water Rate**
 - Rate per m³ vs both the average rate and current rate of financing a new water treatment system.
 - Term of agreement
- 2. Choose Option**
 - Continue Bulk Water Agreement at new negotiated rate and term
 - Pursue Design of BCWS Water Treatment Plant
- 3. Bulk water agreement (Status Quo)**
 - Remain on bulk water for foreseeable future or until re-evaluation is required/desired again
 - Evaluate if need for emergency connection remains
 - Upgrades/maintenance to maintain this connection
- 4. BCWS Water Treatment Plant**
 - Temporary bulk water agreement required
 - Begin intelligence gathering on property acquisition or land tenure options
 - 30% Preliminary design of intake location
 - Permitting requirements with Ministry Water, Land, and Resource Stewardship for either:
 - *Upgrades to existing infiltration gallery*
 - *New intake location*
 - Water quality sampling program at inlet location– capture all seasons
 - 30% Preliminary design of treatment plant
 - Confirm treatment technology
 - Confirm conveyance criteria
 - Confirm building footing print
 - Confirm waste disposal
 - Pursue property acquisition or land tenure
 - Reevaluate decision to move to detailed design and construction of BCWS treatment facility or remain on bulk water from Port Alberni.

10. Closing

This memorandum is intended to be considered with the two adjacent memorandums regarding surface water and groundwater feasibility. The analysis concludes that a water treatment plant with the Stamp River as a source is feasible, pending various infrastructure upgrades and movement of the river intake to the lot at 7715 Sportsman Road. Expansion of the existing treatment plant is required to meet current treatment objectives and guidelines.

Preliminary pricing from treatment vendors indicate an average treatment cost of \$8,578,000, including treatment ancillaries, building construction, contingency and other required upgrades. Average 20-year operations and maintenance (O&M) estimate shows a cost of \$6,716,000 in 2025 dollars. This is in addition to O&M that occurs on the system (ie without a water treatment plant).

Given the preliminary level of this cost estimate, both treatment alternatives, and likely others, are considered viable. Detailed site information and water quality data will further guide a decision on the selected method. Regulatory changes can change instantly, rendering a selected method in-viable or out of compliance. As such, the selected treatment method would be re-evaluated and proved out during preliminary design.

We trust the above final memorandum provides valuable information to the District to decide on a method to proceed. Should any questions arise, do not hesitate to contact the undersigned.

Sincerely,
McElhanney Ltd.

Prepared by:



Jack Percy, EIT
JPercy@mcelhanney.com
778-584-3927

Reviewed by:

Mitchell Hahn, PEng
MHahn@mcelhanney.com
778-584-7003

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of BC

APPENDIX A

Statement of Limitations

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "Project") described in this report and for the exclusive use of the client identified in this report (the "Client"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

Standard of Care and Disclaimer of Warranties. This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted engineering and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. Construction activities can significantly alter soil, rock and other geologic conditions on the site. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of

this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

Construction Cost Estimates. This construction cost estimate has been prepared using the design and technical information currently available, and without the benefit of Survey, Geotechnical, or Environmental information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate is therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warranty the accuracy of such estimate.

APPENDIX B

Water Quality Data

Water Sample Range ReportVancouver Island Health Authority
Central Island

Facility Name: BEAVER CREEK IMPROVEMENT DISTRICT
Facility Type: DWT
Date Range: Jan 1 2012 to Dec 4 2012
Date Created: Dec 05 2012

Sampling Site	Date Collected	Total Coliform	E. Coli	Fecal Coliform
<u>6287 Springfield Rd-hydrant, Dist. site, Monthly</u>				
	10-Jan-2012	L1	L1	
	13-Feb-2012	L1	L1	
	13-Mar-2012	L1	L1	
	10-Apr-2012	L1	L1	
	14-May-2012	L1	L1	
	26-Jun-2012	L1	L1	
	24-Jul-2012	L1	L1	
	20-Aug-2012	T		
	28-Aug-2012	L1	L1	
	24-Oct-2012	L1	L1	
	19-Nov-2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>5520 Beaver Creek Road, Port Alberni, B.C., Gill School Hydrant, Dist. site, Monthly</u>				
	16-Jan-2012	L1	L1	
	06-Feb-2012	L1	L1	
	05-Mar-2012	L1	L1	
	03-Apr-2012	L1	L1	
	07-May-2012	L1	L1	
	05-Jun-2012	L1	L1	
	16-Jul-2012	L1	L1	
	14-Aug-2012	L1	L1	
	17-Sep-2012	L1	L1	
	20-Nov-2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>6038 Beaver Creek Road, Port Alberni, B.C., Office, Dist. site, Bi-weekly</u>				
	04-Jan-2012	L1	L1	
	09-Jan-2012	L1	L1	
	11-Jan-2012	L1	L1	
	16-Jan-2012	L1	L1	
	24-Jan-2012	L1	L1	
	25-Jan-2012	L1	L1	
	26-Jan-2012	L1	L1	
	27-Jan-2012	L1	L1	
	31-Jan-2012	L1	L1	
	13-Feb-2012	L1	L1	
	21-Feb-2012	L1	L1	
	24-Feb-2012	L1	L1	
	28-Feb-2012	L1	L1	
	28-Feb-2012 9:00:00	L1	L1	

13-Mar-2012	L1	L1	
19-Mar-2012	L1	L1	
20-Mar-2012	L1	L1	
02-Apr-2012	L1	L1	
10-Apr-2012	L1	L1	
23-Apr-2012	L1	L1	
14-May-2012	L1	L1	
22-May-2012	L1	L1	
19-Jun-2012	L1	L1	
04-Jul-2012	L1	L1	
24-Jul-2012	L1	L1	
31-Jul-2012	L1	L1	
28-Aug-2012	L1	L1	
05-Sep-2012	L1	L1	
25-Sep-2012	L1	L1	
02-Oct-2012	L1	L1	
24-Oct-2012	L1	L1	
29-Oct-2012	L1	L1	
19-Nov-2012	L1	L1	
27-Nov-2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

Port Alberni, 7296
Dashwood Rd.
Standpipe, Dist. site,
Monthly

30-Jan-2012	L1	L1	
27-Feb-2012	L1	L1	
26-Mar-2012	L1	L1	
30-Apr-2012	L1	L1	
28-May-2012	L1	L1	
10-Jun-2012	L1	L1	
11-Jul-2012	L1	L1	
12-Sep-2012	L1	L1	
10-Oct-2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

North Reservoir,
Dist. site, Monthly

04-Jan-2012	L1	L1	
09-Jan-2012	L1	L1	
11-Jan-2012	L1	L1	
24-Jan-2012	L1	L1	
25-Jan-2012	L1	L1	
26-Jan-2012	L1	L1	
27-Jan-2012	L1	L1	
31-Jan-2012	L1	L1	
01-Feb-2012	L1	L1	
21-Feb-2012	L1	L1	
24-Feb-2012	L1	L1	
28-Feb-2012	L1	L1	
28-Feb-2012 9:00:00 PM	L1	L1	
19-Mar-2012	L1	L1	

20-Mar-2012	L1	L1
28-Mar-2012	L1	L1
02-Apr-2012	L1	L1
23-Apr-2012	L1	L1
22-May-2012	L1	L1
19-Jun-2012	L1	L1
04-Jul-2012	L1	L1
05-Sep-2012	L1	L1
02-Oct-2012	L1	L1
29-Oct-2012	L1	L1
27-Nov-2012	<u>L1</u>	<u>L1</u>
Total Positive:	0	0

0

Port Alberni, 6000
Kitsuksis, Dist. site,
Weekly

04-Jan-2012	L1	L1
09-Jan-2012	L1	L1
10-Jan-2012	L1	L1
11-Jan-2012	L1	L1
16-Jan-2012	L1	L1
30-Jan-2012	L1	L1
31-Jan-2012	L1	L1
01-Feb-2012	95.9	4.1
06-Feb-2012	L1	L1
13-Feb-2012	L1	L1
21-Feb-2012	L1	L1
27-Feb-2012	L1	L1
05-Mar-2012	L1	L1
13-Mar-2012	L1	L1
19-Mar-2012	L1	L1
26-Mar-2012	L1	L1
03-Apr-2012	L1	L1
10-Apr-2012	L1	L1
23-Apr-2012	L1	L1
30-Apr-2012	L1	L1
07-May-2012	L1	L1
14-May-2012	L1	L1
22-May-2012	L1	L1
28-May-2012	L1	L1
05-Jun-2012	L1	L1
11-Jun-2012	L1	L1
19-Jun-2012	L1	L1
26-Jun-2012	L1	L1
04-Jul-2012	L1	L1
11-Jul-2012	L1	L1
16-Jul-2012	L1	L1
24-Jul-2012	L1	L1
14-Aug-2012	L1	L1
28-Aug-2012	L1	L1
05-Sep-2012	L1	L1
12-Sep-2012	L1	L1
17-Sep-2012	L1	L1
25-Sep-2012	L1	L1
02-Oct-2012	L1	L1
24-Oct-2012	L1	L1
29-Oct-2012	L1	L1
14-Nov-2012	L1	L1
19-Nov-2012	L1	L1
27-Nov-2012	<u>L1</u>	<u>L1</u>
Total Positive:	1	1

0

.7000 Swanson
Rd-Standpipe, Dist.
site, Monthly

06-Feb-2012	L1	L1	
05-Mar-2012	L1	L1	
03-Apr-2012	L1	L1	
07-May-2012	L1	L1	
05-Jun-2012	L1	L1	
16-Jul-2012	L1	L1	
14-Aug-2012	L1	L1	
17-Sep-2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

.6825 Lamarque
Road-Standpipe,
Dist. site, Monthly

30-Jan-2012	L1	L1	
27-Feb-2012	L1	L1	
26-Mar-2012	L1	L1	
30-Apr-2012	L1	L1	
28-May-2012	L1	L1	
11-Jun-2012	L1	L1	
11-Jul-2012	L1	L1	
07-Aug-2012	L1	L1	
12-Sep-2012	L1	L1	
10-Oct-2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

.Kitsuksis Reservoir,
Dist. site, Monthly

24-Jan-2012	L1	L1	
26-Jan-2012	L1	L1	
27-Jan-2012	L1	L1	
24-Feb-2012	L1	L1	
28-Feb-2012	L1	L1	
28-Feb-2012 9:00:00 PM	L1	L1	
21-Mar-2012	L1	L1	
28-Mar-2012	L1	L1	
02-Apr-2012	L1	L1	
07-Aug-2012	L1	L1	
21-Aug-2012	L1	L1	
05-Sep-2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

P.A. Assoc. For
Comm.Living, 5535
Maple Rd, 5535
Maple
Road/P.A.Assoc.Co
m, Dist. site, Monthly

10-Jan-2012	L1	L1	
16-Jan-2012	L1	L1	
25-Jan-2012	L1	L1	
25-Jan-2012	L1	L1	
01-Feb-2012	L1	L1	
21-Feb-2012	L1	L1	
19-Mar-2012	L1	L1	
23-Apr-2012	L1	L1	
22-May-2012	L1	L1	

19-Jun-2012	L1	L1
04-Jul-2012	L1	L1
31-Jul-2012	L1	L1
05-Sep-2012	L1	L1
02-Oct-2012	L1	L1
29-Oct-2012	<u>L1</u>	<u>L1</u>
Total Positive:	0	0

0

Pumphouse treated
water, Dist. site,
Bi-weekly

04-Jan-2012	L1	L1
09-Jan-2012	L1	L1
11-Jan-2012	L1	L1
24-Jan-2012	L1	L1
26-Jan-2012	L1	L1
31-Jan-2012	L1	L1
24-Feb-2012	L1	L1
28-Feb-2012	L1	L1
28-Feb-2012 9:00:00 PM	L1	L1
13-Mar-2012	L1	L1
20-Mar-2012	L1	L1
21-Mar-2012	L1	L1
28-Mar-2012	L1	L1
02-Apr-2012	L1	L1
11-Jun-2012	L1	L1
19-Jun-2012	L1	L1
04-Jul-2012	L1	L1
16-Jul-2012	L1	L1
24-Jul-2012	L1	L1
14-Aug-2012	L1	L1
05-Sep-2012	L1	L1
12-Sep-2012	L1	L1
17-Sep-2012	L1	L1
25-Sep-2012	L1	L1
24-Oct-2012	L1	L1
29-Oct-2012	L1	L1
05-Nov-2012	L1	L1
14-Nov-2012	L1	L1
19-Nov-2012	L1	L1
27-Nov-2012	<u>L1</u>	<u>L1</u>
Total Positive:	0	0

0

5667 Chapman
Road, Dist. site,
Monthly

30-Jan-2012	L1	L1
01-Feb-2012	L1	L1
27-Feb-2012	L1	L1
26-Mar-2012	L1	L1
30-Apr-2012	L1	L1
28-May-2012	L1	L1
11-Jun-2012	L1	L1
11-Jul-2012	L1	L1
07-Aug-2012	L1	L1
12-Sep-2012	L1	L1
10-Oct-2012	L1	L1
05-Nov-2012	<u>L1</u>	<u>L1</u>
Total Positive:	0	0

0

5780 Beaver Creek
Road, Dist. site, No
Regular Sampling

Port Alberni, Fresh
Water, Dist. site, No
Regular Sampling

Result Values:

E - estimated

L - less than

G - greater than

Interpreting Sample Reports

In VIHA, the results of drinking water sampling are reported using the following coding system:

L1 Less than 1 (no detectable bacteria) - Meaning: No bacteria present

OG Overgrown - Meaning: Too many background bacteria to give an accurate count

EST Estimated Count

and

A Sample not tested; Too long in transit

C Sample leaked/broken in transit

D Sample not tested; No collection date given

T Sample submitted unsatisfactory. Exceeded 30 hours holding time, please resample.

NS No sample received with requisition

Samples that contain total coliform:	1	0.45% of total
Samples that contain e. coli:	1	0.45% of total
Samples that contain fecal coliform:	0	0.00% of total
Number of positive samples in last 30 days:	0/13	
Total number of samples:	220	

Comments:



Environmental Health Officer

Jan 23 2013

FOR FURTHER INFORMATION PLEASE CALL: Bruvall, Stephanie (250) 731-1315 Port Alberni

Operator

Beaver Creek Improvement District
 B 6038 Beaver Creek Road
 Port Alberni, BC
 V9Y 8X4

(250) 723-9371

Water Sample Range ReportVancouver Island Health Authority
Central Island

Facility Name: BEAVER CREEK WATER SYSTEM
Facility Type: DWT
Date Range: Jan 1 2012 to Dec 31 2012
Date Created: Jan 23 2013

Sampling Site	Date Collected	Total Coliform	E. Coli	Fecal Coliform
<u>7656 Beaver Creek Road, North Reservoir, Dist. site, Monthly</u>				
<u>7702 Sportsman Road, Pumphouse Treated, Dist. site, Bi-weekly</u>	18/12/2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>7702 Sportsman Road, Pumphouse-RAW-Water, Dist. site, Bi-weekly</u>				
	18/12/2012	<u>70</u>	<u>4</u>	
	Total Positive:	1	1	0
<u>6000 Kitsuksis Road, Kitsuksis Road, Dist. site, Weekly</u>				
	05/11/2012	<u>L1</u>	<u>L1</u>	
	18/12/2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>6287 Springfield Road, Springfield Road, Dist. site, Monthly</u>				
	18/12/2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>7271 Thompson Road, Thompson Road, Dist. site, Monthly</u>				
	14/11/2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>7000 Swanson Road, Swanson Road, Dist. site, Monthly</u>				
	14/11/2012	<u>L1</u>	<u>L1</u>	
	11/12/2012	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0

5520 Beaver Creek Road, Gill School Hydrant, Dist. site, Monthly

14/11/2012	3	L1	
11/12/2012	<u>L1</u>	<u>L1</u>	
Total Positive:	1	0	0

5535 Maple Road, 5535 Maple Road, Dist. site, Monthly

27/11/2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

5667 Chapman Road, 5667 Chapman Road, Dist. site, Monthly

04/12/2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

6210 Drinkwater Road, 6210 Drinkwater Road, Dist. site, Monthly

6825 Lamarque Road, 6825 Lamarque Road, Dist. site, Monthly

05/11/2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

7296 Dashwood Road, Dashwood Road, Dist. site, Monthly

05/11/2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

Shop Building Tap, 6038 Beaver Creek Road, Dist. site, Bi-weekly

18/12/2012	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

Result Values: E - estimated L - less than G - greater than

Interpreting Sample Reports

In VIHA, the results of drinking water sampling are reported using the following coding system:

L1 Less than 1 (no detectable bacteria) - Meaning: No bacteria present

OG Overgrown - Meaning: Too many background bacteria to give an accurate count

EST Estimated Count

and

A Sample not tested; Too long in transit

C Sample leaked/broken in transit

D Sample not tested; No collection date given

T Sample submitted unsatisfactory. Exceeded 30 hours holding time, please resample.

NS No sample received with requisition

Water Sample Range Report

Vancouver Island Health Authority
Central Island

Facility Name: BEAVER CREEK WATER SYSTEM
Facility Type: DWT
Date Range: Jan 1 2013 to Dec 31 2013
Date Created: Feb 21 2014

Sampling Site	Date Collected	Total Coliform	E. Coli	Fecal Coliform
<u>7656 Beaver Creek</u>				
<u>Road, North</u>				
<u>Reservoir, Dist. site,</u>				
<u>Monthly</u>				
	1/2/2013	L1	L1	
	1/29/2013	L1	L1	
	2/26/2013	L1	L1	
	3/26/2013	L1	L1	
	5/1/2013	L1	L1	
	5/28/2013	L1	L1	
	6/25/2013	L1	L1	
	7/23/2013	L1	L1	
	8/20/2013	L1	L1	
	9/26/2013	L1	L1	
	10/8/2013	L1	L1	
	11/5/2013	L1	L1	
	12/3/2013	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>7702 Sportsman</u>				
<u>Road, Pumphouse</u>				
<u>Treated, Dist. site,</u>				
<u>Bi-weekly</u>				
	1/2/2013	L1	L1	
	1/8/2013	L1	L1	
	1/16/2013	L1	L1	
	1/22/2013	L1	L1	
	1/29/2013	L1	L1	
	2/5/2013	L1	L1	
	2/13/2013	L1	L1	
	2/20/2013	L1	L1	
	2/26/2013	L1	L1	
	3/12/2013	L1	L1	
	3/20/2013	L1	L1	
	3/26/2013	L1	L1	
	5/1/2013	<u>L1</u>	<u>L1</u>	
	Total Positive:	0	0	0
<u>6000 Kitsuksis</u>				
<u>Road, Kitsuksis</u>				
<u>Road, Dist. site,</u>				
<u>Weekly</u>				
	1/2/2013	L1	L1	
	1/8/2013	L1	L1	
	1/16/2013	L1	L1	
	1/22/2013	L1	L1	

2/13/2013	L1	L1
2/20/2013	L1	L1
2/26/2013	L1	L1
3/5/2013	L1	L1
3/12/2013	L1	L1
3/20/2013	L1	L1
3/26/2013	L1	L1
4/3/2013	L1	L1
4/9/2013	L1	L1
4/16/2013	L1	L1
5/1/2013	L1	L1
5/8/2013	L1	L1
5/15/2013	L1	L1
5/21/2013	L1	L1
5/28/2013	L1	L1
6/4/2013	L1	L1
6/11/2013	L1	L1
6/18/2013	L1	L1
6/25/2013	L1	L1
7/2/2013	L1	L1
7/9/2013	L1	L1
7/18/2013	L1	L1
7/23/2013	L1	L1
7/30/2013	L1	L1
8/6/2013	L1	L1
8/13/2013	L1	L1
8/20/2013	L1	L1
8/27/2013	L1	L1
9/3/2013	L1	L1
9/10/2013	L1	L1
9/17/2013	L1	L1
9/26/2013	L1	L1
10/1/2013	L1	L1
10/9/2013	L1	L1
10/16/2013	L1	L1
10/22/2013	L1	L1
10/29/2013	L1	L1
11/5/2013	L1	L1
11/12/2013	L1	L1
11/20/2013	L1	L1
11/27/2013	L1	L1
12/3/2013	L1	L1
12/10/2013	L1	L1
12/18/2013	<u>L1</u>	<u>L1</u>
Total Positive:	0	0

0

6287 Springfield
Road, Springfield
Road, Dist. site,
Monthly

1/22/2013	L1	L1
2/20/2013	L1	L1
3/20/2013	L1	L1
4/16/2013	L1	L1
5/21/2013	L1	L1
6/18/2013	L1	L1
7/16/2013	L1	L1
8/13/2013	L1	L1
9/10/2013	L1	L1
10/1/2013	L1	L1

11/27/2013	L1	L1	
12/17/2013	L1	L1	
Total Positive:	0	0	0

7271 Thompson
Road, Thompson
Road, Dist. site,
Monthly

1/16/2013	L1	L1	
2/13/2013	L1	L1	
3/12/2013	L1	L1	
4/9/2013	L1	L1	
5/15/2013	L1	L1	
6/11/2013	L1	L1	
7/9/2013	L1	L1	
8/6/2013	L1	L1	
9/3/2013	L1	L1	
10/22/2013	L1	L1	
11/20/2013	L1	L1	
12/17/2013	L1	L1	
Total Positive:	0	0	0

7000 Swanson
Road, Swanson
Road, Dist. site,
Monthly

1/16/2013	L1	L1	
2/13/2013	L1	L1	
3/12/2013	L1	L1	
4/9/2013	L1	L1	
5/15/2013	L1	L1	
6/11/2013	L1	L1	
7/9/2013	L1	L1	
8/6/2013	L1	L1	
9/3/2013	L1	L1	
10/22/2013	L1	L1	
11/20/2013	L1	L1	
12/17/2013	L1	L1	
Total Positive:	0	0	0

5520 Beaver Creek
Road, Gill School
Hydrant, Dist. site,
Monthly

1/16/2013	L1	L1	
2/13/2013	L1	L1	
3/12/2013	L1	L1	
4/9/2013	L1	L1	
5/15/2013	L1	L1	
6/11/2013	L1	L1	
7/9/2013	L1	L1	
8/6/2013	L1	L1	
9/3/2013	L1	L1	
10/22/2013	L1	L1	
11/20/2013	L1	L1	
12/17/2013	L1	L1	
Total Positive:	0	0	0

5535 Maple Road,
5535 Maple Road,
Dist. site, Monthly

1/2/2013	L1	L1	
1/29/2013	L1	L1	
2/26/2013	L1	L1	
3/26/2013	L1	L1	
5/28/2013	L1	L1	
6/25/2013	L1	L1	
7/23/2013	L1	L1	
8/20/2013	L1	L1	
9/26/2013	L1	L1	
10/8/2013	L1	L1	
11/5/2013	L1	L1	
12/3/2013	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

5667 Chapman
Road, 5667
Chapman Road,
Dist. site, Monthly

1/8/2013	L1	L1	
2/5/2013	L1	L1	
3/5/2013	L1	L1	
4/3/2013	L1	L1	
5/8/2013	L1	L1	
6/4/2013	L1	L1	
7/2/2013	L1	L1	
7/30/2013	L1	L1	
8/27/2013	L1	L1	
9/17/2013	L1	L1	
10/16/2013	L1	L1	
11/12/2013	L1	L1	
12/10/2013	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

6210 Drinkwater
Road, 6210
Drinkwater Road,
Dist. site, Monthly

1/8/2013	L1	L1	
2/5/2013	L1	L1	
3/5/2013	L1	L1	
4/3/2013	L1	L1	
5/8/2013	L1	L1	
6/4/2013	L1	L1	
7/2/2013	L1	L1	
7/30/2013	L1	L1	
8/27/2013	L1	L1	
9/17/2013	L1	L1	
10/17/2013	35	L1	
11/12/2013	L1	L1	
12/10/2013	<u>L1</u>	<u>L1</u>	
Total Positive:	1	0	0

6825 Lamarque
Road, 6825
Lamarque Road,

1/8/2013	L1	L1	
2/5/2013	L1	L1	
3/5/2013	L1	L1	
4/3/2013	L1	L1	
5/8/2013	L1	L1	
6/4/2013	L1	L1	
7/2/2013	L1	L1	
7/30/2013	L1	L1	
8/27/2013	L1	L1	
9/17/2013	L1	L1	
10/16/2013	L1	L1	
11/12/2013	L1	L1	
12/10/2013	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

7296 Dashwood
Road, Dashwood
Road, Dist. site,
Monthly

1/8/2013	L1	L1	
2/5/2013	L1	L1	
3/5/2013	L1	L1	
4/3/2013	L1	L1	
5/8/2013	L1	L1	
6/4/2013	L1	L1	
7/2/2013	L1	L1	
7/30/2013	L1	L1	
8/27/2013	L1	L1	
9/17/2013	L1	L1	
10/16/2013	L1	L1	
11/12/2013	L1	L1	
12/17/2013	<u>L1</u>	<u>L1</u>	
Total Positive:	0	0	0

Shop Building Tap,
6038 Beaver Creek
Road, Dist. site,
Bi-weekly

1/2/2013	L1	L1	
1/22/2013	L1	L1	
1/29/2013	L1	L1	
2/20/2013	L1	L1	
2/26/2013	L1	L1	
3/20/2013	L1	L1	
3/26/2013	L1	L1	
4/16/2013	L1	L1	
5/1/2013	L1	L1	
5/21/2013	L1	L1	
5/28/2013	L1	L1	
6/18/2013	L1	L1	
6/25/2013	L1	L1	
7/16/2013	L1	L1	
7/23/2013	L1	L1	
8/13/2013	L1	L1	
8/20/2013	L1	L1	
9/10/2013	L1	L1	
9/26/2013	L1	L1	
10/1/2013	L1	L1	
10/8/2013	L1	L1	

11/5/2013

L1

L1

11/27/2013

L1

L1

12/3/2013

L1

L1

12/10/2013

L1

L1

Total Positive:

0

0

0

Result Values:

E - estimated

L - less than

G - greater than

Interpreting Sample Reports

In VIHA, the results of drinking water sampling are reported using the following coding system:

L1 Less than 1 (no detectable bacteria) - Meaning: No bacteria present

OG Overgrown - Meaning: Too many background bacteria to give an accurate count

EST Estimated Count

and

A Sample not tested; Too long in transit

C Sample leaked/broken in transit

D Sample not tested; No collection date given

T Sample submitted unsatisfactory. Exceeded 30 hours holding time, please resample.

NS No sample received with requisition

Samples that contain total coliform:	1	0.47% of total
Samples that contain e. coli:	0	0.00% of total
Samples that contain fecal coliform:	0	0.00% of total
Number of positive samples in last 30 days:	0/15	
Total number of samples:	214	

Comments:


Environmental Health Officer
Feb 25 2014

FOR FURTHER INFORMATION PLEASE CALL: Bruvall, Stephanie (250) 731-1315 Port Alberni

Operator

Alberni-Clayoquot Regional District
3008 5th Avenue
Port Alberni, BC
V9Y 2E3

(250) 720-2713

Water Sample Range Report

Vancouver Island Health Authority
Central Island

Facility Name: BEAVER CREEK WATER SYSTEM
Facility Type: DWT
Date Range: Jan 1 2013 to Dec 31 2013
Date Created: Feb 21 2014

Sampling Site	Date Collected	Total Coliform	E. Coli	Fecal Coliform
<u>7702 Sportsman Road, Pumphouse-RAW-surface water, Source site, Bi-weekly</u>				
	1/2/2013	55.4	5.2	
	1/8/2013	62.0	5.2	
	1/16/2013	39.3	2.0	
	1/22/2013	27.5	6.3	
	1/29/2013	47.2	2.0	
	2/5/2013	EST 210	EST 9	
	2/13/2013	28.8	L1	
	2/20/2013	24.0	1.0	
	2/26/2013	86.0	1.0	
	3/12/2013	EST 120	EST 13	
	3/20/2013	1413.6	77.6	
	3/26/2013	40.4	1.0	
	4/9/2013	79.4	2.0	
	5/1/2013	37.4	L1	
	5/15/2013	EST 62	EST 4	
	5/28/2013	218.7	1.0	
	6/11/2013	EST 220	EST 8	
	6/25/2013	816.4	12.1	
	7/9/2013	1553.1	5.2	
	7/23/2013	1203.3	6.3	
	8/6/2013	1299.7	6.3	
	8/20/2013	770.1	5.2	
	9/3/2013	435.2	6.3	
	9/26/2013	727.0	27.8	
	10/8/2013	13.2	L1	
	10/22/2013	344.8	14.6	
	11/5/2013	155.3	8.5	
	11/20/2013	79.4	1.0	
	12/3/2013	2.0	L1	
	12/17/2013	<u>42.6</u>	<u>2.0</u>	
	Total Positive:	30	26	0

Result Values: E - estimated L - less than G - greater than

Interpreting Sample Reports

In VIHA, the results of drinking water sampling are reported using the following coding system:

L1 Less than 1 (no detectable bacteria) - Meaning: No bacteria present

OG Overgrown - Meaning: Too many background bacteria to give an accurate count

EST Estimated Count

and

A Sample not tested; Too long in transit

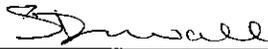
C Sample leaked/broken in transit

D Sample not tested; No collection date given

T Sample submitted unsatisfactory. Exceeded 30 hours holding time, please resample.

Samples that contain total coliform:	30	100.00% of total
Samples that contain e. coli:	26	86.67% of total
Samples that contain fecal coliform:	0	0.00% of total
Number of positive samples in last 30 days:	2/2	
Total number of samples:	30	

Comments:



Environmental Health Officer

Feb 25 2014

FOR FURTHER INFORMATION PLEASE CALL: Bruvall, Stephanie (250) 731-1315 Port Alberni

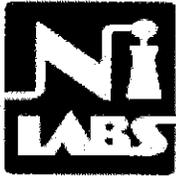
Operator

Alberni-Clayoquot Regional District
 3008 5th Avenue
 Port Alberni, BC
 V9Y 2E3

(250) 720-2713

Appendix D. Raw Water Quality Parameters—Stamp River Intake (Beaver Creek Improvement District)

Raw Water at Stamp River Intake		Date: Aug 19, 2010	
Test	Results	Units	Drinking Water Guidelines
Alkalinity	17	mg/L	
Colour – Apparent	<5	Colour Units	15 AO
Conductivity	39.7	uS	
Hardness (CaCO ₃)	18	mg/L	80-100
pH	7.6	pH Units	6.5 - 8.5
Total Dissolved Solids	16	mg/L	500 AO
Turbidity	<0.5	NTU's	5 AO
Chloride	<2.0	mg/L	250 AO
Fluoride	<1.0	mg/L	1.5 MAC
Nitrate (N)	<0.1	mg/L	10 MAC
Nitrite (N)	<0.1	mg/L	1 MAC
Sulphate	<2.0	mg/L	500 AO
T- Aluminum	0.021	mg/L	0.1 Operational Std.
T- Antimony	<0.0002	mg/L	0.006 MAC
T- Arsenic	<0.002	mg/L	0.010 MAC
T- Boron	0.009	mg/L	5IMAC
T- Cadmium	<0.00001	mg/L	0.0005 MAC
T-Calcium	6.19	mg/L	
T-Chromium	0.001	mg/L	0.05 MAC
T-Copper	0.004	mg/L	1.0 AO
T-Iron	0.02	mg/L	0.3 AO
T-Lead	0.0002	mg/L	0.010 MAC
T-Lithium	<0.001	mg/L	
T-Magnesium	0.62	mg/L	
T-Manganese	0.0021	mg/L	0.05 AO
T-Mercury	<0.00001	mg/L	1ug/L MAC
AO = Aesthetic Objective; MAC = Max. Allowable Concentration;			
IMAC = Interim Mac; >= Greater than; < = Less than			
Results relate only to samples as submitted.			
Canadian Drinking Water guidelines as listed on Dec 5th, 2005			



North Island Laboratories

• 2755 B Moray Avenue, Courtenay, B.C. V9N 8M9 Tel: (250) 338-7786 Fax: (250) 338-7553

Certificate of Analysis

Report To: Regional District of Alberni &
Clayoquot
John Thomas
3008 5th Ave.
Port Alberni, BC V9Y 2E3
V9Y 2E3

Lab Number: 99683
Date Reported: 10 Dec 12
Date Completed: 10 Dec 12
Date Received: 7 Dec 12 10:53

Sampled By:
Sampling Date: 6 Dec 12 0:00

Test	Result	Units	Detection Limit
99683-01 Stamp Above Truman		Beaver Creek WS	
Fecal Coliforms (MF)	1	CFU/100ml	1 CFU/100ml
Total Coliforms (MF)	30	CFU/100mL	1 CFU/100mL
E. coli (MF)	5	CFU/100mL	1 CFU/100mL
99683-02 Stamp Below Truman		Beaver Creek WS	
Fecal Coliforms (MF)	28	CFU/100ml	1 CFU/100ml
Total Coliforms (MF)	200	CFU/100mL	1 CFU/100mL
E. coli (MF)	20	CFU/100mL	1 CFU/100mL
99683-03 Above Truman Paddock		Beaver Creek WS	
Fecal Coliforms (MF)	25	CFU/100ml	1 CFU/100ml
Total Coliforms (MF)	1000	CFU/100mL	1 CFU/100mL
E. coli (MF)	10	CFU/100mL	1 CFU/100mL
99683-04 Below Truman Paddock		Beaver Creek WS	
Fecal Coliforms (MF)	33	CFU/100ml	1 CFU/100ml
Total Coliforms (MF)	1300	CFU/100mL	1 CFU/100mL
E. coli (MF)	24	CFU/100mL	1 CFU/100mL

Results relate only to samples as submitted. This certificate must not be reproduced, except in its entirety, without written consent from the laboratory.

12/10/2012
Page 1 of 2



To: ACRD Board of Directors

From: Cynthia Dick, General Manager of Administrative Services

Meeting Date: July 23, 2025

Subject: ACRD Inclusive Regional Governance Update

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors receive the ACRD Inclusive Regional Governance Models Exploration Grant Report and update as presented.

THAT the Alberni-Clayoquot Regional District Board of Directors receive the ACRD Regional Services Finance Models document as presented.

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to send a letter to the Ministry of Housing and Municipal Affairs to request additional funding to continue to advance Inclusive Regional Governance and schedule a meeting to determine a workplan for advancing next steps.

Desired Outcome:

To receive the Alberni-Clayoquot Regional District Inclusive Regional Governance Models Exploration Grant Report and Regional Services Finance Models documents prepared by EcoPlan International.

Summary:

EcoPlan International has been working closely with the ACRD to engage the six non-Treaty First Nations in the region (Hupacasath First Nation, Tseshaht First Nation, Tla-o-qui-aht First Nation, Ahousaht First Nation, Hesquiaht First Nation, and Ditidaht First Nation) on the inclusive regional governance initiative to advance non-Treaty First Nations participation on the regional district Board. EcoPlan International worked closely with the ACRD in 2012, when Huu-ay-aht First Nations and Yuułu?iit?ath Government joined the ACRD and prepared the [t'asii- The Path Forward document](#). The Inclusive Regional Governance process has been broadened to include all ten First Nations in the region, including Treaty and non-Treaty First Nations.

The Inclusive Regional Governance Models Exploration Grant Report is a comprehensive overview of the work that has been done to date and includes an introduction pamphlet, fact sheet, orientation guide, and outreach survey questions as appendices. The ACRD Regional Services Finance Models document was prepared for the forum hosted in May 2025 where all Financial Officers or Finance staff from participating partners were invited to attend to discuss regional services and finance models.

Background:

Currently, the Local Government Act restricts regional district board membership to Treaty First Nations. In 2019, with the adoption of the Declaration on the Rights of Indigenous Peoples Act, the province committed to support inclusive regional governance and advancing non-Treaty First Nations participation on regional district boards. The ACRD is one of five regional districts that has been working with the province, specifically the Ministry of Housing and Municipal Affairs on this important work. The other regional districts include the Regional District of Central Okanagan, Capital Regional District, Central Coast Regional District and Nanaimo Regional District. JWR Business Group was also brought on by the province and is scheduled to provide a Final Summary Report in 2025.

Time Requirements – Staff & Elected Officials:

The total time required to support the consultant, and the inclusive regional governance initiative has been approximately 250 hours to date. This includes both time from elected officials and staff from administration, and finance to engage with First Nations, meet with provincial representatives and complete reporting requirements. Additional hours of elected officials and staff time will be dependent on the direction provided by the Board to advance this work.

Financial:

The Ministry of Housing and Municipal Affairs provided \$45,000 in grant funding for phase 1 of the Inclusive Regional Governance initiative. In December 2023, the Board awarded the Inclusive Regional Governance consultant services contract to EcoPlan International in the amount of \$44,995, and additional phases, subject to additional grant funding, to a maximum of \$20,000. In March 2024, the Ministry of Housing and Municipal Affairs committed an additional \$50,000 for “Governance Models Exploration” funding, towards the Inclusive Regional Governance initiative, which has now completed. No additional funding has been announced from the Ministry at this time.

Strategic Plan Implications:

This aligns with 3.0 Partnerships and Communications in the 2024-2027 Strategic Plan, specifically 3.2 Regional Governance Alignment - to advance options for legislative change that facilitate the option for adding non-treaty nations to the regional Board in accordance with Declaration on the Rights of Indigenous Peoples Act (DRIPA) legislation.

Policy or Legislation:

A Request for Proposal was issued for this contract in accordance with the ACRD’s Purchasing Policy.

The Local Government Act applies to the composition of regional district Boards. The following sections of legislation apply:

- Part 6- Regional Districts: Governance and Procedures
- Part 7- Regional Districts: Treaty First Nation Membership and Services

Options Considered:

- 1) Direct staff to invite representatives from Ecoplan International., as a delegation, to present on Inclusive Regional Governance at a future meeting.

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

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



To: Alberni-Clayoquot Regional District Board of Directors
From: Heather Zenner, Manager of Administrative Services
Meeting Date: July 23, 2025
Subject: Cathedral Grove – Invitation to BC Parks staff.

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to invite BC Parks staff to attend a future Board meeting to discuss ongoing safety concerns with Cathedral Grove.

Desired Outcome:

For the Alberni-Clayoquot Regional District (ACRD) Board to invite BC Parks staff to a future Board meeting to discuss Cathedral Grove.

Summary:

In March 2025 the ACRD Board invited Ministry of Transportation and Transit (MOTT) staff to attend a Board meeting to provide an update on Highway 4, specifically Cathedral Grove through to River Road, including proposed upgrades to the intersection of Beaver Creek Road and Highway 4. MOTT staff will be attending the August 27th ACRD Board meeting to provide an update on Highway 4 and Cathedral Grove.

Staff would like the Board to consider also inviting BC Parks staff to attend a future Board meeting with respect to Cathedral Grove and the ongoing safety issues. As way of reminder, the province conducted a Cathedral Grove pedestrian and traffic safety study to find solutions to ongoing safety and traffic concerns from November 2018 through July 2019. The last update on the provincial website [Cathedral Grove - govTogetherBC](#) indicates that:

“The ministry is moving forward with detailed engineering on solutions to improve safety and capacity for visitors at Cathedral Grove in MacMillan Provincial Park, while protecting the environmental, social, and cultural values associated with the park. The options the ministry is exploring originated through feedback received during phases one and two of online and face-to-face consultations. The ministry will now take the feedback, as well as input from Indigenous communities and local governments, onto the next phase. This includes engineering design work to refine the scope and costs”.

A copy of the Cathedral Grove Pedestrian and Traffic Safety Study – Engagement Summary Report from September 2019 can be found here: [Cathedral Grove Engagement Summary Report 2019](#)

Submitted by: Heather Zenner
Heather Zenner, MA, Manager of Administrative Services

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

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



To: Agricultural Development Committee
From: Amy Needham, Sustainability Planner
Meeting Date: July 23, 2025
Subject: Letter of Support for Farm to School BC

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to write a letter to the Honorable Josie Osborne, Minister of Health, requesting that Farm to School BC funding be reinstated.

THAT Alberni-Clayoquot Regional District Board of Directors direct staff to follow up on the response to the Letter of Support for Farm to School BC and if no response is received by September that ACRD participants at UBCM bring the issue forward with representatives from the BC Ministry of Health and

THAT the Letter of Support for Farm to School BC be forwarded directly to the EA Director for UBCM.

Desired Outcome:

That the ACRD support local agricultural education by directing staff to write a letter requesting funding be reinstated for Farm to School BC, which provides gardening support and mentorship to schools across BC, encouraging them to integrate plants and growing into their curriculum for all grades.

Background and Summary:

Over the last 18 years, Farm to School BC has made a significant impact on communities, schools, and students in every corner of British Columbia. This includes funding over 374 school grants for projects such as school gardens, farms and food literacy activities and developing dozens of classroom learning resources to integrate food literacy into education curriculum. Since 2020, Farm to School BC Regional Coordinators have provided hands on support for over 150 schools, and all 60 school districts, including independent and First Nations schools. These collective efforts have helped bring healthy, local food into schools and fostered a province-wide network of hundreds of farmers, educators, health professionals, youth and community partners. For a deeper look at the recent impact of their programs, their latest [Annual Report](#) has been posted to their website.

Locally, the ACRD has worked closely with Farm to School BC over the years, from being an active member of the Alberni-Clayoquot School Food Working Group to organizing professional development day workshops in partnership with the Alberni Valley Food Security Society. Over the 2024-2025 school

year, these partners also successfully applied for a TD Friends of the Environment grant and supplemented three SD70 school gardens (EJ Dunn, Bamfield Community School and Eighth Ave. Learning Centre) with dozens of perennial edible and medicinal plants, and also held educational sessions with the students themselves so that they could be involved with and learn about planting, watering and caring for their school garden.

The Ministry of Health did not fund Farm to School BC for the 2025/26 school year. As a result, they are operating in a limited capacity for the time being and actively exploring new opportunities and alternative funding to continue the program.

This issue was brought to the Agricultural Development Committee at their July 15, 2025 meeting, where a motion was carried *'THAT the Agricultural Development Committee request that the Alberni-Clayoquot Regional District Board of Directors direct staff to write a letter to the Honorable Josie Osborne, Minister of Health asking for Farm to School BC funding to be reinstated.'* In order to ensure this issue is brought to the Minister in a timely fashion, two more motions were added by the committee as outlined above.

Time Requirements – Staff & Elected Officials:

Writing a letter of support for Farm to School BC would take the Sustainability Planner approximately one hour.

Financial:

There are no financial implications for utilizing existing staff to draft this letter.

Strategic Plan Implications:

ACRD Strategic Plan objective 1.2.2 reads 'work with regional agricultural producers toward identifying and addressing challenges faced by regulations and climate change.' Supporting positive programs such as Farm to School BC's work in school gardens inspires passion for food production in students and creates the next generation of agricultural producers.

Comments:

Staff have been involved firsthand with the important and positive work that Farm to School BC has done across the ACRD. From helping forge connections amongst teacher champions at professional development day workshops to using school-grown produce in Smoothie Fridays at ADSS, their influence in our area is broad, far-reaching and important to support.

Options Considered:

1. That the Board of Directors accept this report for information.
2. That the letter to the Minister propose that the Province levy a 2% tariff on all American foods sold in BC to help fund the program in 2026-2027.

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

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

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



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: B - Beaufort

Subject: Temporary Use Permit TUP21005R - 8865 Beaver Creek Road (Shannon)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP21005R.

Property Information:

Civic Address:	8865 BEAVER CREEK RD		
Legal Description:	THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12885		
PID:	008-634-971	Folio:	770-01220.000
ALR? (Y/N):	Y	Lot Area (ha):	33.18 (82.00 ac)

Background:

The property owner received Temporary Use Permit TUP21005 in 2022 to allow for the operation of a short-term rental on the property and is applying to renew the TUP for an additional three (3) years. The applicant operates a dairy farm of over 400 cows and hosts culinary events and workshops. The TUP would allow the applicants to continue providing farm tours, hosting events, and educational demonstrations. The single-family dwelling used for agri-tourism accommodation is a 2-bedroom home. The applicant’s use of the property complies with all regulations set out in the *Agricultural Land Commission (ALC) Act*.

The applicant appeared as a delegation to the Board at the March 26, 2025 meeting to discuss agri-tourism accommodation on ALR lands and the misalignment with the ACRD Zoning bylaw. On April 23 the Board amended Bylaw P1528, Development Procedures Bylaw to waive the application fee for agri-tourism TUP applications for operators with farm status on ALR land.

The applicant is applying to renew TUP21005 for a term of an additional 3 years. The Board considered the Temporary Use Permit renewal on June 11, 2025, where they resolved to proceed to neighbour notification.

All property owners and residents within 100 m of the subject property were notified on July 4, 2025. To date, no comments have been received. If any public comments are received prior to the July 23 meeting, staff will inform the board. All conditions of approval have been satisfied. Staff recommend the Board issue TUP21005R.

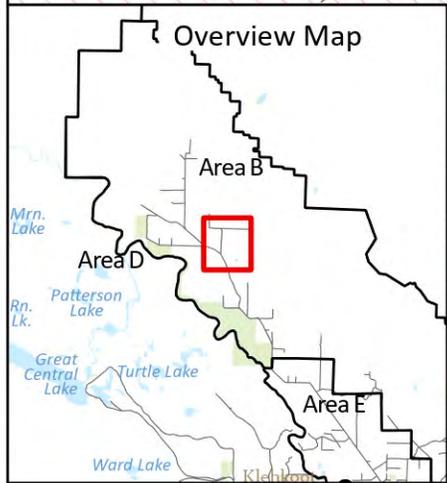
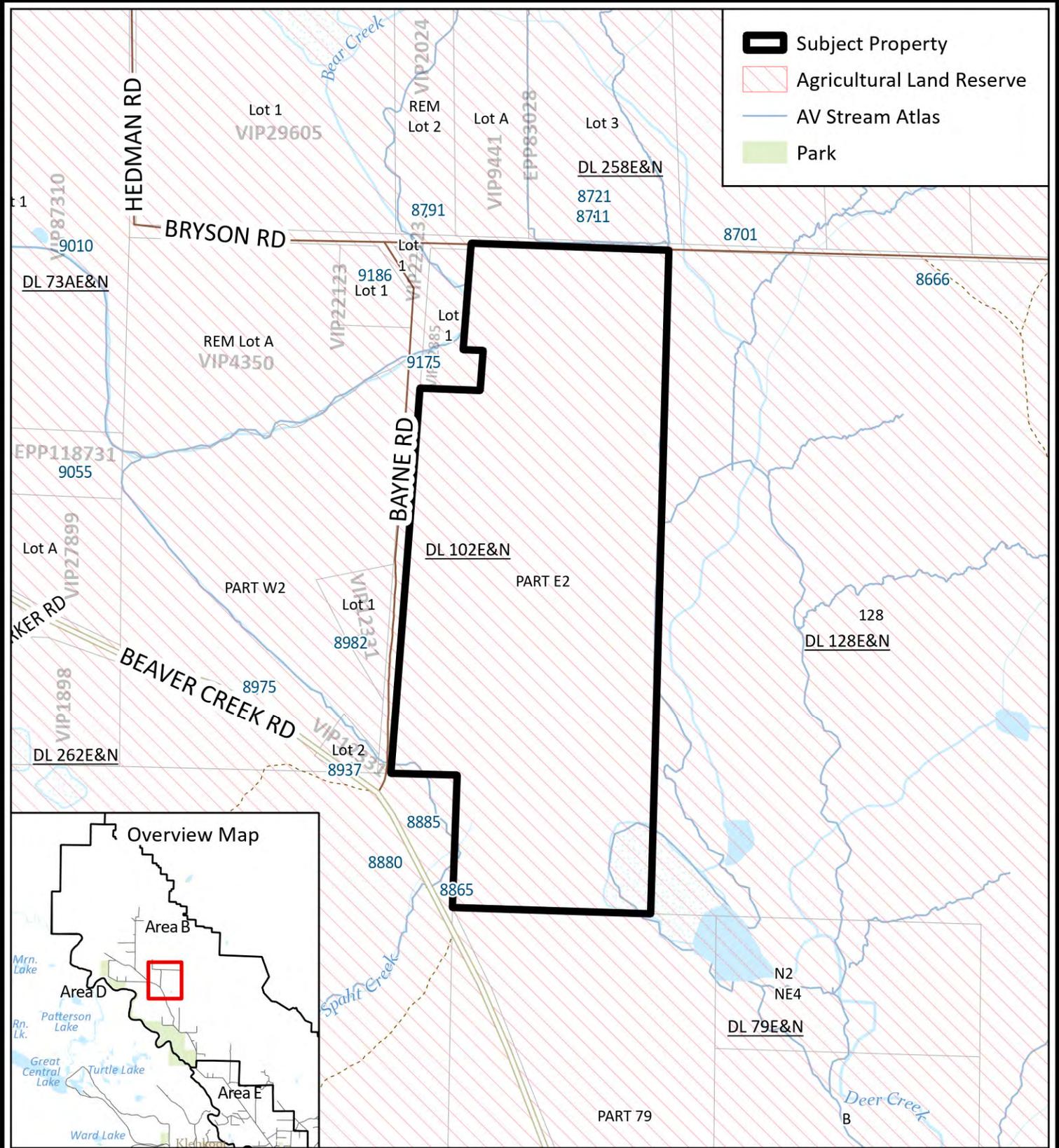
PL20250020/TUP21005R

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

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

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

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



 Civic Address: 8865 Beaver Creek Road
 Legal Description: THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12885



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

N

0 120 240

Meters

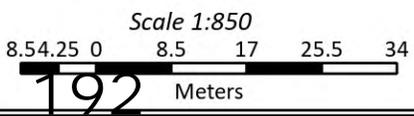


8865 Beaver Creek Road
 THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI
 DISTRICT, EXCEPT PART IN PLAN 12885

 Subject Property
 Parcels



Prepared 2025-05-20
 Sources: © OpenStreetMap (and contributors, CC-BY-SA, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni



This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.



TUP21005R

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: ELIZABETH M SHANNON,
Address: 8865 BEAVER CREEK RD, PORT ALBERNI, BC

With respect to:

Legal Description: THE EAST 1/2 OF DISTRICT LOT 102, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12885
PID: 008-634-971

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. A TUP to allow the short-term rental of an existing 2-bedroom single family dwelling on the property may be issued subject to the following conditions and any other conditions the ACRD Board of Directors deem appropriate at the time of issuance:
2. This permit is issued for the short-term vacation rental of a 2-bedroom single family dwelling located on the subject property.
3. The short-term rental shall be operated in accordance with the requirements of the Agricultural Land Reserve use regulations under the *Agricultural Land Commission Act* and all other provincial regulations including the *Short-Term Rental Accommodations Act*.
4. The short-term rental is limited to 2 persons per bedroom for a maximum accommodation of four (4) guests.
5. The short-term rental shall not alter the residential appearance of the single family dwelling.
6. The property owner or a caretaker must live on site or be available to attend the property within 20 minutes.
7. Contact information of the owner or caretaker and a copy of the TUP must be posted in a visible location for guests.
8. This permit is valid for three (3) years from the date of issuance. At the time this permit expires the property owner must return the parcel to its original use as permitted under the ACRD zoning bylaw or apply to rezone the property.
9. If the conditions of the TUP are not met, or if there is a change in ownership of the property the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: B - Beaufort

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

Recommendation:

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

Property Information:

Civic Address:	8335 BEAVER CREEK RD		
Legal Description:	LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041		
PID:	000-373-192	Folio:	770-01026.030 ALR? (Y/N): Y Lot Area (ha): 7.45 (18.41 ac)

Background:

The property owner is applying for a Temporary Use Permit to allow agri-tourism activities on the farm as permitted under the Agricultural Land Commission (ALC) regulations. The applicants propose to operate a hobby farm that would offer a venue for events such as weddings, markets, and wellness retreats. In the future, the property owner would like to offer a petting farm, farm tours, sauna, and camping opportunities.

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

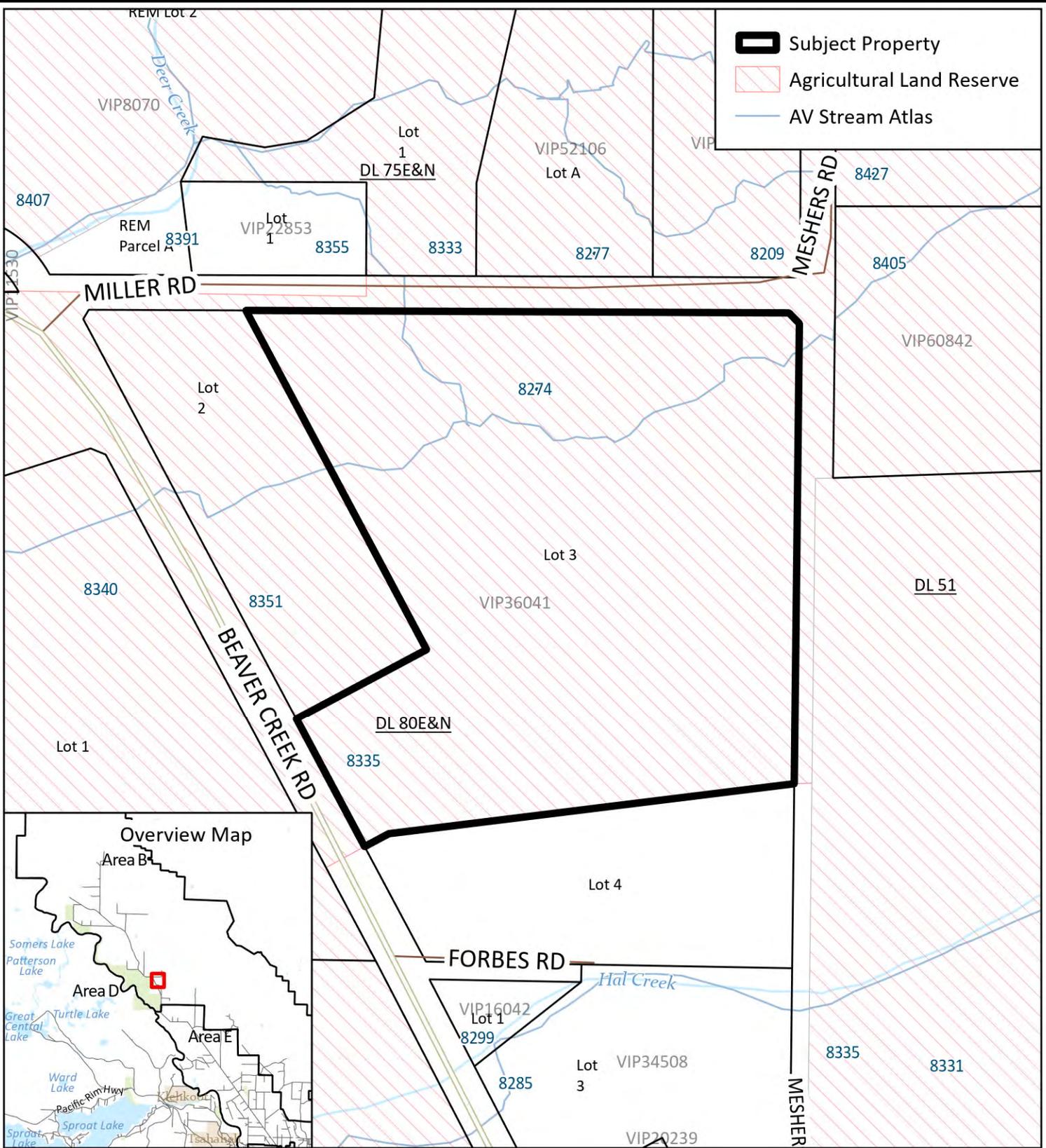
Submitted by: Amy Needham, P. Ag, Acting Planning Manager

Reviewed by: Cynthia Dick, General Manager of Administrative Services

PL20250029/TUP25008

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

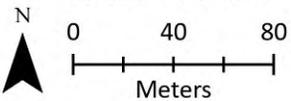
-  Subject Property
-  Agricultural Land Reserve
-  AV Stream Atlas

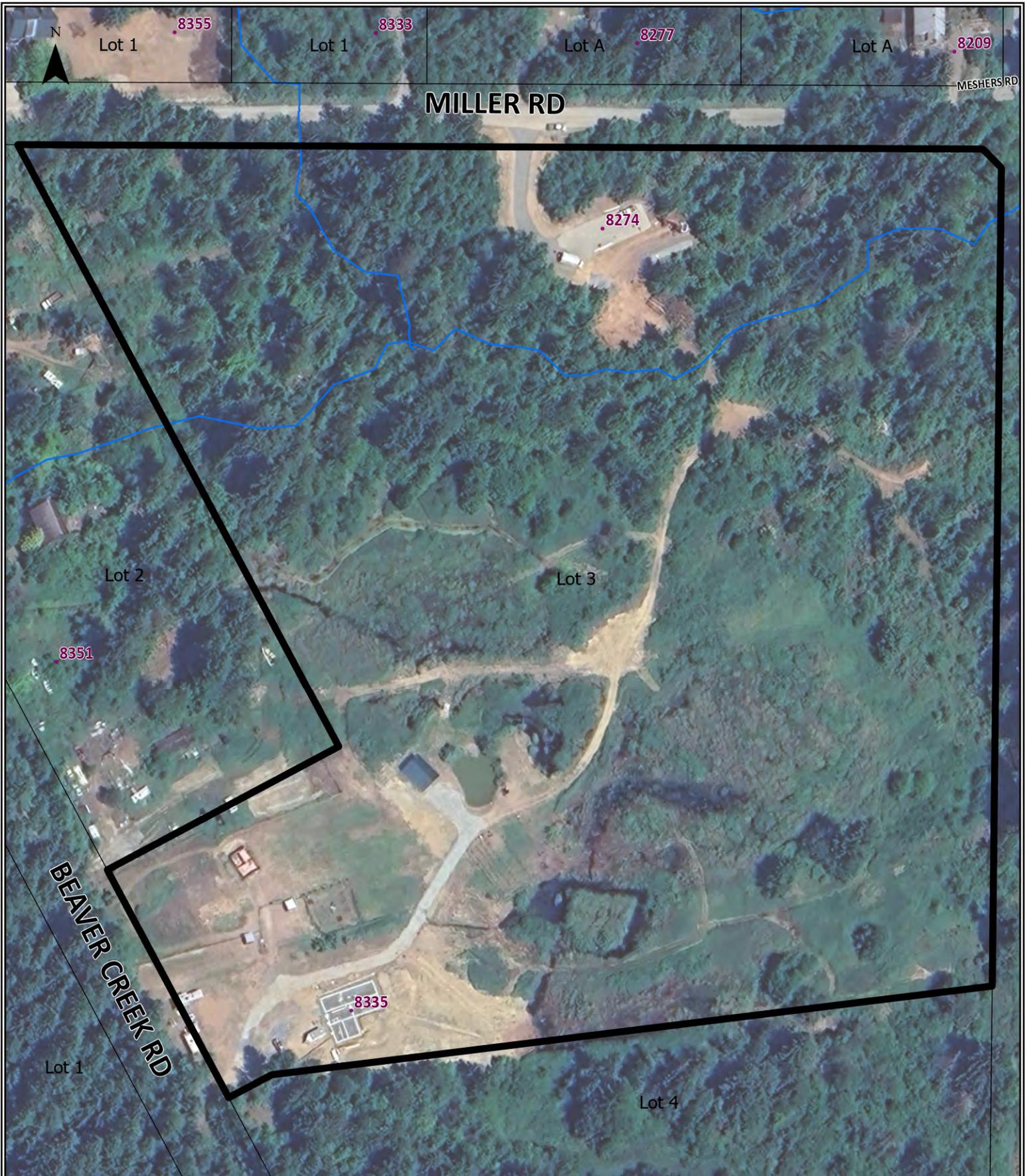


 Civic Address: 8335 Beaver Creek Road
 Legal Description: LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN 36041



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



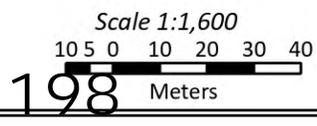


8335 Beaver Creek Road
 LOT 3 DISTRICT LOT 80 ALBERNI DISTRICT PLAN
 36041

 Subject Property
 Parcels



Prepared 2025-05-20
 Sources: © OpenStreetMap (and contributors, CC-BY-SA), LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni



This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.



TUP25008

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

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

With respect to:

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

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. The TUP is issued to conduct the following agri-tourism, agri-tourism accommodation, and gathering for event activities, on the property located at 8335 Beaver Creek Road:
 - a. Weddings and other special events
 - b. Markets
 - c. Wellness retreats and educational workshops
 - d. Camping
 - e. Petting farm
2. The uses permitted under the TUP must comply with all requirements of the *Agricultural Land Commission Act* and any Agricultural Land Commission policies and regulations.
3. The uses permitted under the TUP must comply with all Island Health regulations relating to on-site sewage disposal, drinking water, and food safety.
4. The owner or caretaker must be on-site during special events. Contact information must be posted in a visible and public location.
5. The TUP is valid for a period of three years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, rezone the parcel, or return the parcel to the uses permitted in the ACRD Zoning Bylaw.
6. If the conditions of this permit are not met, or if there is a change in ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: C - Long Beach

Subject: Development Variance Permit DVC25003 - 1186 Third Ave. (Mallory)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Development Variance Permit DVC25003.

Property Information:

Civic Address:	1186 THIRD AVE				
Legal Description:	LOT 2, BLOCK 55, SECTION 49, CLAYOQUOT LAND DISTRICT, PLAN 510				
PID:	008-362-807	Folio:	770-03220.293	ALR? (Y/N):	No
Lot Area (ha):	0.07	(ac)	0.17		

Background:

The property owner intends to construct a 160 square foot accessory storage building which will require variances to the front and side yard setbacks. The proposed siting of the accessory building 10 ft from the front lot line and 4 ft from the south side lot line would allow for increased space between the proposed shed and the existing water and sewer holding tanks located on the property. The applicant also proposes to increase the height of the accessory storage building from 12 ft to 15 ft in height.

The application was considered by the ACRD Board of Directors on June 25, where they resolved to consider issuing the variance permit subject to neighbour notification as per *Local Government Act s. 499*. Notices were mailed out and information was placed on the ACRD website on July 4, 2025. To date, one comment from the public has been received. If any additional comments are received prior to the July 23 meeting, staff will inform the Board. It is recommended the ACRD Board of Directors issue development permit DVC25003.

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

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

PL20250013/DVC25003

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

Kerri Creighton

From: Ross & Shary [REDACTED]
Sent: July 14, 2025 4:29 PM
To: Planning Shared
Subject: DVC25003 - 1186 Third Avenue, Salmon Beach

[CAUTION] This email originated from outside of the ACRD

Shary & Ross Stevens
1186 – Second Avenue, Salmon Beach

July 14, 2025

To: Alberni-Clayoquot Regional District Planning Department

Re: Development Variance Permit # DVC 25003.
Location: 1186 Third Avenue, Salmon Beach.
Lot 2, Block 55, Section 49, Clayoquot District, Plan 510.
Wednesday July 23, 2025 1:30 PM

Applicants: Jared Mallory & Larry Mallory.

Ross Stevens and I (Shary Stevens), support the Mallory's application for a Development Variance Permit.

Thank you,

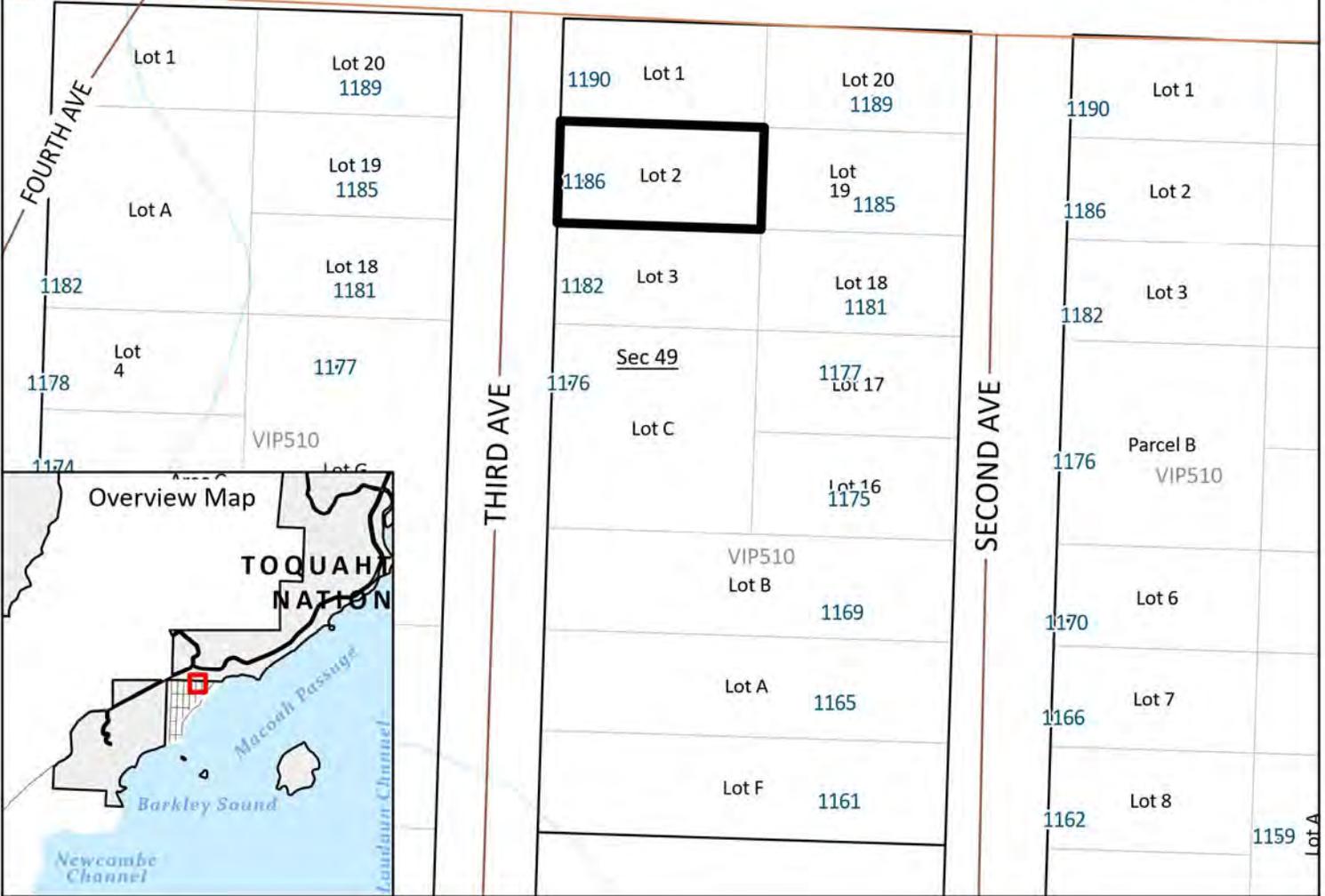
Shary & Ross Stevens

 Subject Property
 Municipality or Treaty Land

DL 2223 EPC880
**TOQUAHT
 NATION**

BARKLEY RD

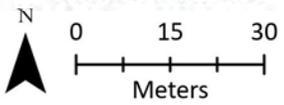
1194



 Civic Address: 1186 Third Ave
 Legal Description: LOT 2, BLOCK 55, SECTION 49. CLAYOQUOT DISTRICT, PLAN 510



ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT





Block C

UNNAMED LANE

THIRD AVE

Lot 20

.1190

Lot 1

Lot 20

.1189

Lot 19

.1186

Lot 2

Lot 19

.1185

Lot 18

.1182

Lot 3

Lot 18

.1181

Lot G

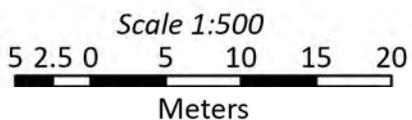
.1176

Lot C

.1177

Lot 17

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.



-  Subject Property
-  Jurisdictional Boundary
-  Parcels



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Prepared 2025-06-18
Sources: © OpenStreetMap (and contributors, CC-BY-SA, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni



DVC25003

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

Name: Jared Mallory and Larry Mallory
Address: 1186 THIRD AVE, Salmon Beach

With respect to:

Legal Description: LOT 2, BLOCK 55, SECTION 49, CALYOQUOT DISTRICT, PLAN 510
PID: 008-362-807

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

1. Development variance of the ACRD Zoning Bylaw, Section 143.3(1)(a), to increase the maximum height of an accessory building from 12 ft to 14 ft.
2. Development variance of the ACRD Zoning Bylaw, Section 143.3(7)(i)(ii) to reduce the principal and accessory front yard setback from 20 ft to 10 ft and to reduce the side yard setback from 10 ft to 4 ft for the optimal siting of an accessory building.

In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP24008 - 10404 Marina Vista Drive (Ahira)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP24008.

Property Information:

Civic Address:	10404 MARINA VISTA DR				
Legal Description:	STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
PID:	028-853-580	Folio:	770-01666.060	ALR? (Y/N):	No
Lot Area (ha):	0.08	(ac)	0.21		

Background:

The property owners have applied for a temporary use permit to allow a two-bedroom single family dwelling to be rented on a short-term basis to guests. The applicants have worked diligently with ACRD planners to amend their application, reduce the number of permitted guests from eight to four (two guests per bedroom), and have agreed to restrict the months of operation from May 1 to September 30. The applicants do not reside on the property but intend to relocate to the Sproat Lake area in the future. Building inspection staff have completed a health and life safety inspection and planning staff are satisfied all conditions and requirements of approval have been met.

The ACRD Board first considered the application at the April 23, 2025, meeting and resolved to consider issuing the Temporary Use Permit subject to a health and life safety inspection by an ACRD Building Inspector and neighbourhood notification as per *Local Government Act s. 494*. A mailout to neighbouring properties and owners within 100m of the property was sent on May 7, and an ad appeared in the May 21, 2025, edition of the Alberni Valley News. Two letters of opposition have been received. If any additional letters are received prior to the July 23 meeting date, staff will inform the Board.

Staff recommend issuing TUP24008.

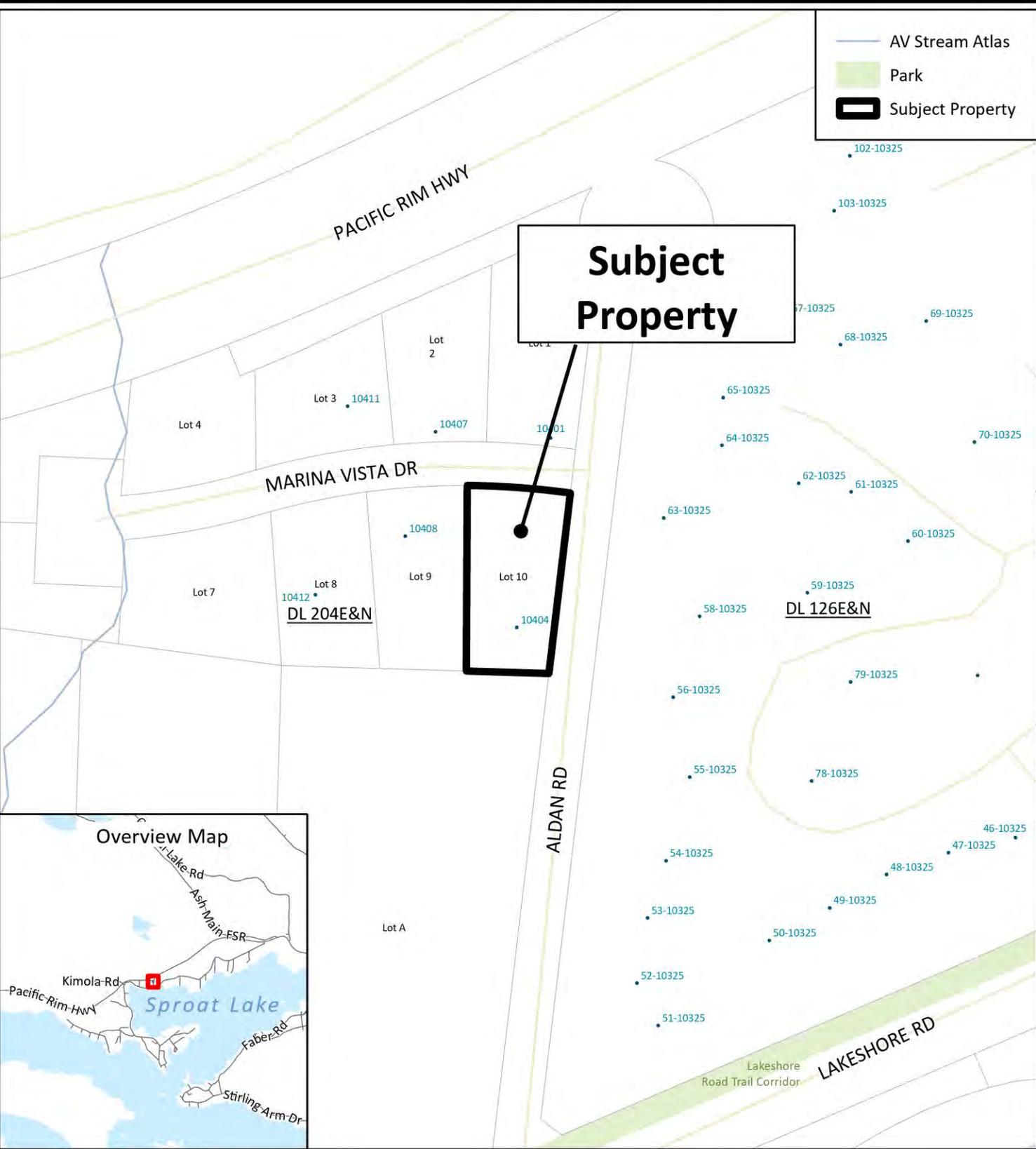
PL20240070/TUP24008

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

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

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

-  AV Stream Atlas
-  Park
-  Subject Property



 Civic Address: 10404 Marina Vista Drive
 Legal Description: STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION O THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V



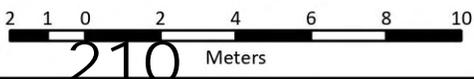
ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

N
0 15 30
Meters



10404 Marina Vista Drive
 STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT
 STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN
 THE COMMON PROPERTY IN PROPORTION O THE UNIT
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Scale 1:200



-  Subject Property
-  Parcels



Prepared 2024-08-29
 Sources: © OpenStreetMap (and) contributors, CC-BY-SA, Airbus DC 2023, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; GeoBC; ACRD

This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.

Kerri Creighton

From: john Taranov [REDACTED]
Sent: May 13, 2025 8:34 AM
To: Planning Shared
Subject: File # TUP24008

[CAUTION] This email originated from outside of the ACRD

Hi there

Thank you requesting our input into the request for temporary short term rentals for this address.

I can completely sympathize with these home owners, but I do not agree with allowing them to have temporary permission to do short term rentals.

It would be unfair for everyone else faced with this situation.

Thank you for your time

John Taranov
Sent from my iPhone

Kerri Creighton

From: SANDRA BISTRITZ [REDACTED]
Sent: May 19, 2025 3:25 PM
To: Planning Shared
Subject: File number TUP24008

[CAUTION] This email originated from outside of the ACRD

I am opposed to this being used as short term rental.

I live next door in Sproat Lake Mobile Honey Estates.

Thank you for asking

Sandra Bistriz

[REDACTED] Lakeshore Rd

Port Alberni

[REDACTED]

Sent from my iPhone



TUP24008

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: Gurdeep and Seema Ahira

Address: 10404 Marina Vista Drive

With respect to:

Legal Description: STRATA LOT 10 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-853-580

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This permit is issued for the seasonal operation of a short-term rental (STR) within the two (2) bedroom single family dwelling between the dates of May 1st through September 30th inclusive.
2. The short-term rental must be registered in accordance with the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of four (4) guests at any one time.
4. The den located on main floor, or the garage, must not be used for overnight accommodation or rented to short-term guests.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The STR shall accommodate a maximum of two (2) vehicles on the property. Boat trailers may not be parked on Marina Vista Drive. One off-street parking space must be provided for each bedroom (2).
7. The owner or designated caretaker must be available to attend the property within 20 minutes.
8. Contact information for the owner and/or caretaker in addition to a copy of the TUP must be visible in a public location within the STR. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
9. 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

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP25001 - 10407 Marina Vista Drive (Mesic)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP25001.

Property Information:

Civic Address:	10407 MARINA VISTA DR		
Legal Description:	STRATA LOT 2 DISTRICT LOT 204, ALBERNI LAND DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
PID:	028-853-504	Folio:	770-01666.052 ALR? (Y/N): No Lot Area (ha): 0.08 (0.20 ac)

Background:

The property owners are applying for a Temporary Use Permit (TUP) to operate a short-term rental (STR) in the two-bedroom single family dwelling with 1,500 square feet of living area on the main floor. The house would be utilized as a STR during the months of May to September. The property owners reside in Port Alberni and would act as caretakers for the STR operation.

The board of directors first considered the application at the June 25, 2025, meeting where they resolved to consider issuing TUP25001 pending public notification. The property is part of a strata development. There are property owners currently operating short-term rentals on Marina Vista Drive. The applicants have applied for a TUP to bring the STR into compliance with the ACRD Zoning Bylaw and with the provincial *Short-Term Rental Accommodations Act*. The applicants intend to utilize the two-bedroom house as a STR from May to September and have satisfied all conditions of approval including a health and life-safety inspection.

A mailout to all residents and property owners within 100 m of the subject property was sent on July 4 and ads in the Alberni Valley News were published on July 9 and July 16, 2025. To date, one piece of correspondence has been received. If additional comments from the public are received prior to the July 23 meeting, staff will inform the Board. The applicants have satisfied all conditions of approval, and it is recommended that the Board issue TUP25001.

PL20250014/TUP25001

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

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

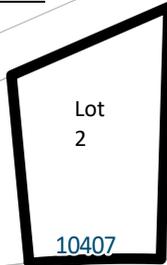
Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

 Subject Property
 AV Stream Atlas

VIP4600

PACIFIC RIM HWY

DL 204E&N



Lot 2

Lot 1

Lot 4
10415

Lot 10411
EPS681

10407

10401

MARINA VISTA DR

10408

Lot 8
10412

Lot 9

Lot 10

10404

ALDAN RD

VIP85387

102-10325

103-10325

67-10325

69-10325

66-10325

68-10325

DL 126E&N

65-10325

64-10325

62-10325

61-10325

63-10325

60-10325

VIP70832

59-10325

58-10325

56-10325

79-10325

55-10325

78-10325

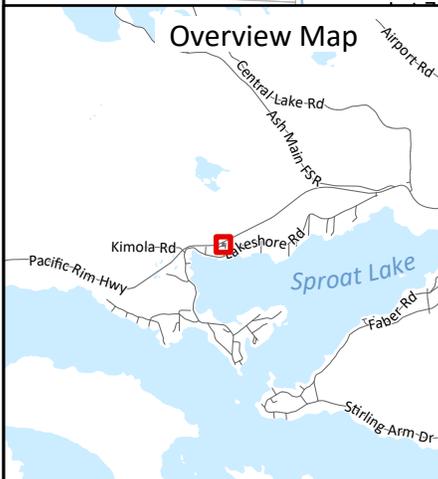
54-10325

47-10325

48-10325

53-10325

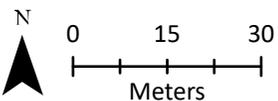
49-10325



Overview Map



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Civic Address: 10407 Marina Vista Drive

Legal Description: STRATA LOT 2 DISTRICT LOT 204 ALBERNI DISTRICT STRATA PLAN EPS681 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V



PACIFIC RIM HWY

Lot 1

Lot 2

Lot 3

.10411

.10407

.10401

MARINA VISTA DR

Lot 8

Lot 9

Lot 10

10407 Marina Vista Drive
STRATA LOT 2 DISTRICT LOT 204 ALBERNI DISTRICT STRATA
PLAN EPS681 TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

 Subject Property

 Parcels



Prepared 2025-04-01
Sources: Maxar, Microsoft,
LidarBC (DEM, Hillshade) 2019,
ParcelMapBC; ACRD

Scale 1:300

3 1.5 0 3 6 9 12

218 Meters

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

Kerri Creighton

From: Rhonda & John [REDACTED]
Sent: July 10, 2025 5:25 PM
To: Planning Shared
Subject: File # TUP25001

[CAUTION] This email originated from outside of the ACRD

Me and my wife Disagree with the proposed Temp Use Permit
for 10407 Marina Vista Strata Lot # 2
thank you,

John Taranov & Rhonda Hagen



TUP25001

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: MILE MESIC, ROSEMARY A MESIC, MATTHEW J MESIC
Address: 10407 MARINA VISTA DR

With respect to:

Legal Description: STRATA LOT 2, DISTRICT LOT 204, ALBERNI LAND DISTRICT, STRATA PLAN EPS681, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID: 028-853-504

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

A TUP to allow the short-term rental of an existing two-bedroom single family dwelling on the property may be issued to the following conditions and any other conditions the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued for the seasonal operation of a short-term rental within the two (2) bedroom single family dwelling between the dates of May 1st through September 30th inclusive.
2. The short-term rental must be registered in accordance with the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of four (4) guests at any one time.
4. The foyer, utility, shop, and garage areas located on the lower floor must not be used for overnight accommodation or rented to short-term guests.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The STR shall accommodate a maximum of two (2) vehicles on the property. Boat trailers may not be parked on Marina Vista Drive. One parking space must be provided for each bedroom (2).
7. The owner or designated caretaker must be available to attend the property within 20 minutes.
8. Contact information for the owner and/or caretaker in addition to a copy of the TUP must be visible in a public location within the STR. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
9. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Brooke Eschuk, Planner I

Meeting Date: July 23, 2025

Electoral Area: E - Beaver Creek

Subject: Rezoning RE25001 - 6317 Walker Road (Beecroft)

Recommendation:

THAT Bylaw P1525, Regional District of Alberni-Clayoquot Zoning amendment Bylaw be adopted.

Property Information:

Civic Address:	6317 WALKER RD		
Legal Description:	LOT 2, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN 14949		
PID:	004-332-385	Folio:	770-00658.010 ALR? (Y/N): No Lot Area (ha): 1.93 (4.76 ac)

Background:

The property owners are applying to rezone the parcel from Small Holdings (A1) District with a minimum lot size of 0.8 ha (2 ac) to Acreage Residential (RA2) District with a minimum lot size of 0.4 ha (1 ac). The rezoning would be the first step in a future subdivision application. The proposed subdivision would create two additional 0.4 ha lots, each fronting Walker Road. Proposed Lot 1 would contain the existing house and accessory buildings and Lots 2 and 3 would be vacant. Proposed Lots 1 and 2 would meet required frontage while Proposed Lot 3 would be accessed by a 20 m wide panhandle. A parcel frontage waiver will be required as a condition of subdivision approval for Lot 3.

The Board of Directors first considered the application at the May 14 meeting and resolved to consider the first reading of the bylaw at a future date, and that notice be given in accordance with s. 467 of the *Local Government Act*. A notice was mailed out to all residents and owners within 100 m of the subject property on June 6. Ads were published in the Alberni Valley News on June 11 and June 18. The notice and information package were posted on the ACRD website and notice of the rezoning application was placed on the development sign at the property. As this rezoning is consistent with the Beaver Creek Official Community Plan, a public hearing was not held. The neighbour notification and public advertising provided the opportunity for public input on the application process. To date, no correspondence has been received. If any letters from the public are received prior to the Board meeting on July 23, staff will inform the Board.

The Bylaw received three readings on June 25 and staff recommend the adoption of Bylaw P1525.

PL20250033/RE25001

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

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

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



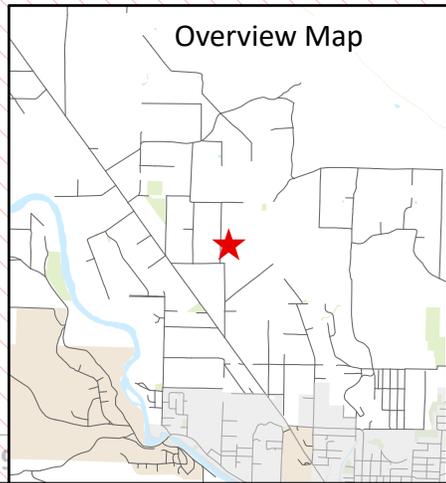
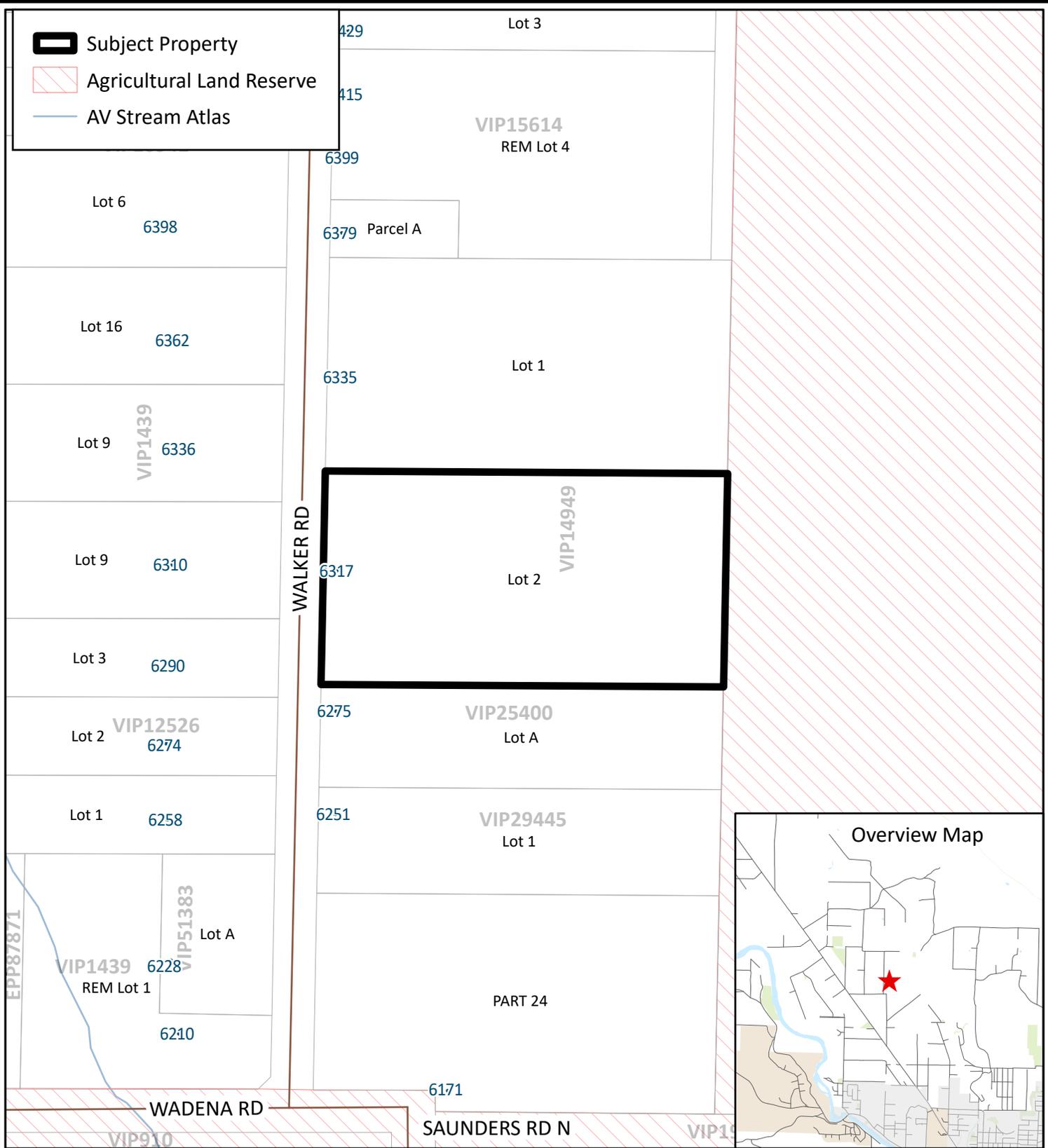
Subject Property



Agricultural Land Reserve



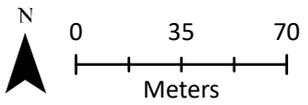
AV Stream Atlas

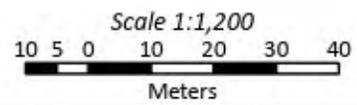


ALBERNI-CLAYOQUOT REGIONAL DISTRICT



Civic Address: 6317 Walker Road
Legal Description: LOT 2, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN 14949





-  Subject Property
-  Agricultural Land Reserve
-  Jurisdictional Boundary
-  Parcels



Prepared 2025-04-15
 Sources: LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni

This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1525

OFFICIAL ZONING ATLAS AMENDMENT NO. 797

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1525.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT 2, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN 14949 from Small Holdings (A1) District to Acreage Residential (RA2) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

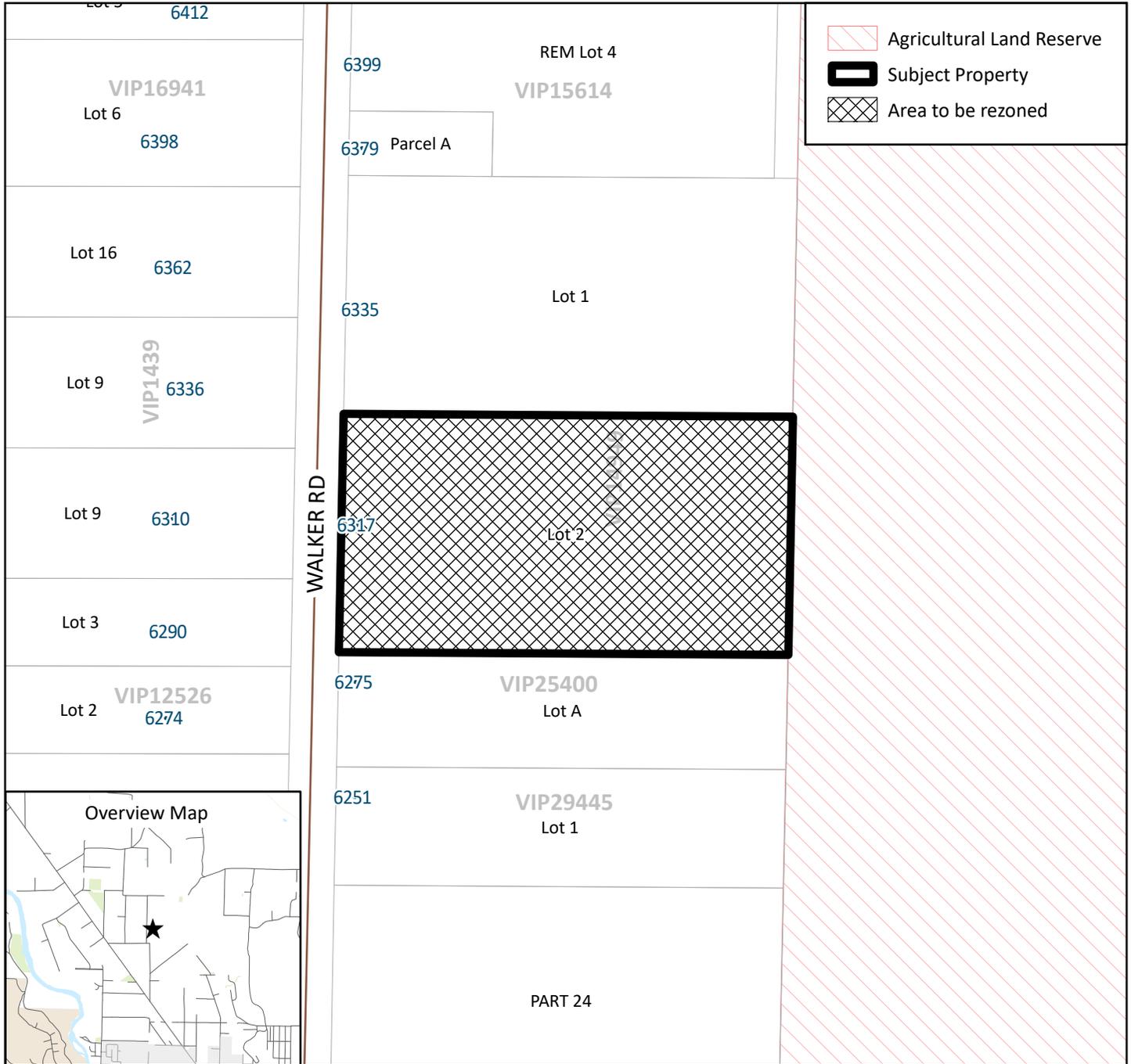
Read a first time this 25th day of June 2025
Read a second time this 25th day of June 2025
Read a third time this 25th day of June 2025
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

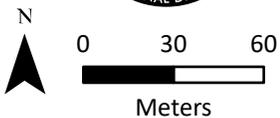
Schedule 'A'

This schedule is attached to and forms part of Bylaw No. P1525, Zoning Atlas Amendment Bylaw, 2025



Legal Description: LOT 2, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN 14949

Address: 6317 Walker Road



 To be rezoned from Small Holdings (A1) District to Acreage Residential (RA2) District.



To: ACRD Board of Directors

From: Amy Needham, Sustainability Planner

Meeting Date: July 23, 2025

Subject: Agricultural Water Plan Project What We Heard Report

Desired Outcome:

As part of the Agricultural Water Plan project, a What We Heard engagement report has been developed to present engagement completed to date to the Alberni-Clayoquot Regional District (ACRD) Board of Directors.

Summary:

Upland Agricultural Consulting and ACRD staff have developed a What We Heard Report for the Agricultural Water Plan Project. This report provides an outline of engagement completed with agricultural producers, the Council for Agricultural Water Supply, and First Nations that will inform the final report.

Background:

In October 2023, the ACRD received a grant from the Province of BC through the Investment Agriculture Foundation to explore long term options for water to use for food production in the Alberni Valley.

Several previous policy documents, including the Alberni Valley Agricultural Plan, Water for Growth report and Council for Agricultural Water Supply final report, have recommended the ACRD undertake a comprehensive agricultural water plan, focusing on exploring the feasibility and cost of potential options to secure irrigation water supply and support long term food production in the Alberni Valley.

Engagement with Tseshaht and Hupacasath First Nations, as well as producer organizations, is ongoing and the attached background report both summarizes engagement work completed and informs future engagement in order to complete the plan.

Time Requirements – Staff & Elected Officials:

This is a multi-year project that will be completed by January 15, 2026 by a hybrid consultant and staff team. The ACRD Project Lead is the Sustainability Planner, with grant support from the Grants Coordinator and RFP/contract support from the Procurement Coordinator.

Financial:

This project is 75% grant funded through the Province of BC's Agriculture Water Infrastructure program, administered by Investment Agriculture Foundation. The remaining 25% of funding required will come from a combination of agriculture budget and the LGCAP grant, as this project supports climate adaptation.

Strategic Plan Implications:

The ACRD Strategic Plan 2024-2027 includes an objective to "work with regional agricultural producers toward identifying and addressing challenges faced by regulations and climate change" and to "include the examination of the impacts of drought on the security of our water systems."

Policy or Legislation:

Recommendations to complete this plan occur in several previous policy documents, including the 2011 [Alberni Valley Agricultural Plan](#), the 2017 [Water for Growth report](#), and the 2023 [Council for Agricultural Water Supply final report](#).

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

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

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

What We Heard – Engagement Summary

ACRD Agricultural Water Plan



June 2025

Prepared for:
Alberni-Clayoquot Regional District

Prepared by:



Table of Contents

TABLE OF CONTENTS	II
LAND ACKNOWLEDGEMENT	III
ACKNOWLEDGEMENTS	III
ACRONYMS	IV
1.0 INTRODUCTION	5
1.1 ENGAGEMENT OBJECTIVES	5
2.0 ENGAGEMENT ACTIVITIES	6
2.1 MEETINGS AND INTERVIEWS.....	6
2.2 SURVEYS.....	8
3.0 ENGAGEMENT RESULTS	9
4.0 NEXT STEPS	15

Land Acknowledgement

Alberni-Clayoquot Regional District serves the communities of the central and west coast of Vancouver Island located on the ḥahahuuti (traditional territories) of the Nuu-chah-nulth Nations of Ahousaht, Ditidaht, Hesquiaht, Hupačasath, Huu-ay-aht, Tla-o-qui-aht, Toquaht, c̓išaaʔath (Tseshaht), Uchucklesaht, and Yuuʔuʔitʔath. Since time immemorial, Nuu-chah-nulth Peoples have walked gently in these places where we live, work, learn, and play. We are committed to building relationships based in honour and ʔiisaak (respect), and we offer our gratitude.

Acknowledgements

Along with the ACRD, this project is funded by Agriculture and Agri-Food Canada and the Government of British Columbia through programs delivered by the Investment Agriculture Foundation of B.C.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

DELIVERED BY:



FUNDING PROVIDED BY:



Acronyms

ACRD	Alberni-Clayoquot Regional District
ADC	Agricultural Development Committee
AF	Ministry of Agriculture and Food
AFI	Alberni Farmers' Institute
AWP	Agricultural Water Plan
CAWS	Council for Agricultural Water Supply
FSEP	Food Security Emergency Plans
IAP2	International Association for Public Participation
QEP	Qualified Environmental Professionals
WLRS	Ministry of Water, Lands and Resource Stewardship



Figure 1. Water along the Log Train Trail.

1.0 Introduction

The Alberni-Clayoquot Regional District (ACRD) is committed to engaging residents and community members across the region in meaningful and robust ways. Through the regional Engagement Policy, the ACRD commits to creating a culture that values open, two-way communication between government and community, active listening, and sharing of accurate information.

The development of an Agricultural Water Plan (AWP) for the Alberni Valley was based on comprehensive engagement with First Nations, agricultural leaders, livestock producers, hobby farmers, and agencies across the region. Engagement activities aided the consulting team in understanding the local context, including the size and scale of agriculture and livestock operations, current and future irrigation practices, and the rules and regulations surrounding agricultural water use. The engagement for this project occurred in parallel to that of the Alberni Valley Food Security Emergency Plan (FSEP), ensuring that engagement activities were streamlined and efficient.

1.1 Engagement Objectives

The consulting team follows high standards related to engagement, which includes the International Association for Public Participation (IAP2) engagement goals and spectrum. The following IAP2 goals were used to guide public engagement activities associated with the project:

- **Inform:** To provide balanced and objective information to assist the community in understanding the problems, alternatives, opportunities, and/or solutions in agriculture emergency preparedness, response and recovery and food security. This will include stakeholder meetings and open houses.
- **Consult:** To obtain feedback and input from the community on analysis, alternatives, and/or decisions through the project process. This will include soliciting feedback from the community in early phases of drafting the plan and assessments.
- **Involve:** to work closely with the community throughout the planning process to ensure concerns and aspirations are consistently understood and considered. This will include ground-truthing the materials.
- **Collaborate:** To work with stakeholders throughout the planning process on each aspect of the project to find common ground and identify preferred solutions and methods. Collaboration will also occur with the engagement efforts and activities being facilitated as part of the AWP, to reduce engagement fatigue across stakeholders and streamline engagement activities between projects.

2.0 Engagement Activities

Several methods of engagement were deployed to build understanding of issues, opportunities, and constraints regarding regional and agricultural water supply and demand. The following section details the chronological activities that were undertaken.

2.1 Meetings and Interviews

August 2024

- August 20th: The consulting team and ACRD staff presented to the Agricultural Development Committee (ADC) to introduce the AWP project and provide an overview of the project's objectives and process.

September 2024

- September 5th: The consulting team met with City of Port Alberni staff to discuss the project.
- September 5th: The consulting team attended the Alberni District Fall Fair. A booth was set up with information about the AWP and a brochure was distributed providing information about becoming involved in the process.
- September 5th: The consulting team and ACRD staff met and presented to the Tseshaht First Nation Council. The presentation introduced the agricultural water plan project to Chief and Council and provided information on the project's objectives and process. The Nation was invited to provide input and feedback on water usage throughout their traditional territory as the project unfolded.
- September 17th: The project was presented at the ACRD Emergency Network Meeting.

October 2024

- Twice in October, members of the consulting team met with staff from the Ministry of Agriculture and Food (AF) to discuss using the Agricultural Water Demand Model to run various future agricultural buildout scenarios for the Alberni Valley. This was the start of a process that unfolded over several months and included GIS analysis by both ACRD and AF.

November 2024

- November 7th: The project team hosted a workshop with the Council for Agricultural Water Supply (CAWS). This workshop introduced the AWP project, reviewed existing work and discussed the future needs and options for water supply for agriculture in the Alberni Valley.
- November 9th: The project team hosted a workshop with the Alberni Farmers' Institute (AFI). This workshop introduced the AWP, reviewed existing work and discussed the future needs and options for water supply for agriculture in the Alberni Valley.
- November 15th: The consulting team and ACRD staff met and presented to the Hupačasath First Nation Council. The presentation introduced the agricultural water

plan project to Chief and Council and provided information on the project's objectives and process. The Nation was invited to provide input and feedback on water usage throughout their traditional territory as the project unfolded.

- November 20th: The project team presented the project to the Alberni Valley Food Security Society Board of Directors.

March 2025

- March 12th: The project team met with the administrator for Cherry Creek Waterworks to discuss the AWP within the context of regional water infrastructure.

April 2025

- April 10th and 11th: The project team attended many in-person meetings with representatives of the regional water system and with local farmers. This included:
 - Presenting the draft AWP at an AFI meeting. Feedback on the draft recommendations was discussed.
 - Tour of the Log Train Trail, which runs along the base of the Beaufort mountains, from which adjacent farmers access their agricultural water from springs and snowmelt.
 - Tour of the McKenzie Road Pump Station
 - Meeting with the administrator of Cherry Creek Waterworks to discuss the Improvement District's water infrastructure and how it is accessed and used by Cherry Creek Electoral Area farmers.
 - Self-guided tour of the Catalyst / Domtar pump station and water distribution system.
 - Farm tours to examine dugout and water storage infrastructure currently in place and how it can be improved to meet farmers' needs.
- April 28th: A member of the project team met with the Regional Hydrologist for the Vancouver Island Region of Ministry of Water, Lands and Resource Stewardship (WLRS) to discuss groundwater.

May 2025

- May 15th: The project team met with Domtar / Catalyst Paper to explore opportunities for collaboration about water infrastructure and supply and licensing.
- May 20th: The project team met on two occasions with staff at WLRS to discuss water licensing considerations for the agricultural water supply options.

June 2025

- June 5th: The project team met with City of Port Alberni staff to discuss water infrastructure for food processing and agriculture.
- June 9th: A member of the project team met with BC Assessment to discuss "Developing Farm Status" and water licensing.

2.2 Surveys

October 2024 – December 2024 (14 responses)

A survey was created for the agricultural community regarding the AWP. Hard copies of the survey were distributed at the November 9th AFI meeting and the November 7th CAWS meeting. A link to an online version of the survey was also distributed online to the farming and livestock community in the Alberni Valley. A total of 14 responses were collected.



Figure 2. Catalyst / Domtar water storage located near Sproat Lake.

3.0 Engagement Results

The results from all meetings, interviews and the survey are summarized into the two tables below. Table 1 outlines the general key themes, gaps/challenges and opportunities related to agricultural water heard from all engagement activities. Table 2 (page 12) provides a summary of feedback received specific to the six water supply options presented at engagement events. The discussions with First Nation communities will be reported out in the final report once the communities have had a chance to review and provide feedback.

Table 1 Key themes, gaps, challenges and opportunities uncovered during engagement.

Key Themes	Gaps/Challenges	Opportunities
Water Supply and Storage	<ul style="list-style-type: none"> • Farmers face challenges accessing consistent water supplies, especially during droughts. • Dugouts are not always a viable storage option, and licensing regulations are complex. • Small farms may benefit from underground water storage but this may not be financially viable. • Cisterns are often a more affordable option but use is limited due to a lack of space and the overall volume of water required to irrigate crops. Better suited to gardens. • Forestry activities in the upland areas (particularly in the Beaufort Range) are seen to have impacts on water availability (excessive / fast runoff after rainfall events) and quality (sedimentation). • Climate change is expected to increase demand for irrigation in summer months, requiring long-term solutions. • Groundwater data is scarce and aquifer health isn't monitored, making it difficult to explore this as an option for irrigation. 	<ul style="list-style-type: none"> • Producers feel that larger-scale water storage infrastructure, such as collection of water draining from the Beaufort Range into reservoirs, could be developed. • Encourage dugout construction. • Partnering with First Nations could help access grants for infrastructure. • Continue support for conservation practices, drip irrigation, and tailored water budgets to help optimize water use. • Support irrigation and water management workshops. • Investigate the feasibility of using treated wastewater from the City of Port Alberni for irrigation.

<p>Infrastructure</p>	<ul style="list-style-type: none"> • Some proposed alternative irrigation water sources may not be as feasible due to cost of upgrades needed and environmental concerns. • While water is critical, farmers are equally concerned about access to cold storage, butchers, abattoirs, and feed storage. • The lack of water infrastructure reduces overall resilience and limits small and mid-sized producers. Some farmland is underutilized due to a lack of water supply and infrastructure for irrigation. • Producers with irrigation infrastructure are unsure if their current water supply will keep up during peak demand and under stressed water conditions in the future. 	<ul style="list-style-type: none"> • Ensure farmers have "shovel-ready" plans to access funding when available. • Fire prevention could be used as an alternative rationale for water storage infrastructure, with fire-mapping supporting funding applications or exemptions. • Prioritize cold storage, processing facilities, and abattoirs alongside water supply improvements.
<p>Regulations, Permits, and Licensing</p>	<ul style="list-style-type: none"> • There is a lack of clear guidance for building and licensing infrastructure such as tanks and dugouts. • Permitting requirements for irrigation projects can delay projects by over two years. • There is confusion over whether liability falls on the Qualified Environmental Professionals (QEP) or the farmer when designing and building dugouts. • Only farms with farm tax status qualify for water infrastructure funding through the EFP-BMP program administered by IAF, creating a chicken-or-egg dilemma for new farmers who need water access to grow but can't access funding until established. 	<ul style="list-style-type: none"> • Advocate to WLRS to streamline the permitting process and clarifying liability would reduce delays. • Host workshops on farm water storage and licensing (e.g., led by AFI). • Permits for dugouts are only required if surface water interacts with groundwater, which can fast-track some cases, but the burden of proof falls on the producer and there are no clear design guidelines the province will accept to allow immediate construction. • Work with AF to develop a resource guide for building and licensing dugouts to simplify the process. Advocate to AF and IAF about opening up eligibility requirements for EFP/BMP for new

		entrants who have not yet achieved farm tax status but have Developing Farm Status.
Producer Engagement, Advocacy and Knowledge Sharing	<ul style="list-style-type: none"> • Agriculture needs consistent representation in watershed planning discussions to ensure the sector is considered. • Education on water management (e.g. dugout workshops) is needed for producers. • The public lacks understanding of local food production and agricultural water priorities. 	<ul style="list-style-type: none"> • Include agricultural representation in watershed planning. • Increasing AFI's capacity to represent farmers and centralizing advocacy to strengthen the sector's voice. • Hosting workshops on water management and licensing, creating resource guides, and increasing public education campaigns could support both farmer knowledge and community buy-in for agriculture-focused planning.

Table 2 Overview of water supply options and gaps/challenges and feasibility considerations heard during engagement.

Water Supply Options	Gaps/Challenges	Feasibility Considerations
<p>1. Reactivation of the McKenzie Road Pump Station (Non-Potable)</p>	<ul style="list-style-type: none"> • High costs of renovation or rebuilding, labor requirements, and water licensing complexities; existing piping would need upgrades to handle larger water volumes. • Water treatment upgrades would be needed to bring water quality into compliance with Island Health, even if using it for irrigation, if using the same distribution system as potable water. 	<ul style="list-style-type: none"> • Need to assess where the highest concentration of unirrigated ALR land is to justify the investment. • Would need the water to be piped to storage facilities (such as the tall green tanks on Beaver Creek Road) because it would not be feasible for farmers to drive to the pump station with water trucks to access water there. • The pump is located in an area between private properties and can be difficult to access.
<p>2. Creation of an Irrigation District (Alberni Valley-wide)</p>	<ul style="list-style-type: none"> • Would require significant infrastructure investment and licensing would likely be complicated. • Governance challenges; would require a dedicated governance board; provincial government is not keen on new irrigation districts. • Uncertainty about long-term responsibility and funding required for establishment and maintenance. • May need to involve Mosaic and Ministry of Forests as at least a portion of the water is coming from areas of the mountains that have been part of forestry activities. 	<ul style="list-style-type: none"> • Would need to determine how best to collect the runoff water from the Beaufort mountain ranges along the Log Train Trail. This could include ditching for conveyance and/or collection ponds for storage. • Likely insufficient water runoff from the Beaufort range to provide sufficient water during high use periods (summer) without water storage. • Not a strong business case for this option due to high costs of establishment vs returns.
<p>3. Development of a New ACRD Agricultural/ Emergency Water Supply Service</p>	<ul style="list-style-type: none"> • Previous experience (e.g. Cherry Creek Improvement District) suggests independent water services struggle with high borrowing costs. 	<ul style="list-style-type: none"> • Water could also be used for wildfire mitigation, opening grant funding opportunities. • Questions about whether ACRD would provide reduced rate to farmers for water use.

	<ul style="list-style-type: none"> • Service establishment would likely require a referendum; long-term sustainability is a concern. • Public perception of additional fees collected by the ACRD for farming may be challenge. 	<ul style="list-style-type: none"> • Would need to determine which agricultural areas of the ACRD would be the target of the service. • Would require oversight by the ACRD or a Committee.
4. Redesignation of the Stamp River Water License for Emergency Use for agriculture during droughts and/or wildfires	<ul style="list-style-type: none"> • Environmental & First Nations Considerations, local water committee is advocating for minimum 15cm/s flows Sin Somass/Stamp River watershed for fish and salmon habitat year-round. • Even for emergency use, delivery systems would need investment. 	<ul style="list-style-type: none"> • ACRD already holds unused water under an existing license, which could be repurposed for agriculture or emergencies. Greater feasibility if water is allowed to be used anytime, not just during droughts. • Potential to explore 'water users community' water licence for agricultural water use.
5. Regional Water Storage for Emergency Use During Droughts	<ul style="list-style-type: none"> • This would be a larger infrastructure project with significant investment needs and would likely need to be governed by the ACRD or a proxy committee. • In addition to licensing, there may be a need to purchase or lease land close to the water source to construct storage. • Challenges around flow levels from some sources and infrastructure like power supply and establishing new pumps and piping. 	<ul style="list-style-type: none"> • Site Selection: Options include Elsie Lake (hydro dam), Great Central Lake, or using water licenses held by Domtar to move water to storage near agricultural lands. • Often easier from a licensing perspective to expand to an area without a current license then to add allocation to existing license. • Unused water from Domtar's licence would need to be transferred to ACRD (partial transfer appurtenance) and new piping required if water is not treated. Further conversations with Domtar staff would be required.
6. Farm-Based Water Use & Conservation (Dugouts, Storage)	<ul style="list-style-type: none"> • Regulatory, licensing and compliance complexity and challenges exist but are not insurmountable. • Farmers require guidance on how to navigate the permitting process. • Dugouts and cisterns may work for small areas of irrigation but not larger forage operations. 	<ul style="list-style-type: none"> • Low-Cost, High-Impact Option: Seen as the most immediate and feasible solution. However, the ACRD would have the least amount of control over implementation as it would be up to individual producers.

	<ul style="list-style-type: none"> • High costs associated with hiring QEPs to assess dugout feasibility and design them. 	<ul style="list-style-type: none"> • Possibility of working with WLRS to determine feasibility of diverting ephemeral streams into on-farm dugouts. • Possibility to obtain a water licence with Developing Farm Status. • Some farms have successfully accessed grants for water storage. • Less feasible for irrigating forage crops, compared to vegetables or livestock watering, due to size of dugout that would be required. • Most applicable to areas that don't have access to surface water or potential for wells.
--	------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4.0 Next Steps

Throughout the Summer of 2025 the assessment of the water supply options will continue and additional engagement will occur as needed for a deeper analysis of the options. The final Plan will be drafted by Fall 2025 and presented to agricultural communities and First Nations for opportunity to provide feedback.



Figure 3. Dugout in the Alberni Valley.



To: ACRD Board of Directors

From: Amy Needham, Sustainability Planner

Meeting Date: July 23, 2025

Subject: Food Security Emergency Planning Project What We Heard Report

Desired Outcome:

As part of the Food Security Emergency Planning project, a ‘What We Heard’ engagement report has been developed to outline engagement work completed to date to the Alberni-Clayoquot Regional District (ACRD) Board of Directors.

Summary:

Upland Agricultural Consulting and ACRD staff have developed a What We Heard Engagement Report for the Food Security Emergency Planning project which outlines key engagement activities across multiple sectors, collaborators and interested parties and will inform the final report.

Background:

In March 2024, the ACRD received funding through the Food Security Emergency Planning & Preparedness fund from the Province of BC through the Investment Agriculture Foundation to conduct a two-phase project on food security across the ACRD in the context of emergency planning for flooding, drought, wildfire and supply chain interruption.

An invitation to collaborate on this project was extended to every municipality and First Nation within the ACRD’s administrative borders, and was accepted by the City of Port Alberni, District of Tofino, District of Ucluelet, Tseshaht First Nation, Hupacasath First Nation and Yuułuʔiłʔatḥ. Each collaborator will receive a dedicated section of the final report that outlines the unique situation and requirements of their citizens with regards to food security emergency planning that can then be used to apply for future grant opportunities for training, equipment and infrastructure.

Each phase of the project will focus on a specific area of the ACRD, as geography, climate, soil, precipitation, and access impose very different opportunities and limitations to both food production and emergency planning on each area. Phase One focuses on the Alberni Valley and final deliverables will include both a livestock emergency plan that will satisfy all new legislative requirements imposed by the province through the *Emergency & Disaster Management Act* that was enacted in 2023, as well as

be functionally useful for area farmers to plan for and respond to emergencies, and a food security needs assessment for the City of Port Alberni and the Alberni Valley.

Phase Two focuses on the West Coast, including the District of Tofino, the District of Ucluelet, the electoral areas of Bamfield and Long Beach, and First Nation collaborators, and the unique challenges associated with food security and sovereignty in an area with no Agricultural Land Reserve, but where non-traditional food production/harvesting and aquaculture are both crucial and often overlooked.

Time Requirements – Staff & Elected Officials:

This is a multi-year project that will be completed by January 15, 2026 by a hybrid consultant and staff team. The ACRD Project Lead is the Sustainability Planner, with project support from the Protective Services Manager, grant support from the Grants Coordinator, and RFP/contract support from the Procurement Coordinator.

Financial:

This project is 100% grant funded through the Province of BC’s Food Security Emergency Planning & Preparedness Fund, administered by Investment Agriculture Foundation.

Strategic Plan Implications:

The ACRD Strategic Plan 2024-2027 includes strategies and objectives that align with both food security and emergency planning. Strategy 1.2 – Sustainable land use planning and growth management includes an objective to “work with regional agricultural producers toward identifying and addressing challenges faced by regulations and climate change.” Strategy 2.4 – Emergency management and climate adaptation includes objectives to ‘include the examination of the impacts of drought on the security of our water systems’ and to ‘identify and consider the impacts of climate change as it relates to hazard and risk assessments.’ This project will address part of all three of these strategic plan objectives.

Policy or Legislation:

Section 52 of the *Emergency & Disaster Management Act* requires local governments to develop emergency management plans to mitigate hazards for animals, including livestock listed in the *Livestock Act*.

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

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

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



What We Heard – Engagement Summary

ACRD Food Security Emergency Plan

July 2025

Prepared for:
Alberni-Clayoquot Regional District

Prepared by:



Table of Contents

TABLE OF CONTENTS	I
LAND ACKNOWLEDGEMENT	II
ACKNOWLEDGEMENTS	II
ACRONYMS	III
1.0 INTRODUCTION	4
1.1 ENGAGEMENT OBJECTIVES	4
2.0 ENGAGEMENT ACTIVITIES	5
2.1 MEETINGS, PRESENTATIONS AND INTERVIEWS	5
2.2 SURVEYS	9
3.0 ENGAGEMENT RESULTS	10
3.1 ALBERNI VALLEY	10
3.2 WEST COAST COMMUNITIES	14
3.3 COLLABORATING MUNICIPALITIES	17
3.3.1 CITY OF PORT ALBERNI	17
3.3.2 DISTRICT OF TOFINO	17
3.3.3 DISTRICT OF UCLUELET	18
4.0 NEXT STEPS	19

Land Acknowledgement

Alberni-Clayoquot Regional District serves the communities of the central and west coast of Vancouver Island located on the ʔahahuuti (traditional territories) of the Nuuchahnulth Nations of Ahousaht, Ditidaht, Hesquiaht, Hupačasath, Huu-ay-aht, Tla-o-qui-aht, Toquaht, c̓šaaʔath (Tseshaht), Uchucklesaht, and Yuuʔitʔath. Since time immemorial, Nuuchahnulth Peoples have walked gently in these places where we live, work, learn, and play. We are committed to building relationships based in honour and ʔiisaak (respect), and we offer our gratitude.

Acknowledgements

Along with the ACRD, this project is funded by Agriculture and Agri-Food Canada and the Government of British Columbia through programs delivered by the Investment Agriculture Foundation of B.C.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

DELIVERED BY:



FUNDING PROVIDED BY:



Acronyms

- ACRD Alberni-Clayoquot Regional District
- ADC Agricultural Development Committee
- AFI Alberni Farmers' Institute
- AVFSS Alberni Valley Food Security Society
- CFR Coastal Foods Roundtable
- DoT District of Tofino
- DoU District of Ucluelet
- EOC Emergency Operations Centre
- FSEP Food Security Emergency Plans
- MOU Memorandum of Understanding
- NTC Nuu-chah-nulth Tribal Council
- UFN Ucluelet First Nation



Figure 1 Engagement event on the West Coast.

1.0 Introduction

In 2024, the Alberni-Clayoquot Regional District (ACRD) began a project to assess food security and emergency planning in the region. The project objectives were to 1) develop a Livestock Emergency Plan for the Alberni Valley, and 2) develop a Food Security Emergency Plan (FSEP) for both the Alberni Valley and West Coast communities respectively, including First Nations communities and municipalities that expressed interest in collaborating. The project required comprehensive engagement with key players and organizations from across the ACRD. Engagement activities aided the consulting team in understanding the local context, including the nuances of emergency situations, past and present food system challenges faced during emergencies, existing assets, potential gaps to emergency mitigation, preparedness, response and recovery for the agriculture and food sectors. Furthermore, engagement provided consultants with insights into food security in local communities, including the local definition of food security, local food needs and sources, and any challenges or opportunities which are present regarding food security during an emergency. The following document describes the objectives, activities and findings from the engagement process.

The *ACRD Agricultural Water Plan* was being undertaken concurrently to the FSEPs and was facilitated by the same consulting team. This allowed for efficiencies in engagement efforts to best inform and align the final deliverables. A separate Engagement Summary Report has been developed for the *ACRD Agricultural Water Plan*.

1.1 Engagement Objectives

The following objectives guided the engagement process:

- Contribute to a culture of trust and communication between the Regional District and the region's community members and residents.
- Collaborate with the project team to identify mechanisms to notify members of the agricultural community, member municipalities, and First Nations communities on ways to become involved in the process.
- Solicit feedback from the agriculture sector in identifying the assets, gaps, challenges, and opportunities when it comes to agriculture emergency planning in the Alberni-Clayoquot region.
- Solicit feedback from the public on concerns and issues around food security and food sovereignty, while seeking beneficial and publicly endorsed solutions.
- Clearly define food security and food sovereignty for communities within the region.
- Identify critical food resources for all members of the Alberni-Clayoquot region.
- Gain support and acceptance across the region for the projects and their implementation.

2.0 Engagement Activities

Several methods of engagement were deployed to build understanding of local context and collect insights on agriculture and food security related to emergency planning for the Alberni Valley, West Coast and First Nations communities. The following section details the chronological activities that were undertaken.

2.1 Meetings, Presentations and Interviews

August 2024

- August 20th: The consulting team and ACRD staff presented to the Agricultural Development Committee (ADC) to introduce the FSEP process and objectives to ADC members and provide an overview of the opportunities to provide input and feedback.

September 2024

- September 5th: The consulting team had a meeting with senior City of Port Alberni staff to discuss the project.
- September 5th: The consulting team attended the Alberni District Fall Fair. A booth was set up with information about the projects and a brochure was distributed providing information about the projects and how people can become involved in the process.
- September 5th: The consulting team and ACRD staff met and presented to the Tseshah First Nation Council. Tseshah is a collaborator on this project and will have a dedicated section of the final plan for their goals, objectives and plans for food security emergency planning. The presentation introduced the emergency food security and water planning projects to Chief and Council and provided information on the projects' objectives and process. Advice was provided regarding the best way to engage the Tseshah community during the project.
- September 5th: The consulting team toured around the Alberni Valley and investigated various locations that may be suitable for livestock relocation during an emergency such as wildfire or flooding.
- September 6th: The consulting team toured the Dock+ Facility in Port Alberni. The consulting team heard from the manager about the equipment within the facility, the food tenants, plans for expansion, and opportunities to support food security.
- September 6th: The consulting team had a meeting with Port Alberni Chamber of Commerce to discuss the opportunities for the Chamber to support the project.
- September 6th: The consulting team met with the Emergency Planning Coordinator for the Nuu-chah-nulth Tribal Council (NTC). The projects were introduced and the coordinator provided feedback on how the NTC can support the projects.
- September 17th: The project was presented at the ACRD Emergency Network Meeting.

November 2024

- November 8th: The project team hosted a workshop with the Coastal Foods Roundtable (CFR) in Ucluelet. This workshop introduced the FSEP project, reviewed existing work, resources and assets and discussed the specific emergency food security needs of the west coast.

- November 9th: The project team hosted a workshop with the Alberni Farmers' Institute (AFI). This workshop allowed for a discussion of priorities to include in the Livestock Emergency Plan, reviewed existing work and discussed future needs and options for emergency food security.
- November 13th: ACRD staff met with Tseshaht staff to discuss existing terrestrial and marine food security assets within the Nation, as well as threats from climate-related emergencies, infrastructure gaps, and goals for future infrastructure, equipment and training to increase food security during emergencies.
- November 15th: The consulting team and ACRD staff met and presented to Hupačasath First Nation Council. Hupačasath is a collaborator on this project and will have a dedicated section of the final plan for their goals, objectives and plans for food security emergency planning. The presentation introduced the emergency food security and water planning projects to Chief and Council and provided information on the projects' objectives and process. Advice was provided regarding the best way to engage the Hupačasath community during the project.
- November 20th: The project team presented the project to the Alberni Valley Food Security Society (AVFSS) board of directors and staff.

December 2024

- December 3rd: Specific questions to inform the Livestock Emergency Plan were presented at a ACRD Emergency Network Meeting. Subsequently, several emailed responses were received related to feedback on the draft Livestock Emergency Plan and challenges and opportunities were identified for improving emergency response for the livestock sector.

February 2025

- February 4th: The consulting team and ACRD staff met and presented to Yuutu?it?ath Government Legislature. Yuutu?it?ath is a collaborator on this project and will have a dedicated section of the final plan for their goals, objectives and plans for food security emergency planning. The presentation introduced the emergency food security project to the President and Legislature and provided information on the project's objectives and process. Advice was provided regarding the best way to engage Ucluelet First Nation during the project.

March 2025 – June 2025

- Interview invitations were distributed to various representatives of the Alberni Valley and West Coast food systems, including food businesses, non-profits, Chambers of Commerce, and local government staff. Interviews occurred from March to June, with a total of 21 interviews completed.

April 2025

- April 7th: The consulting team visited the Bamfield Marine Sciences Centre, the Bamfield Community School and the Bamfield Fire Hall, all of which are emergency reception centres for that community. These meetings helped to determine their current state of emergency food preparedness and identify gaps that can inform the prioritization of future improvements.
- April 7th: Staff of the Huu-ay-aht First Nations met with the consulting team to discuss their food security and emergency preparedness initiatives, including their food fish program.
- April 7th: The consulting team toured the Huu-ay-aht community garden with Elders.

- April 8th: The consulting group facilitated a community garden event in collaboration with the Ucluelet First Nation (UFN). This gathering provided an opportunity for community members to share their priorities related to food security and food sovereignty.
- April 8th: The team met with the community garden coordinator of UFN and toured the garden.
- April 8th: The project team presented the draft West Coast FSEP recommendations and survey results to the CFR. This opportunity allowed for discussion and input from all parties present.
- April 9th: The project team attended meetings with multiple District of Tofino staff including the Manager of Legislative Services, Director of Infrastructure & Public Works, Director of Community Services and Chief Administrative Officer.
- April 9th: The project team visited the Tofino Community Hall, which is Tofino's emergency reception centre.
- April 9th: The consulting team attended the Ucluelet Emergency Planning Committee Meeting to present the draft West Coast FSEP recommendations and survey results, and meet members of the local Emergency Support Services team.
- April 10th: The project team presented a draft of the Livestock Emergency Plan to the AFI. Draft recommendations were discussed in this meeting and input/feedback given.



Figure 2 Engagement event in the Alberni Valley.

May 2025

- May 23rd: Members of the project team visited the Hupacasath First Nation community farm to discuss the project with the Garden Manager.

June 2025

- June 6th: Project team members met with the Elected Chief Councillor and staff of the Tseshaht First Nation to discuss the FSEP.

July 2025

- July 8th: The draft Livestock Emergency Plan was presented to the ACRD Emergency Network for discussion and feedback.



Figure 3 Welcome table at engagement event.

2.2 Surveys

October – December 2024 (14 responses)

- A survey was created for the agricultural community regarding the Livestock Emergency Plan project. Paper copies of the survey were distributed at the November 9th Alberni Farmers Institute meeting and the November 7th Council for Agricultural Water Supply meetings. A link to the survey was also distributed online to the farming and livestock community in the Alberni Valley.

December 2024 – March 2025 (26 responses)

- A survey was created and distributed to organizations and individuals involved in food security in the Alberni Valley and the West Coast Communities. This survey gathered feedback on what is needed to support food security during an emergency.

April – September 2025

- Surveys were created for each collaborating First Nation community and were distributed in hard copy and made available online. These surveys will be open until September 2025.



Figure 4 Engagement event in the Alberni Valley.

3.0 Engagement Results

The results from engagement activities are organized into key themes, gaps and opportunities and are presented separately by subregion (Alberni Valley and West Coast). The results are a synthesis from all workshops, interviews and meetings. The discussions with First Nation communities will be reported out separately in the final FSEP report once the communities have had a chance to review and provide feedback.

3.1 Alberni Valley

These results include feedback from engagement efforts with residents in the City of Port Alberni and ACRD Electoral Areas B (Beaufort), D (Sproat Lake), E (Beaver Creek) and F (Cherry Creek).

Table 1 Key themes, gaps and opportunities heard during engagement in the Alberni Valley.

Key themes	Gaps	Opportunities
Food Supply during Emergencies	<ul style="list-style-type: none"> • Food sourced external to the region is at risk during road closures due to reliance on one main road (Highway 4) for transportation and lack of large-scale food storage infrastructure. • Several large food retailers co-located within a few blocks are the main sources of food for many residents of the Alberni Valley, highlighting geographic vulnerability. • Informal distribution occurring during emergencies. 	<ul style="list-style-type: none"> • Ensure supermarkets can function during power outages and that frozen/cooler products are distributed effectively. • Encourage local food storage & emergency supply planning. • Assess retail food industry behavior during past emergencies (e.g. wildfires) to improve communication and preparedness. • Increase communication between food distributors, organizations and producers during emergencies for efficient food access for the public. • Zone additional areas in the community for commercial food retail.
Meat Processing	<ul style="list-style-type: none"> • Acquiring meat processing licences and building infrastructure is challenging. Producers find the meat processing licensing process is challenging 	<ul style="list-style-type: none"> • Advocate to the province for the development of a streamlined renewal pathway for meat processing

	<p>due to regulation and costs and the fact that the renewal process requires almost as much information as the initial application.</p> <ul style="list-style-type: none"> • Some producers have experienced inconsistent inspector standards, unclear regulations, and short-notice inspections cause confusion. • Some producers mentioned there is a need for stable poultry/livestock abattoirs and trained workers. 	<p>licences that is clearly differentiated from initial applications.</p> <ul style="list-style-type: none"> • A centralized small livestock processing facility could incentivize the production of locally raised poultry and rabbits. • Increased training support for meat processing and cut and wrap services.
Food Storage and Processing Infrastructure	<ul style="list-style-type: none"> • Currently a lack of large scale cold (refrigerated) storage capacity for produce when large crops are all ripening at once. • Affordability is a key concern; facility rentals must be cost-effective for the producer/processor. • Existing freezer storage at Dock+ does not have generator backup. 	<ul style="list-style-type: none"> • Increased investments in shared food processing and storage facilities like the Dock+, including backup generators to maintain food stores during power outages. • Explore partnerships with FN governments and NGOs to collaborate and expand refrigeration capacity.
Regulations and Policies	<ul style="list-style-type: none"> • Farm tax status policies need reform to incentivize small-scale food production. 	<ul style="list-style-type: none"> • Continue to preserve ALR land for agriculture. • Support food production on fertile non-ALR land. • Advocate to the province to adjust farm tax status thresholds to better incentivize small-scale farming. • Encourage larger food retailers to stock locally produced foods. • Explore insurance options, land matching programs, water storage and licensing applications and funding access for small-scale farmers to help new entrants overcome bureaucratic hurdles. • Work with the province to advance affordable land access through secure tenure models, including cooperatives and land trusts.

Production	<ul style="list-style-type: none"> • Lack of regional centralized composting facilities and quality compost access to support increase yields. • Egg grading facility needed for small producers. • Limited use of irrigation due to water storage and access issues. • Insufficient feed and grain storage for locally produced grain and feed. 	<ul style="list-style-type: none"> • Expand the compost products created through the Sort 'n Go program to provide local farmers with a local fertilizer solution. • Advocate to the province to relax eligibility rules around Environmental Farm Plan Beneficial Management Practices funding to ensure that funding for farm infrastructure (greenhouses, fencing, equipment, feed storage) is available to new farmers who have not yet achieved farm tax status.
Distribution	<ul style="list-style-type: none"> • Gleaning programs are underfunded and could be used to ensure that healthy food is allocated to low-income residents and potential bear attractant hazards are mitigated without removing fruit trees. • Lack of local food transportation/ distribution networks for those unable to reach markets individually. 	<ul style="list-style-type: none"> • Support existing gleaning programs and incorporating coordination to responding to crop harvesting needs during an emergency. • Some producers have innovative models (e.g. direct-to-consumer sales) that could be scaled or replicated to improve access. • Support a larger, more central farmers' market that will attract more customers and allows vendors to sell their product more efficiently.
Knowledge and Communication	<ul style="list-style-type: none"> • Lack of awareness from the public of the benefit provided by local agriculture and food production for community level food security and local resilience. 	<ul style="list-style-type: none"> • Teaching food security, agriculture, and food production in schools. Advocate to the provincial government to reinstate funding to Farm to School BC. • Public education on food security, available resources, and food processing opportunities. • Support for local organizations that are already engaged in food security efforts. • Continue facilitating conversations between food system representatives. • Partner with interested First Nations to facilitate elders' teachings for land use, harvesting, foraging and Indigenous food sovereignty and food systems.

<p>Emergency Communication, Planning, Preparedness & Response for Livestock</p>	<ul style="list-style-type: none"> • There are communication gaps between emergency response teams and farmers. For example, clear processes regarding access to livestock operations during emergencies. • Inadequate livestock infrastructure (fencing, transport, holding areas) for large-scale relocations. • There is a lack of local veterinary services. • Lack of redundancy in feedstock supply chains. • No formal system exists for buddy farm arrangements or livestock relocation coordination. • ACRD Emergency Operations Centre (EOC) lack embedded agricultural expertise and representatives. • Not many local farmers are registered with the provincial Premises ID program. • Uncertainty around the scope and use of powers granted to government by the <i>Emergency Disaster and Management Act</i> (Bill 31) in agricultural contexts. 	<ul style="list-style-type: none"> • Establish dedicated agricultural representatives in EOCs to ensure farms' needs are considered. • Promote the use of buddy farm agreements in advance of emergency situations. • Secure grants for fencing improvements at community-level livestock relocation sites. • Strengthen local emergency communication systems for farmers (e.g. Pod System). • Promote Premises ID registration. • Encourage individual farm emergency plans, including buddy farms. • Train farmers on self-sufficiency strategies (e.g., irrigation use during wildfires, backup plans for feed storage). • Establish emergency livestock access permits for controlled movement during disasters. • Support funding for the AFI to engage in emergency planning and communications.
<p>Feedstock and Forage</p>	<ul style="list-style-type: none"> • The lack of a feedstock storage facility leads to supply risks during droughts or disasters. Farmers currently rely on out-of-town sources (Duncan, Courtenay) for feed, making supply chains fragile and easily affected by highway closures or transportation issues. 	<ul style="list-style-type: none"> • Create multiple (2-4 per region) decentralized feed storage locations instead of a single regional facility. • Improve coordination of feedstock supply chains to ensure access during shortages. • Explore grant funding for feedstock storage solutions on underutilized lands.

3.2 West Coast Communities

These results include feedback from engagement efforts in the District of Tofino, District of Ucluelet, Electoral Area A (Bamfield) and C (Long Beach).

Table 2 Key themes, gaps and opportunities heard during engagement with the West Coast communities.

Key themes	Gaps	Opportunities
<p>Planning for Future Emergencies</p>	<ul style="list-style-type: none"> • There is a gap in planning for disasters beyond earthquakes/ tsunamis, such as extreme weather, wildfires, flooding, and landslides that can lead to road closures and power outages. • Gap in considerations for seasonal population surges (tourism). • Creation of comprehensive emergency plans for tourism accommodations are variable. • Food storage is minimal at critical sites (schools, community centre, gardens). • There is no centralized emergency food distribution system. The roles are unclear surrounding who will be distributing food during an emergency and who (which groups) will get priority food access. • There are no formal emergency food plans among local food businesses, local organizations or reception centres; however, many businesses are community oriented and have supported food access in past emergencies. • Many businesses lack the time, money, and knowledge to prepare emergency plans on their own. 	<ul style="list-style-type: none"> • Develop comprehensive emergency food plans that account for seasonal population variations. • Investigate the use of mutual aid agreements with food banks, local businesses (restaurants, resorts, seafood processors) to improve emergency food access and create communication plans. • Integrate food banks into emergency planning to maintain fresh, rotating emergency food stocks. • Enhance fisheries' role in emergency planning, ensuring a consistent local supply and better integration with food security efforts. • Formalize processing businesses, restaurants, and local food organizations roles in emergency response through timely communication during emergencies. • Work with food retailers (e.g. Co-ops) before emergencies to secure food supplies. • Convene meetings with resorts and other tourist accommodations to understand their needs and how they could provide assistance during emergencies.

	<ul style="list-style-type: none"> • Fisheries are underrepresented in emergency planning despite the high availability of ocean-based protein. 	
Communication and Education	<ul style="list-style-type: none"> • There's currently no centralized food emergency leadership and coordination between agencies is unclear. • Residents and businesses often don't know which local authority to contact during an emergency and are unclear on the process for receiving information from authorities during emergencies. • Communication systems are fragmented during emergencies; some regions rely on VHF radios or satellite phones, but cell towers and tsunami sirens are often unreliable, and some need upgrades. • Could have improvements in coordinated policy support and advocacy for food security on the west coast. • Community food security needs better metrics to understand local production vs. external imports. 	<ul style="list-style-type: none"> • Provide workshops, templates and leadership in emergency planning, including considerations for food. • Strengthen collaboration between emergency planners, local producers, and community organisations. • Train residents through programs like Connect & Prepare. • Build on existing food literacy and education for the public around food preservation, storage and emergency planning. • Encourage citizen advocacy to prioritize food security in local planning.
Food Storage, Processing & Infrastructure	<ul style="list-style-type: none"> • Lack of cold storage and food processing infrastructure limits local food resilience. • Lack of meat processing services. • Community members need access to shared resources like tools, processing equipment, and storage facilities. • High land lease costs and infrastructure barriers (e.g., not enough space, no generator) hinder local seafood processing businesses. 	<ul style="list-style-type: none"> • Construct cold and emergency food storage facilities. • Fund food processing equipment (e.g. dehydrators, smokehouses). • Use airport and municipal land for food storage and processing. • Utilize seacans or other structures for emergency food storage in municipal-owned spaces to expand capacity.

	<ul style="list-style-type: none"> • Lack of generators and seismic upgrades for existing infrastructure. 	<ul style="list-style-type: none"> • Invest in generators at key emergency reception sites.
Local Production & Distribution	<ul style="list-style-type: none"> • The majority of seafood is exported rather than retained for local use. • Land access is limited by short leases and lack of agricultural land designation. • Co-ops and ferries are single points of failure for supply chains. • A lack of coordination among seafood producers in emergency planning. • Land access for food production is uncertain, with no land-matching program in place, high land values due to tourism. 	<ul style="list-style-type: none"> • Support seafood CSA models and local sales. • Advocate for agricultural land-use designations and incentives for farming. • Utilize available land awaiting development (e.g. the airport) for growing food. • Promote direct-to-consumer models and resilient local distribution networks. • Land use planning needs to integrate food security considerations (e.g. edible landscaping, green spaces, community gardens, airport lands). • Ensure land explored for food production comes with a water source as well.
Drinking Water Infrastructure	<ul style="list-style-type: none"> • Drinking water infrastructure lacks redundancy (especially in Tofino and Bamfield); there's a high reliance on single-source piping and outdated infrastructure. • Water availability under multiple emergency conditions is uncertain. • There is recognition that tourist seasons drastically increase population right when water resources are at their lowest and fire risk at its highest, straining infrastructure and requiring seasonal planning. 	<ul style="list-style-type: none"> • Strengthen long-term water security through First Nations and local government partnerships to develop resilience and redundancy in infrastructure, as well as secure long-term water supply • Investigate if the current water systems could meet water needs during a variety of emergencies (e.g. droughts, structure fires, tsunami, earthquake, flooding, etc.)

3.3 Collaborating Municipalities

Results from meetings with the collaborating municipality staff are organized into key themes.

3.3.1 City of Port Alberni

Food Security Policies and Infrastructure

- The City's new Official Community Plan (OCP) will guide the inclusion of food security initiatives into long term plans. Planning staff noted that policy development will continue through summer and fall 2025, including engagement with the public.
- The City is drafting its first Parks Master Plan and may consider including fruit trees/edible landscaping if it follows Wildsafe BC guidelines and includes support for ongoing maintenance.
- The City is currently supportive of urban agriculture on private properties and community gardens on public lands.
- Current water restrictions during a drought allow for food crops to be watered up until Stage 4.
- Current water supply could support an increase in food and fish processing.
- The lack of shelf-stable food processing infrastructure and limited cold storage were identified as gaps in the food system.
- Potential to investigate feasibility of a centralized year-round permanent farmers market that could have dual purposes (e.g. food storage for emergencies).

Emergency Planning and Coordination

- The City does not have its own standalone emergency food strategy and formal integration of the City into ACRD emergency food planning would benefit emergency coordination and communication.
- The ACRD Memorandum of Understanding (MOU) with the Fall Fair Association allows large livestock use, but not smaller animals. Emergency access to the Fall Fairgrounds requires direct coordination with the City to organize this response. It would be beneficial to have a clear process for response activation.

3.3.2 District of Tofino

Water Security

- There's a critical lack of redundancy in water infrastructure in the District of Tofino (DoT) with only one pipe coming from Meares Island delivering water from three main reservoirs. There is also limited storage capacity, especially for the high requirements during tourist season.
- A water supply report outlining various options is in development. Kennedy Lake is the most long-term sustainable option to secure supply but complex due to land access and water rights – continued collaboration with First Nations and other partners is required.

Emergency Food Supply & Marine Resources

- The DoT has pre-prepared MoUs with fisheries and hotels for emergency use, which will be activated post-disaster to ensure industries are reimbursed. However, there are opportunities to develop additional MOUs to broaden regional emergency preparedness.
- Some fish processing companies played a large role in distribution during Covid-19 and may still have potential for emergency distribution.
- There are no large canning facilities, limiting local seafood processing.

- There were suggestions of developing a seasonal marine food access plan to show the varying availability by time of year.

Food Security, Land Use & Infrastructure

- Opportunity for increased community education on household-level preparedness, including pantry guidelines.
- There is no affordable land available for growing food within Tofino itself.
- There is strong support to prioritize food production on airport lands, including potential greenhouse development.

Social Equity & Community Capacity

- There's concern for equity in emergency planning, especially for low-income and Indigenous residents.
- There is currently no clear food distribution framework in place and the need for this is widely recognized.
- There is support for regional collaboration but concern about lack of clear metrics or implementation pathways for plans.
- The region is currently undertaking a Cultural Safety Plan project to identify areas for improving equity and strengthen relationships with our Indigenous neighbours.

3.3.3 District of Ucluelet

Water Security

- The District of Ucluelet (DoU)'s current water supply source is from wells and a creek, and additional wells have been drilled for increased capacity during droughts.
- Kennedy Lake was studied previously as a more stable water supply; further assessment is required as there are complexities accessing the lake.
- Regional water infrastructure such as reservoirs have not been seismically upgraded, posing risk during earthquakes.

Emergency Food Supply & Marine Resources

- Existing emergency food infrastructure includes one seacan outside the fire station and plans to add a second.
- Food Bank On the Edge will be starting back up; there is potential to utilize the food bank as a curated, permanent emergency food supply if it is supported to do so by local governments.
- Local seafood processors could play a role in emergency cold storage and ice production.

Food Security & Storage

- The DoU high school and community centre have commercial kitchens, in which programming for food literacy, food preservation could be expanded.
- There's a lack of public knowledge on personal responsibilities for food preparedness and shelf-stable food storage but there is an interest in these classes.

Community Capacity & Coordination

- Strong local knowledge in feeding large groups (e.g. food bank volunteers, First Nation communities).
- There is a need for better inter-community collaboration with Ucluelet, Tofino and Bamfield related to food security.

4.0 Next Steps

Throughout the summer of 2025 the recommendations for the FSEP for the West Coast and Alberni Valley will be drafted and the opportunities uncovered through engagement will help to inform the recommendations in these forthcoming plans. A final round of engagement will occur in fall 2025 to present the draft FSEPs to the communities for an opportunity to provide feedback.



Figure 5 Engagement event on the West Coast.



Alberni-Clayoquot Regional District

Board of Directors Meeting Schedule August 2025

DATE	MEETING	TIME & LOCATION	ATTENDEES
Tuesday, August 12 th 10:00 am	Transportation Advisory Committee Meeting	Hybrid – ACRD Board Room/Zoom	Committee/Staff
Tuesday, August 19 th 6:00pm	Bamfield Area Services Committee Meeting	Zoom	Committee/Staff
Wednesday, August 27 th 1:30pm	Board of Directors Meeting Regional Hospital District Meeting (immediately following above)	Hybrid – ACRD Board Room/Zoom Hybrid – ACRD Board Room/Zoom	Board/Staff
Thursday, August 28 th 1:30pm	Salmon Beach Committee Meeting	Zoom	Committee/Staff

m:\meeting schedules\2025\monthly\august 2025 directors meeting schedule.docx

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
JUNE, 2025**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family			1	950,000	3	697,559	1	850,000					5	2,497,559
Mobile Homes									1	4,207			1	4,207
Multi-Family													0	0
Adds&Rens			1	40,000			1	30,000			1	20,000	3	90,000
Commercial													0	0
Institutional													0	0
Industrial													0	0
Miscellenaous			1	1,000			1	10,000	1	23,741			3	34,741
Totals	0	0	2	991,000	3	697,559	3	890,000	2	27,948	1	20,000	12	2,626,507

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
JUNE, 2025 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	1	446,177	1	950,000	5	1,738,746	3	2,220,196	3	1,003,046	2	1,364,012	15	7,722,177
Mobile Homes	0	0	0	0	0	0	0	0	2	19,714	0	0	2	19,714
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	1	463,700	1	40,000	0	0	3	110,000	1	56,182	2	94,399	8	764,281
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	2	412,230	0	0	0	0	0	0	2	412,230
Miscellenaous	0	0	2	46,000	4	258,299	4	200,153	2	39,128	2	163,511	14	822,416
Totals	2	909,877	3	1,036,000	9	2,284,816	11	2,707,903	6	762,851	6	1,621,922	38	9,323,369

	BAMFIELD	BEAUFORT/	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS	2	3		2		7	11

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2024	39	6,563,374	119	30,520,584					
2023	57	10,244,802	107	21,617,844					
2022	67	14,629,933	127	27,309,617					
2021	60	7,621,775	109	15,945,961					
2020	54	7,279,984	121	16,119,274					
2019	49	6,108,790	109	14,925,682					
2018	49	5,906,945	104	12,305,797					
2017	43	5,156,691	103	12,826,449					
2016	37	4,470,698	82	10,545,063					
2015	37	2,889,762	89	8,577,170					
2014	46	3,813,773	73	7,121,200					
2013	38	5,173,441	81	8,208,948					
2012	46	4,321,800	92	9,011,700					
2011	81	6,169,377	120	9,221,498					
2010	82	13,809,078	149	21,524,170					
2009	63	6,581,912	123	11,302,380	1999	37	1,805,788	80	3,348,092
2008	73	9,556,826	147	22,682,130	1998	41	1,650,426	75	3,320,890
2007	73	7,016,424	163	15,007,877	1997	48	2,779,466	104	10,025,166
2006	84	7,663,595	161	15,909,705	1996	69	5,542,700	128	9,050,554
2005	74	8,278,645	138	12,962,379	1995	61	5,910,000	116	9,641,300
2004	77	6,842,554	133	11,036,854	1994	92	6,327,000	151	7,915,500
2003	37	3,671,688	97	6,925,356	1993	82	5,774,000	167	10,864,000
2002	42	1,754,970	76	2,986,134	1992	87	5,660,000	173	11,192,500
2001	40	3,734,396	89	5,790,126	1991	57	3,115,520	126	7,155,120
2000	43	2,009,157	88	4,095,339	1990	53	5,240,500	118	6,323,900



Monthly Agreement & Grant Delegation Report

The following agreements have been executed by the CAO and or GMs for the period of June 1, 2025, to June 30, 2025:

Parties	Agreement	Purpose	Term	Fees
Imagination FX	Contract for Services	To engage with local first nations to develop a cultural safety plan. Imagination FX is working in conjunction with KPMG to deliver the Cultural Safety Plan project. Imagination FX will be responsible for the facilitation and engagement of the project.	June 12, 2025 – March 1, 2026	\$18,200.00
Adriane Brown Group Inc.	Amendment Agreement	To add additional funds to the original contract and incorporate the expanded scope.	February 13, 2025 – July 31, 2025	\$26,450.00
0858133 B.C. Ltd (DBA Nicklin Waste Disposal)	Amending Agreement	To amend service frequencies and locations of the original contract.	November 15, 2024 – November 30, 2027	No Funds added

Grantor	Agreement	Purpose	Funding Term	Grant Amount
UBCM	Contribution Agreement	Increasing the operational capacity of the EOC, with training and equipment for regional locations	April 25, 2025 – April 26, 2026	\$117,790.00
BC Lung Foundation	Contribution Agreement	Financial assistance for community-based wood stove exchange program	January 1, 2025 – December 31, 2025	\$29,000.00
UBCM	Contribution Agreement	Funding for Next Gen 911 Mobile Dispatch Computers for ACRD Fire Departments	June 5, 2025 – June 5, 2027	\$60,000.00