



## Electoral Area Directors Committee Meeting

Wednesday, April 22, 2026

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

10:00 AM

### Regular Agenda

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Watch the meeting live at: <https://www.acrd.bc.ca/events/22-4-2026/>

Register to participate via Zoom Webinar at:

[https://acrd-bc-ca.zoom.us/webinar/register/WN\\_g88DOuoCQN6gDt0bKpwsUA#/registration](https://acrd-bc-ca.zoom.us/webinar/register/WN_g88DOuoCQN6gDt0bKpwsUA#/registration)

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#### 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. **INVITED PRESENTATIONS**

5. **DELEGATIONS (10 minute maximum)**

6. **ADOPTION OF MINUTES**

a. **Electoral Area Directors Committee Meeting – February 19, 2026**

3-6

*THAT the minutes of the Electoral Area Directors Committee meeting held on February 19, 2026 be adopted.*

**7. PUBLIC INPUT PERIOD**

*(15 minutes total. Public will be permitted to speak for up to 3 minutes on an agenda item. No video, use of presentations, handouts, or props are permitted. Virtual attendees, raise your hand in Zoom to request to speak. In-person attendees, raise your hand to request to speak.*

**8. CORRESPONDENCE FOR INFORMATION**

**9. CORRESPONDENCE FOR ACTION**

**10. REQUEST FOR DECISION REPORTS**

**a. REQUEST FOR DECISION**

**7-58**

Major Planning Project — Great Central Lakes OCP Amendment and Rezoning Application RD26001

*THAT the Electoral Area Directors Committee review and provide feedback on the Great Central Lakes OCP Amendment and Rezoning Application RD26001.*

**11. REPORTS**

**12. OTHER BUSINESS (including Late Items)**

*Late Items are defined as matters arising after the preparation of the agenda which, if not acted upon in a timely manner, would prejudice or compromise either the Regional District's position or the position of a constituent or group of constituents.*

**13. QUESTION PERIOD**

*(15 minutes total. Public will be permitted to ask questions for up to 3 minutes on an agenda item. No video, use of presentations, handouts, or props are permitted. Virtual attendees, raise your hand in Zoom to request to speak. In-person attendees, raise your hand to request to speak).*

**14. ADJOURN**

**Next Meeting:**

**Thursday, June 18, 2026 at 10:00 AM  
Regional District Board Room & Zoom**



# Alberni-Clayoquot Regional District

## MINUTES OF THE ELECTORAL AREA DIRECTORS COMMITTEE

MEETING HELD ON THURSDAY, FEBRUARY 19, 2026

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

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**DIRECTORS PRESENT:** Mike Sparrow, Chairperson, Director, Electoral Area “F” (Cherry Creek)  
Bob Beckett, Vice-Chairperson, Director, Electoral Area “A” (Bamfield)  
Fred Boyko, Director, Electoral Area “B” (Beaufort)  
Vaida Siga, Director, Electoral Area “C” (Long Beach)  
Penny Cote, Director, Electoral Area “D” (Sproat Lake)  
Susan Roth, Director, Electoral Area “E” (Beaver Creek)

**STAFF PRESENT:** Daniel Sailland, Chief Administrative Officer  
Teri Fong, Chief Financial Officer  
Alex Dyer, General Manager of Planning & Development  
Heather Zenner, Manager of Administrative Services

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:  
<https://www.acrd.bc.ca/events/19-2-2026/>

### 1. CALL TO ORDER

The Manager of Administrative Services called the meeting to order at 1:30 pm.

The Manager of Administrative Services recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Manager of Administrative Services 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. ELECTION OF CHAIRPERSON & VICE CHAIRPERSON

#### ELECTION OF CHAIRPERSON

The Manager of Administrative Services conducted the election for Chairperson of the Electoral Area Directors Committee for 2026.

The Manager of Administrative Services declared Director Sparrow to the position of Chairperson for Electoral Area Directors Committee for 2026.

#### ELECTION OF VICE-CHAIRPERSON

The Manager of Administrative Services conducted the election of Vice-Chairperson of the Electoral Area Directors Committee for 2026.

The Manager of Administrative Services declared Director Beckett to the position of Vice-Chairperson for the Electoral Area Directors Committee for 2026.

Director Sparrow assumed the Chair.

**3. APPROVAL OF AGENDA**

*MOVED: Director Siga*

*SECONDED: Director Roth*

*THAT the agenda be approved as circulated.*

**CARRIED**

**4. DECLARATIONS**

**5. MINUTES**

**a. Electoral Area Directors Committee Meeting - June 18, 2025**

*MOVED: Director Roth*

*SECONDED: Director Siga*

*THAT the minutes of the Electoral Area Directors Committee Meeting held on June 18, 2025 be adopted.*

**CARRIED**

**6. PETITIONS, DELEGATIONS & PRESENTATIONS**

**7. CORRESPONDENCE**

**8. REQUEST FOR DECISIONS**

**a. Request for Decision regarding 2026-2030 Draft Financial Plan – Electoral Area Sub-Regional Services**

*MOVED: Director Siga*

*SECONDED: Director Roth*

*THAT the Electoral Area Directors Committee recommend the Management of Development – Rural Areas proposed budget, as presented, be included in the first reading of the 2026-2030 Alberni-Clayoquot Regional District Financial Plan bylaw.*

**CARRIED**

MOVED: Director Roth  
SECONDED: Director Beckett

*THAT the Electoral Area Directors Committee recommend the Building Inspection proposed budget, as presented, be included in the first reading of the 2026-2030 Alberni-Clayoquot Regional District Financial Plan bylaw.*

**CARRIED**

MOVED: Director Siga  
SECONDED: Director Roth

*THAT the Electoral Area Directors Committee recommend the Vancouver Island Regional Library proposed budget, as presented, be included in the first reading of the 2026-2030 Alberni-Clayoquot Regional District Financial Plan bylaw.*

**CARRIED**

MOVED: Director Roth  
SECONDED: Director Cote

*THAT the Electoral Area Directors Committee recommend that the City of Port Alberni Economic Development Officer be invited to a future meeting to present Regional Economic Development initiatives and then re-visit this budget line after the presentation has been received.*

**CARRIED**

**b. Request for Decision regarding Electoral Area Administration**

MOVED: Director Roth  
SECONDED: Director Cote

*THAT the Electoral Area Directors Committee recommend the Electoral Area Administration proposed budget, as presented, be included in the first reading of the 2026-2030 Alberni-Clayoquot Regional District Financial Plan bylaw.*

**CARRIED**

**9. REPORTS**

**10. LATE BUSINESS**

**11. QUESTION PERIOD**

Questions/Comments from the public. The Manager of Administrative Services 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](mailto:responses@acrd.bc.ca).

**12. ADJOURN**

*MOVED: Director Roth*

*SECONDED: Director Siga*

*THAT this meeting be adjourned at 2:28 pm.*

**CARRIED**

Certified Correct:

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Mike Sparrow,  
Chairperson

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Heather Zenner,  
Manager of Administrative Services



**To:** ACRD Electoral Area Directors Committee

**From:** Jaleen Rousseau, MCIP, RPP, Planning Manager

**Meeting Date:** April 22, 2026

**Subject:** Major Planning Project – Great Central Lake OCP Amendment and Rezoning Application RD26001

**Recommendation:**

***THAT the Electoral Area Directors Committee review and provide feedback on the Great Central Lake OCP Amendment and Rezoning Application RD26001.***

**Desired Outcome:**

To provide an introduction of Application RD26001, a four (4) phased rural residential development encompassing 266 acres (108 ha), with unique pairings of uses. We are seeking early feedback from the Electoral Area Directors (EA) Committee to ensure the application process remains efficient.

**Major Planning Project Review:**

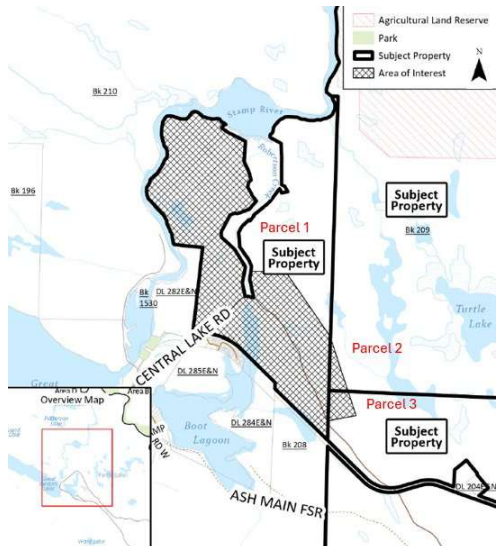
At their June 18, 2025 meeting, the EA Committee recommended that discussion on major planning projects be included at EA Committee meetings prior to consideration by the Board of Directors. The criteria identified for a major planning project included the following:

- i. Rezoning and OCP amendment applications that involve Comprehensive Development uses or a mix of residential and commercial, industrial, or institutional uses on the same property.
- ii. Rezoning applications where the use would change from a residential or rural use to a commercial, industrial, or institutional use.
- iii. Residential rezoning applications where an OCP amendment bylaw is required and where more than 3 new lots would be created.
- iv. Any other individual development application that is referred to the Committee by the Board of Directors or at the request of the Electoral Area Director.

This application would be the first new planning application that would meet the criteria for EA Committee discussion.

**Summary:**

The proposed development lands straddle three large resource parcels, with the majority of the development proposal contained within the parcel to the west (see hatched area in Figure 1). The lands are situated between Great Central Lake to the southwest, Stamp River to the west and north and Boot Lagoon along the south. Application RD26001 is a request to:



1. Amend the Sproat Lake Official Community Plan (OCP) Bylaw No. P1310 from Resource Use to Residential & Industrial Uses; AND
2. Rezone the lands from A-4 Forest Reserve District to a Comprehensive Development Zone that incorporates similar uses as A-1 Small Holdings District and A-2 Rural District zoning provisions, in addition to increased residential densities, camping and light industrial uses.

**Figure 1 - Proposed Development Location**

These amendments are intended to facilitate the development of:

- 64 rural residential parcels

Under this proposal, the maximum buildout of the 64 rural residential parcels would comprise:

- 116 dwellings
- 110 owner-operated campsites
- Residential, recreational and light Industrial home-based business uses

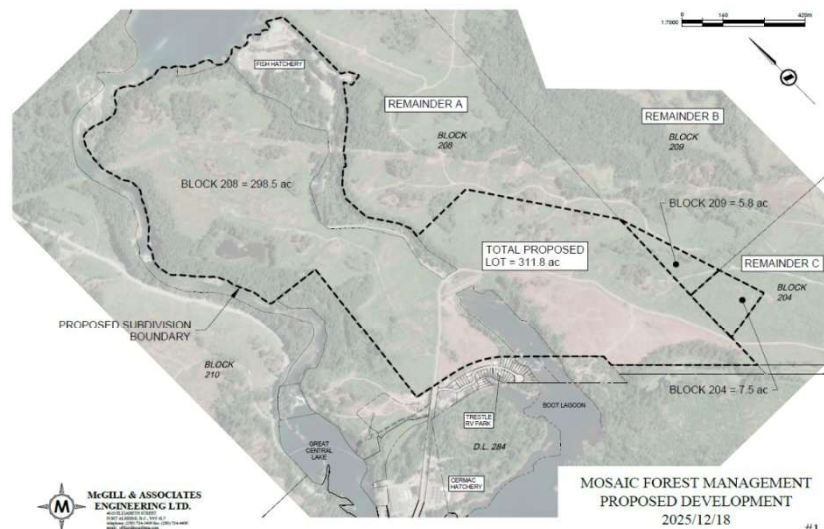
The proponent has submitted a subdivision application (eDas File No. 2026-00225 / SD26004) to the Ministry of Transportation and Transit to realign the parcel boundaries of the three large parcels with this development proposal. The ACRD has received this referral and are currently processing this file.

**Background:**

**DEVELOPMENT LANDS**

The proposed development lands were historically clearcut to the lake shore and were logged a final time (with the inclusion of riparian area tree reserves) in the last 10 years (Tenure MF0000074). No old growth trees remain on these lands.

Central Lake Road runs up into the southwestern portion of the development site then takes a right angle turn south through to the southwestern most edge of



**Figure 2 - 266 acres (108 ha) Proposed Development Lands**

the development site. There are also a number of existing resource / recreation / unclassified roads in this area as well.

The lands are bordered by various natural and man-made features:

EXISTING SURROUNDING LAND USES	
North	<ul style="list-style-type: none"> <li>Stamp River</li> <li>A-4 Forest Reserve District (managed forest)</li> </ul>
East	<ul style="list-style-type: none"> <li>Robertson Creek Hatchery (Fisheries &amp; Oceans chinook &amp; coho salmon for the Stamp / Somass River watershed)</li> <li>A-4 Forest Reserve District (managed forest)</li> </ul>
West	<ul style="list-style-type: none"> <li>Comprehensive Development District CD1A – accommodates a mix of uses including residential, commercial and recreational uses and includes Trestle RV Park</li> <li>Boot Lagoon &amp; Boot Lagoon Dam (150 m wide)</li> </ul>
South	<ul style="list-style-type: none"> <li>A-4 Forest Reserve District (managed forest)</li> <li>Comprehensive Development District CD1C – residential resort accommodation and commercial and recreational uses</li> <li>Boot Lagoon Hatchery (private enterprise upland salmon farming facility)</li> </ul>

**DEVELOPMENT PROPOSAL**

The applicant is proposing to redevelop end-of-life forestry resource lands to create a unique rural residential development intended to provide opportunities for multiple detached dwellings and resident participation in a broad scope of home-based businesses on a single parcel. Parcel development would be contingent on appropriate servicing standards for potable water and a mix of individual and shared septic systems.

➤ Homestead Use - Four (4) Dwelling Units Per Five (5) Acre Parcel or Greater

The proposal includes the opportunity for parcels over five (5) acres to provide up to four (4) detached dwelling units (on a single parcel). The basis for this approach is to allow for opportunities to

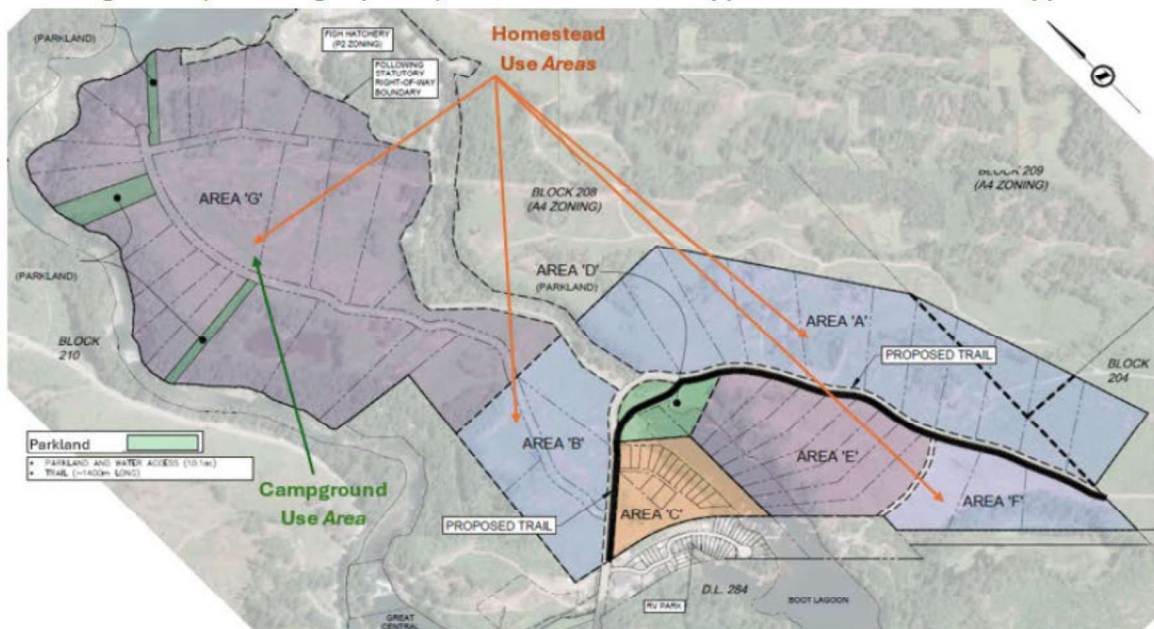


Figure 3 - Proposed Phasing & Subdivision Layout

“...provide flexible, right-sized housing options including multi-generational living, accessory dwellings and homestead or small-scale agricultural lifestyles.” This aspect of the proposal includes a restrictive covenant prohibiting future subdivision of these parcels. Acceptable dwelling types would include manufactured, mobile or modular homes. The ACRD would not be at liberty to restrict dwellings to family members, as it is only lawful for local government to regulate uses, not persons.

➤ Diverse Home-based Business Uses

The proposal includes provisions for diverse opportunities for property owners to participate in the local economy through the establishment of home-based business operations. These operations are intended as secondary; accessory uses to the primary rural residential use and character. The intended diversity of home-based business opportunities would allow participation in the local economy on parcels 2.5 – 12.5 acres in size through:

- standard home-based businesses (e.g. home office, hairdressing, daycares, preschool, dance schools, etc.) in all areas
- recreational home-based campground business operation (up to 10 campsites per parcel on lots five (5) acres or greater) in Area ‘G’ only
- light industrial home-based businesses in all areas with a maximum lot coverage of 20% for associated light industrial structures, paved and gravel surfaces (e.g. excavation and trade contractors, mechanical repair, small machine shops, welding, arts and crafts, small sawmills, helicopter maintenance, small-scale farming, aquaculture, retail farm stands, outdoor storage / parking, etc.)



Figure 4 - Existing Lands on which Development is Proposed

Currently, the ACRD does not have requirements for business licensing. Development of home-based businesses would be subject to Development Permit and Building Permit requirements, where applicable.

➤ Parkland & Trail Dedication

The entirety of Area 'D' is proposed to be dedicated as parkland, in addition to three (3) western lots located within Area 'G'. These four (4) areas total 10.1 acres. The Great Central Lake Dam is located within the proposed parkland in Area 'D'. Staff have noted that it is not in the Regional District's interest to acquire any dam infrastructure, or lands associated with the dam, as parkland. Further discussion will be required with the applicants, the Sproat Lake Parks Commission, and the Board on suitable areas for parkland dedication.

Additionally, 1,400 m trail is proposed alongside Great Central Lake Road adjacent to Areas 'C', 'E' & 'F' and through Area 'D' is proposed. This parkland and trail dedication was in flux right up until the completion of this report and has not yet been fully considered by the Community Services department.

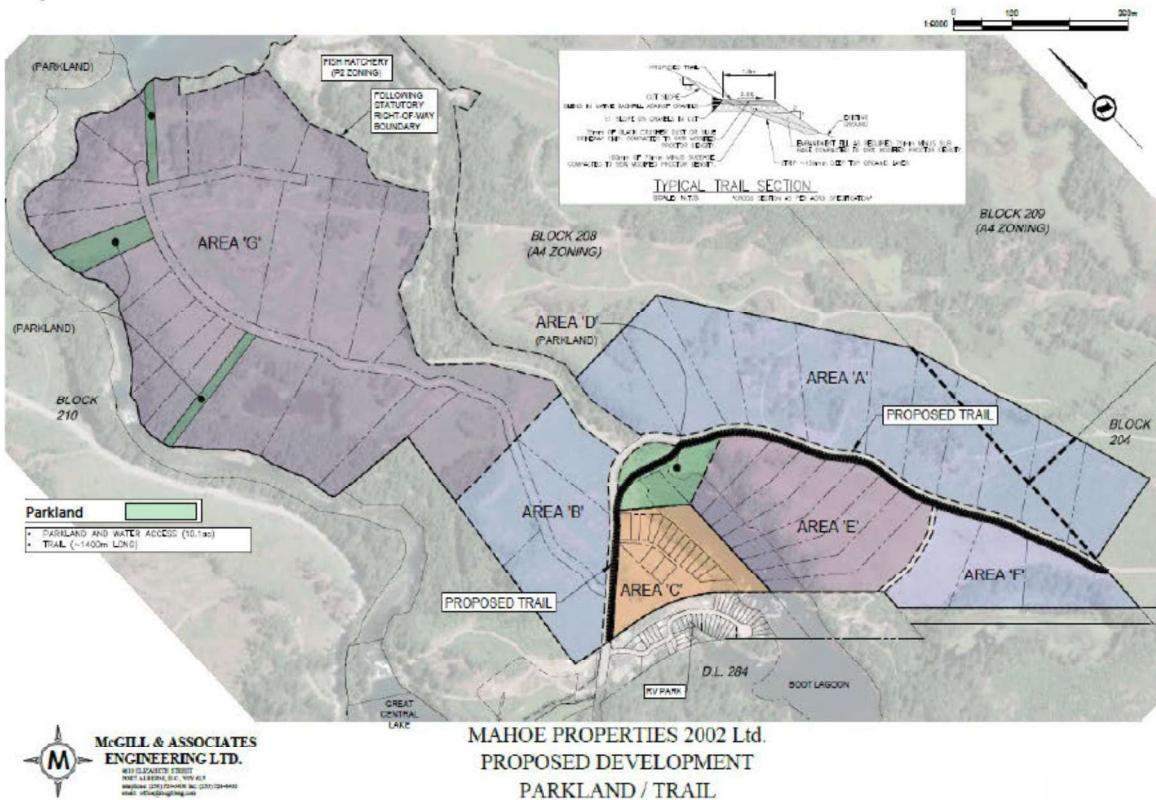


Figure 5 - Proposed Development & Parkland / Trail Dedication

➤ Public and Community Uses

Area 'D', designated for parkland, will also include provisions for public and community uses, which are to include a museum, fire department facilities and public service buildings to support local infrastructure and heritage objectives. The applicant is not proposing to development the lands to provide the infrastructure to support these uses (e.g. servicing, buildings, etc.). The proposed development area is not located within a fire service area. At this time, the ACRD does not have any plans to development community infrastructure within this location.

➤ Phasing

The project will be divided into four (4) phases. Phase 1 is anticipated to include Areas 'A' & 'F', followed by Phase 2 Areas 'E' & 'B', Phase 3 Area 'C' and Phase 4 Area 'G'. Timing of the project will be primarily influenced by market demand.

HIGH-LEVEL PROJECT SUMMARY

In summary, at a high level, the *Development Proposal* includes:

- ✓ The creation of **64 rural residential parcels**
  - ✓ **Maximum 145 dwellings units**
    - On parcels 5 acres or greater:
      - Up to four (4) dwelling units (*Homestead Use*) in AREAs 'A', 'B', 'F' & 'G'
  - ✓ **Maximum 90 campsites**
    - On parcels 5 acres or greater:
      - Up to 10 owner-operated campsites in AREA 'G'
- ✓ Standard residential, recreational and light industrial home-based business opportunities
- ✓ Developed over four (4) phases (no specified timeline for completion)

Key Features of the proposal include *Homestead Use, Diverse Home-Based Business Uses, Public & Community Uses, Park & Trail Dedication and Phasing*:

***Homestead Use*** includes:

- ✓ Minimum five (5) acre parcel requirement
- ✓ Maximum four (4) detached dwelling units per parcel
- ✓ Registration to title of a restrictive covenant prohibiting future subdivision of *Homestead Use* parcels with multiple dwelling units
- ✓ Opportunities for diverse housing types to support affordability including, manufactured, mobile and modular homes

***Diverse Home-based Business Uses*** includes:

- ✓ A broad scope of home-based business (standard residential, recreational and light industrial) opportunities to allow participation in the local economy while maintaining a rural residential character
- ✓ Parcel sizes range from 2.5 – 12.5 acres allowing for ample opportunity for separation of uses to avoid conflicts
- ✓ Some uses would be subject to minimum parcel size
- ✓ The inclusion of provisions for appropriate regulations and minimum standards for uses will form part of the CD zone for this development proposal

***Public & Community Uses*** includes:

- ✓ The draft CD Zone will include provisions to allow for the development of a museum, fire department and public service facilities to support local development
- ✓ This area is not located in a Fire Service Area

- ✓ At this time, the ACRD does not have any plans to develop community infrastructure within this location

***Park & Trail Dedication*** includes:

- ✓ 5 acres in area encompassing land, Boot Lagoon and an existing dam / dyke
- ✓ The applicant is currently identifying lands for trail development that would be included in the park dedication component
- ✓ Potential impacts to the Regional District of these lands being dedicated as parkland has not yet been fully investigated. The dam infrastructure is not suitable for any parkland dedication.

***Project Phasing*** includes:

- ✓ 266 acres (108 ha) of land
- ✓ Four (4) Phases: Phase 1 Areas 'A' & 'F', Phase 2 Areas 'E' & 'B', Phase 3 Area 'C' and Phase 4 Area 'G'.
- ✓ Market demand will dictate project timelines

**ADDITIONAL CONSIDERATIONS**

➤ ***Environmental Considerations***

***Development Permit Area (DPA)***

The lands are located within a single DPA - DPA I Foreshore & Riparian Areas Protection, as per the [Sproat Lake OCP](#). DPA I applies to land within 30 metres of major streams and Sproat Lake (upland and foreshore and includes Central Lake) and 15 metres of minor streams. Any development within these areas requires approval of a Development Permit prior to disturbance. This DPA ensures riparian and wetland habitats are protected, and that any development proposed within the specified distances is first subject to ecological review and establishment of required measures to prevent or minimize environmental damage.

***Somass Watershed Flood Management Plan***

The development lands run alongside the Stamp River and Boot Lagoon. Flood maps have been completed for portions of the Stamp River and Great Central Lake. They show projected 200-year flood conditions, adjusted for climate change and sea level rise to 2100. Maps include river, lake, sea level rise, and wave hazards. Tsunami impacts are not included in the mapping and this area is well outside of any tsunami inundation risk. This Management Plan establishes recommendations for [Great Central Lake Flood Construction Levels \(FCL\)](#). FCL for the Boot Lagoon area are: Rip-rap/Wall 86.70m; and Grassy Slope 86.00m and the Stamp River area is less (75.5 m). Sheet 1 of the Somass Watershed Flood Management Plan 200 Year Designated Floodplain Map – Stamp River [can be found here](#). Sheet 2 of the Somass Watershed Flood Management Plan 200 Year Designated Floodplain Map – Boot Lagoon [can be found here](#)

***Development Approval Information (DAI) Area***

The majority of the lands proposed for development are designated as a *Development Approval Information Area*, as per [Map 3 of the Sproat Lake OCP](#). The ACRD maintains the Development Approvals Information Bylaw in accordance with S.484 *Local Government Act*. This allows the Regional District to request information related to potential impacts resulting from the proposed development

on transportation patterns including traffic flow; local infrastructure; public facilities including schools and parks; community services; the natural environment; and tenants who may be displaced. No additional studies have been requested at this time. It is anticipated that these will be identified through the referral process.

The applicant has submitted the following studies:

- D.R. Clough Consulting – Preliminary Environmental Assessment December 2025. Assessment highlights include protection of wetlands (primarily in Area ‘G’) by maintaining riparian tree buffers, including maintaining a minimum 30 m setback from wetlands and 50–70 m minimum setback from the Stamp River (Areas ‘G’ & ‘B’). Riparian areas are to be delineated on all development plans prior to development.
  - The applicant are requesting a 30 m setback along the river and have provided an updated report by the same author on April 14 stating that this author is recommending that individual reports be completed at the time of site development along Stamp River. Staff did not have adequate time to review this report prior to the deadline to submit this report for the EA Director’s Committee meeting.
- Baseline Archeological Services Ltd. Technical Memorandum December 2025. Memorandum highlights include the recommendation that an archaeologist conduct a preliminary field reconnaissance of the subject property to assess its current condition, confirm desktop assessment of low potential, and provide recommendations on whether archaeological monitoring under an HCA Section 12.2 inspection permit during future ground disturbing work would be warranted.

#### Servicing Considerations

##### *Fire Protection*

This area does not fall within a fire service protection area and no structural fire response available for this area. As a result, there is potentially longer emergency response times with only medical & police response to 911. BC Wildfire *may* protect structures inadvertently through wildfire services. Should the applicant wish this area to be incorporated into Sproat Lake’s Fire Services Area, this would require demonstrating strong community support, establishing a mechanism for funding, usually through property taxes or fees and expanding existing Sproat Lake Fire Service into this area by bylaw. The applicant has indicated that they will be applying to increase the fire coverage area. The Sproat Lake Fire Chief has provided preliminary indication that the Fire Department would have the capacity to provide fire protection to this area, given there are existing areas along Great Central Lake that already received fire protection. This would be a condition of adoption.

##### *Water and Sewer*

Development of parcels would be contingent upon proof that minimum standards for water (e.g. wells, lake draws, etc) and sewer (individual and/or group septic systems) could be met. These would need to be proved out at time of Building Permit.

#### Early Engagement with Potentially Affected Neighbours and Groups

##### *Tseshaht First Nation*

The applicant has connected with Tseshaht First Nations, who provided a letter to the applicant in response in July 2024 (*attached*), which articulated that they did not have any objections at this time. The Nation noted their desire for environmental standards exceeding the BC government environmental code and sewer and septic to exceed BC code to ensure no impact to fish.

*Hupačasath First Nation*

The applicant connected with *Hupačasath* First Nations in 2025. At that time, they were provided with a copy of a completed Archeological report. The Nation provided verbal support for the proposed development and indicated that they would follow up in writing. To date, the applicant is awaiting receipt of this written correspondence.

*Consultation with Neighbouring Residents & Property Owners*

The applicant hosted a public meeting in 2025 with several residents in attendance from the nearby Central Lake Road neighbourhood known locally as 'Little Germany'. The applicant highlighted comments received regarding consideration for traffic speeds along the roadway.

*Trestle RV Park, Lakeside Estates and all of the Float Homeowners*

The applicant met with several adjacent residents and property owners in 2025 to discuss the proposal and receive comments. As a result of consultation with adjacent neighbours who participated in these engagement efforts, the applicant received 25 letters and emails indicating support for the proposed development (*attached*).

*Sproat Lake APC Members*

In early 2026, the applicant met with the majority of APC members to share particulars of the development proposal and offer them an opportunity to tour the lands and ask any questions they may had.

*ACRD Referral Process*

The ACRD referral process is actively underway and includes the following actions to adequately assess and understand potential outcomes, challenges and benefits of the development proposal:

- ✓ Referral of the development proposal to various internal and external agencies including but not limited to Ministry of Transportation & Transit, Department of Fisheries & Oceans, School District 70, Hupacasath & Tseshaht First Nations, Vancouver Island Health Authority, ACRD Fire Services, ACRD Community Services and ACRD Finance
- ✓ Consideration of the proposal by the Electoral Area (EA) Directors Committee meeting for early application consideration and feedback
- ✓ Referral to the Guided Review Team (GRT). The GRT is an internal ACRD development applications review team established in January 2026 and intended to bring ACRD department representatives together to obtain early and valuable input for both staff and the applicant to move applications forward in an efficient and comprehensive manner. This application was considered at the April 14 GRT meeting and the following *preliminary* comments were provided (comprehensive comments are expected by April 30):
  - Increase in traffic and possible need for road upgrades may be required
  - Areas D and C may have previous site contamination due to previous use as an industrial log sort
  - Understanding of capacity and quality of water supplied through wells in this area should be investigated
  - Inclusion of opportunities for community access to water and recreational space should be an important component of the development plan
  - Do not include the dam infrastructure with any parkland dedication

- Should be included in the Sproat Lake Fire Service Area
- Should be included in the Community Parks Service Area
- Drag racing events at the airport could have impact on enjoyment of future property owners
- Impacts of four (4) dwelling units on a single parcel should be carefully considered
- Impacts of light industrial uses with residential uses should be carefully considered
- ✓ The Sproat Lake Advisory Planning Commission for application consideration and recommendation(s) to the Board (*anticipate taking this application to the APC in May*).

#### *Future Approvals*

Site development in the manner proposed would require approval of applications for subdivision, development permits, building permits at minimum. A formal request for inclusion into the Fire Service area will also be required. The ACRD does not currently maintain a businesses licensing function.

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

Staff and Elected Officials time related requirements for this OCP and Rezoning application would be consistent with those relevant to the time required to process an application from intake to completion.

#### **Financial:**

This application has resulted in application fees (approximately \$36,000) in accordance with the fee schedule associated with the [Development Procedures Bylaw No p1528](#) Schedule A Fees. Should the application result in land development as proposed, this would generate tax revenue and present opportunities for growth of the local economy.

#### **Strategic Plan Implications:**

Strategic Focus Area #1: Planning for a Resilient and Liveable Region to create liveable, resilient and engaged communities through informed, effective planning.

#### **Policy or Legislation:**

##### *Official Community Plan Policy & Guidelines*

The proposed development lands are located with the Sproat Lake Official Community Plan (OCP) area.

Applicable OCP Policies include:

- S.3.1. General Planning Objectives, which:
  - Support sustainability principles and best practices in land-use planning, development, and management.
  - Support for public access to water features and parks.
  - Encourage diverse economic and employment opportunities and opportunities for home industry, ensuring operations minimize impacts on neighbours.
- S.3.2 General Planning Policies, which:
  - Support home occupations as accessory uses where single-family residential is the primary use.

- Set minimum lot sizes in relation to servicing capabilities:
  - 1 hectare with on-site well and septic.
  - 0.24 hectare with community/communal water or sewer.
- Permit home industry only if:
  - Parcel is at least 2 hectares.
  - 10 m landscaped buffer is provided.
  - Setbacks are 15 m (in building) or 30 m (not in building).
- Preserve natural features (streams, lakes, wetlands) during development.
- Support land-use patterns that protect ecological integrity and rural character.
- Reduce wildfire risk near forestry lands by minimizing fuel around buildings.

The ACRD is currently engaged in the review and amendment of the Sproat Lake Official Community Plan and depending on timing of adoption and potential OCP updates, this review may have impacts on future development.

*Electoral Area 'D' (Sproat Lake) Housing Needs Report (HNR) September 2025*

Relevant highlights of the HNR for this area, relevant to this proposal include:

- Homeownership is largely unaffordable, with the 2022 median home price in Sproat Lake at \$1,176,000, rising much faster than local incomes.
- Over the next 20 years, Sproat Lake may need 297 new homes, including a significant share of affordable rental units (about 52% below-market) to address shortages and affordability.
- Seasonal tourism pressures are increasing demand for short-term accommodations.
- Residents are concerned about affordability but want to preserve the rural character of Sproat Lake.

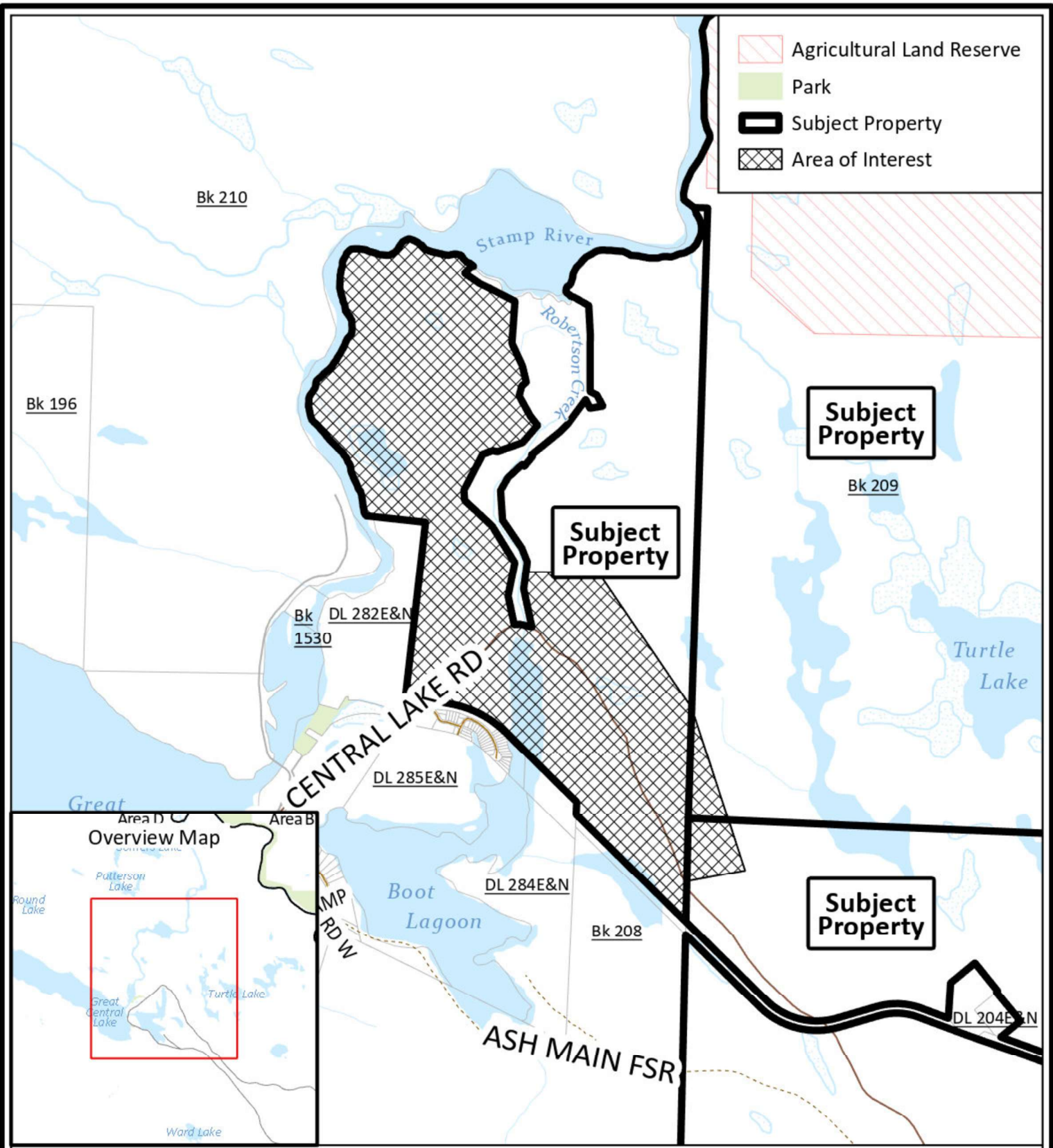
**Next Steps:**





Following consideration by the EA Director's Committee. Staff will work with the applicant to update aspects of the proposal based on comments received from the Committee. Following this, staff will work in cooperation with the applicant in drafting a Comprehensive Development (CD) Zone that accommodates all proposed uses with the inclusion of provisions for appropriate regulations and minimum standards for uses (e.g. minimum parcels size for uses, building heights, setbacks from parcel boundaries and other uses, parcel coverage maximums for uses, servicing standards, etc.). This draft CD Zone will be presented to the Board at their first consideration of the application. A formal recommendation from the Sproat Lake Advisory Planning Commission will be sought prior to taking the proposal to the Board for consideration.


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

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

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

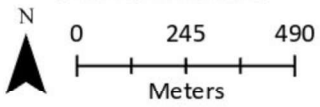


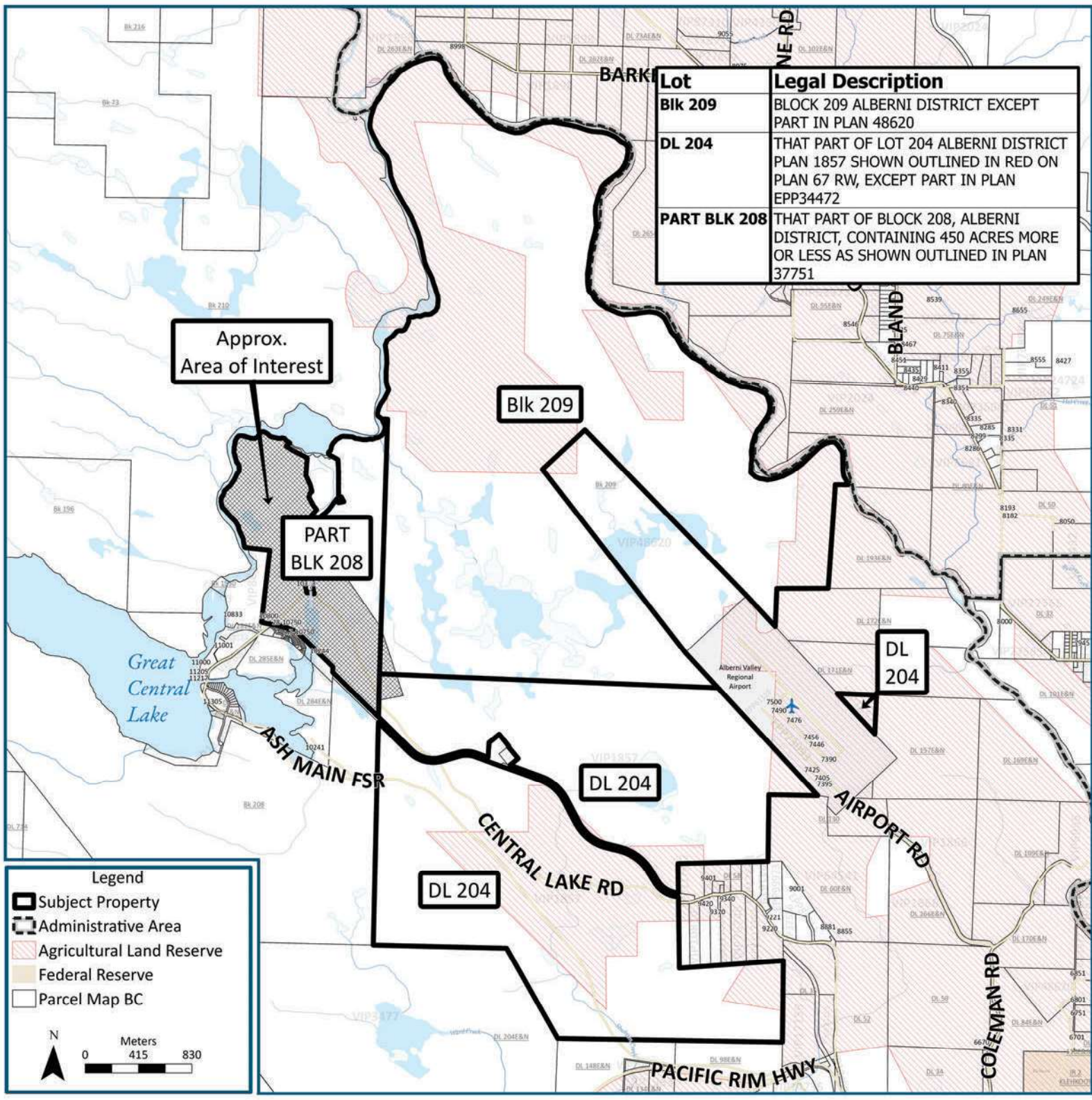
-  Agricultural Land Reserve
-  Park
-  Subject Property
-  Area of Interest

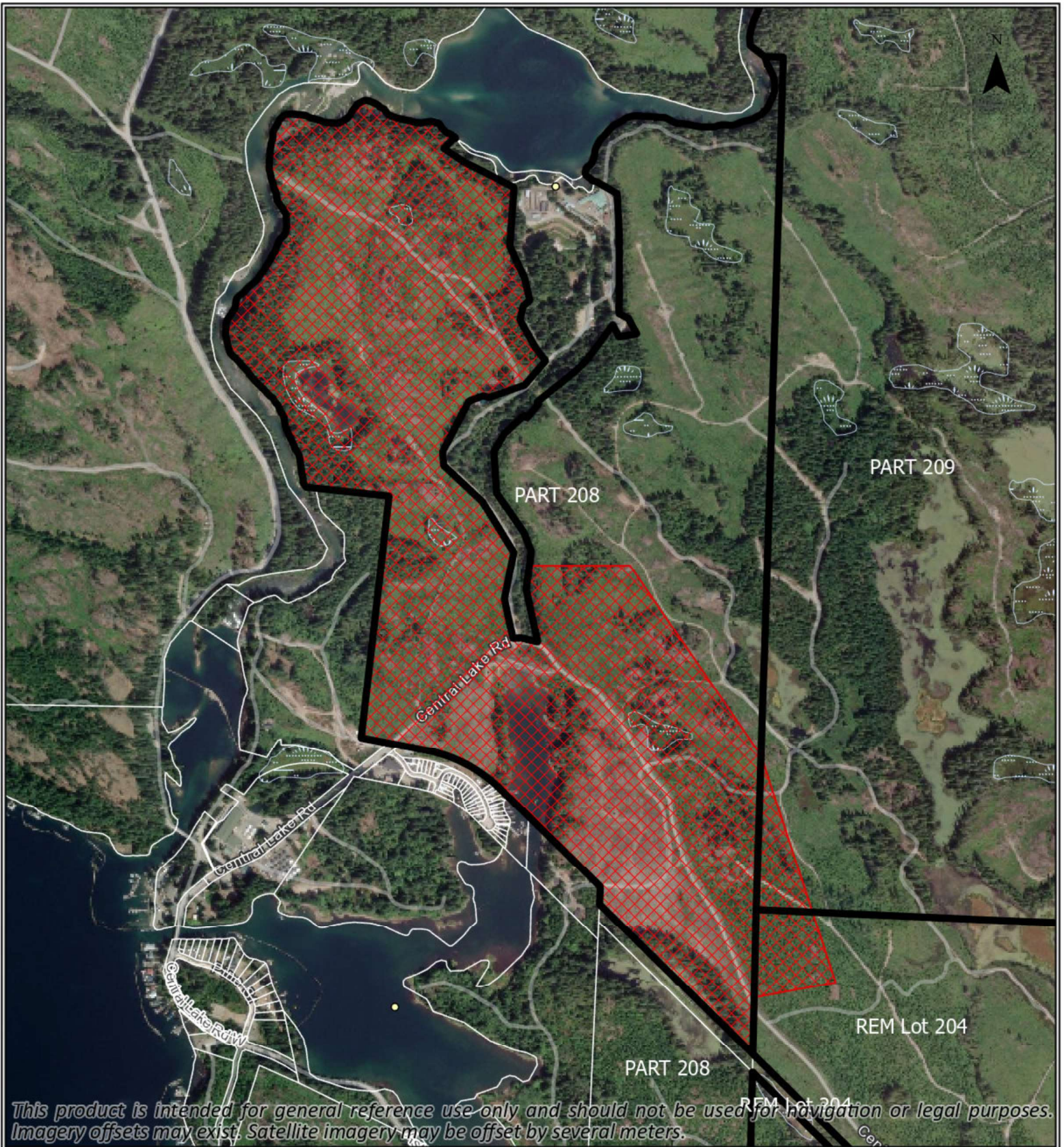
 Legal Description: THAT PART OF BLOCK 208, ALBERNI DISTRICT, CONTAINING 450 ACRES MORE OR LESS AS SHOWN OUTLINED IN PLAN 37751 and, BLOCK 209 ALBERNI DISTRICT EXCEPT PART IN PLAN 48620 and, THAT PART OF LOT 204 ALBERNI DISTRICT PLAN 1857 SHOWN OUTLINED IN RED ON PLAN 67 RW, EXCEPT PART IN PLAN EPP34472



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT







*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.*

THAT PART OF BLOCK 208, ALBERNI DISTRICT, CONTAINING 450 ACRES MORE OR LESS AS SHOWN OUTLINED IN PLAN 37751 and,  
 BLOCK 209 ALBERNI DISTRICT EXCEPT PART IN PLAN 48620 and,  
 THAT PART OF LOT 204 ALBERNI DISTRICT PLAN 1857 SHOWN OUTLINED IN RED ON PLAN 67 RW, EXCEPT PART IN PLAN EPP34472

 Subject Property

 RD26001 AOI



**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

Prepared 2026-03-17  
 Sources: Esri Canada, VantorProv. BC,  
 ParcelMapBC; ACRD

Scale 1:12,000

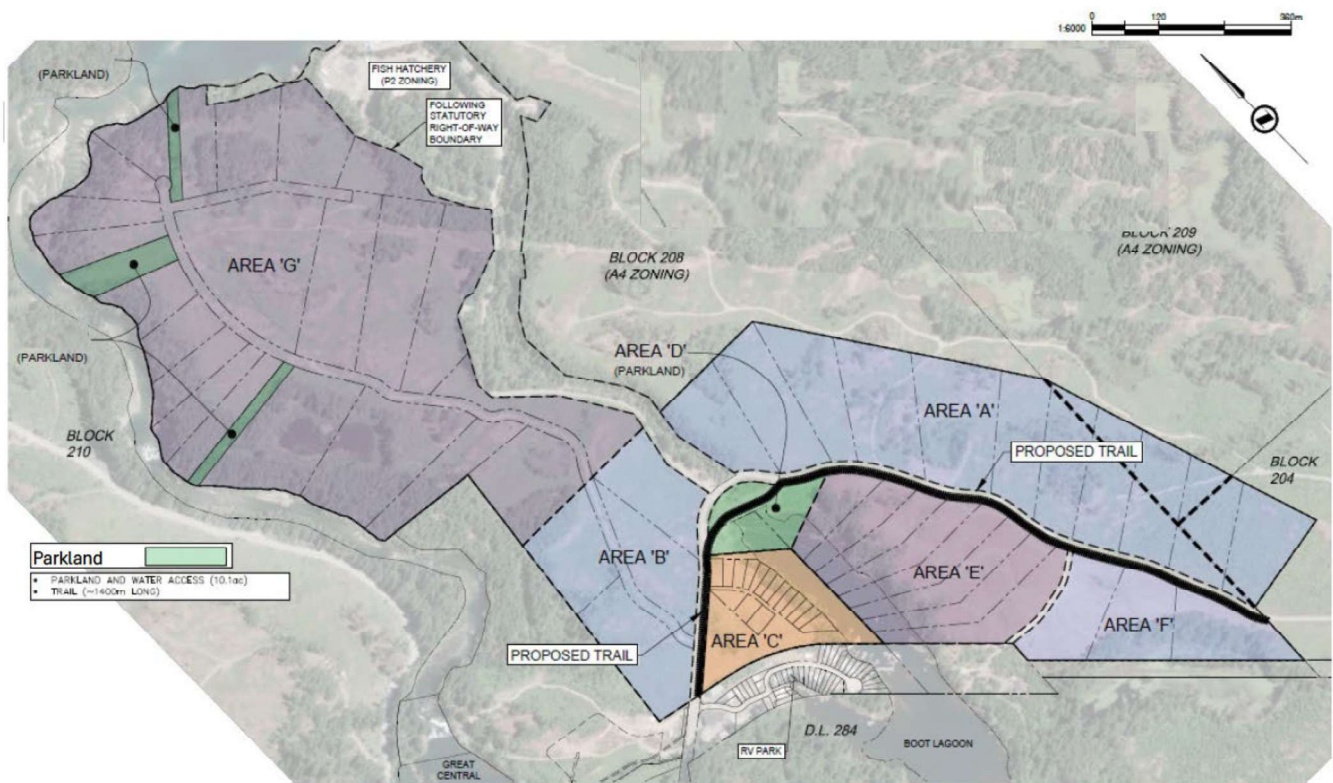
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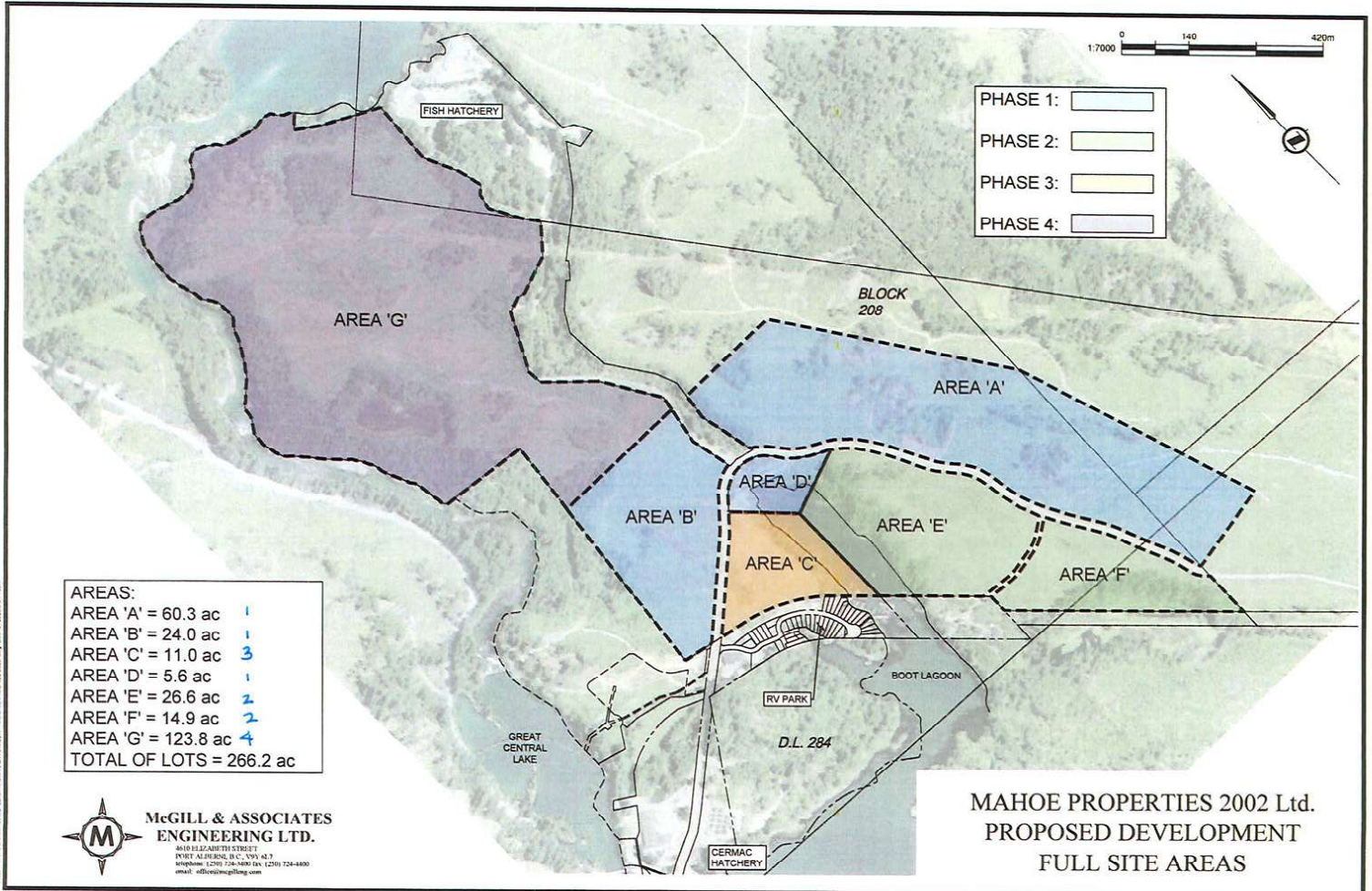


**20**

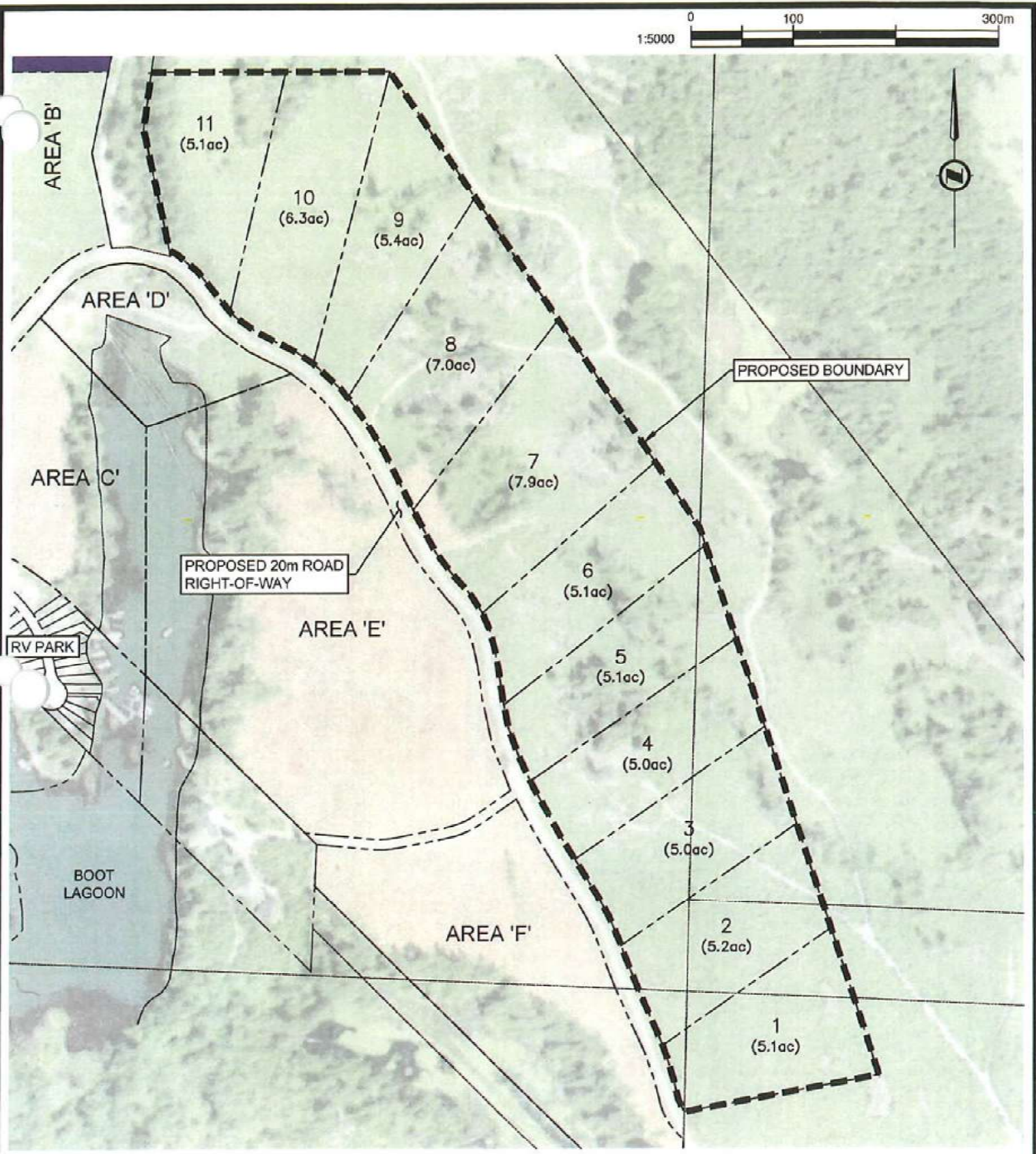
Meters

# GREAT CENTRAL HOLDINGD PROPOSED LAND DEVELOPMENT PLAN



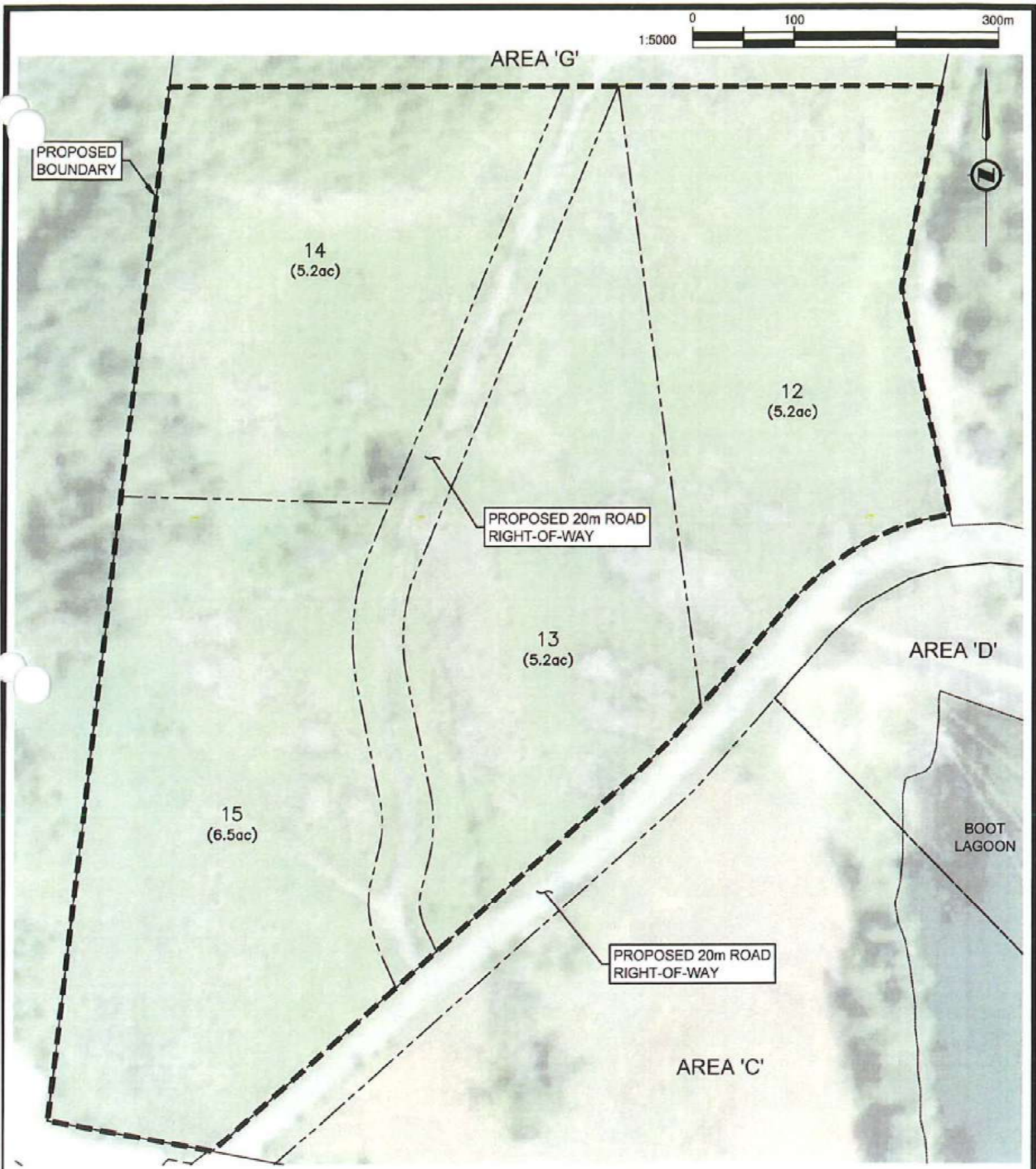


Ph 1 - 89.9 acres  
 Ph 2 - 41.5 acres  
 Ph 3 - 11 acres  
 Ph 4 - 123.8



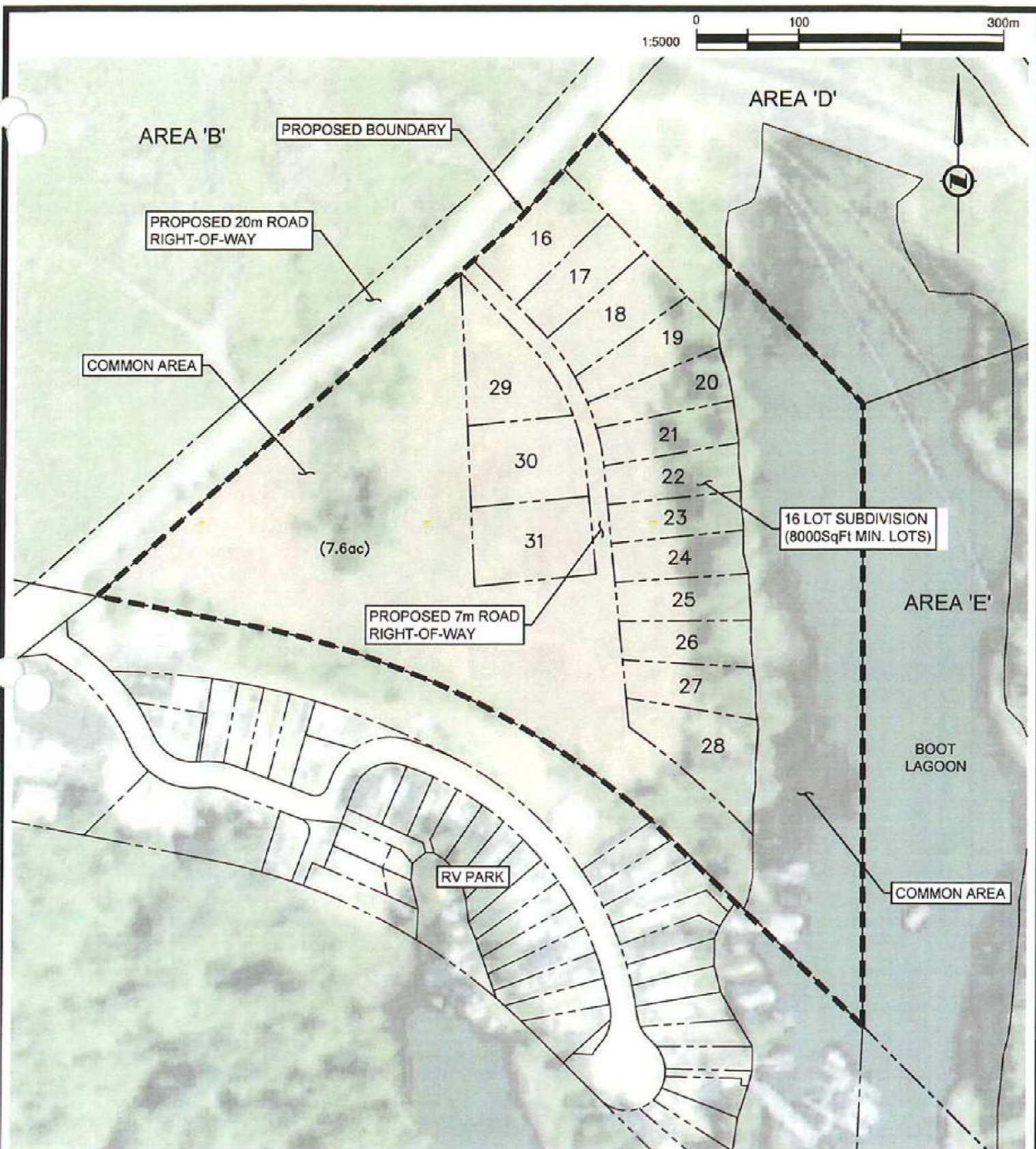
MAHOE PROPERTIES 2002 Ltd.  
 PROPOSED DEVELOPMENT  
 AREA A

FIGURE 2



MAHOE PROPERTIES 2002 Ltd.  
 PROPOSED DEVELOPMENT  
 AREA B

FIGURE 3



MAHOE PROPERTIES 2002 Ltd.  
PROPOSED DEVELOPMENT  
AREA C

FIGURE 4

0 100 300m  
1:5000



AREA 'B'

AREA 'A'

PROPOSED 20m ROAD  
RIGHT-OF-WAY

PROPOSED BOUNDARY

PROPOSED  
PARK

(5.0ac)

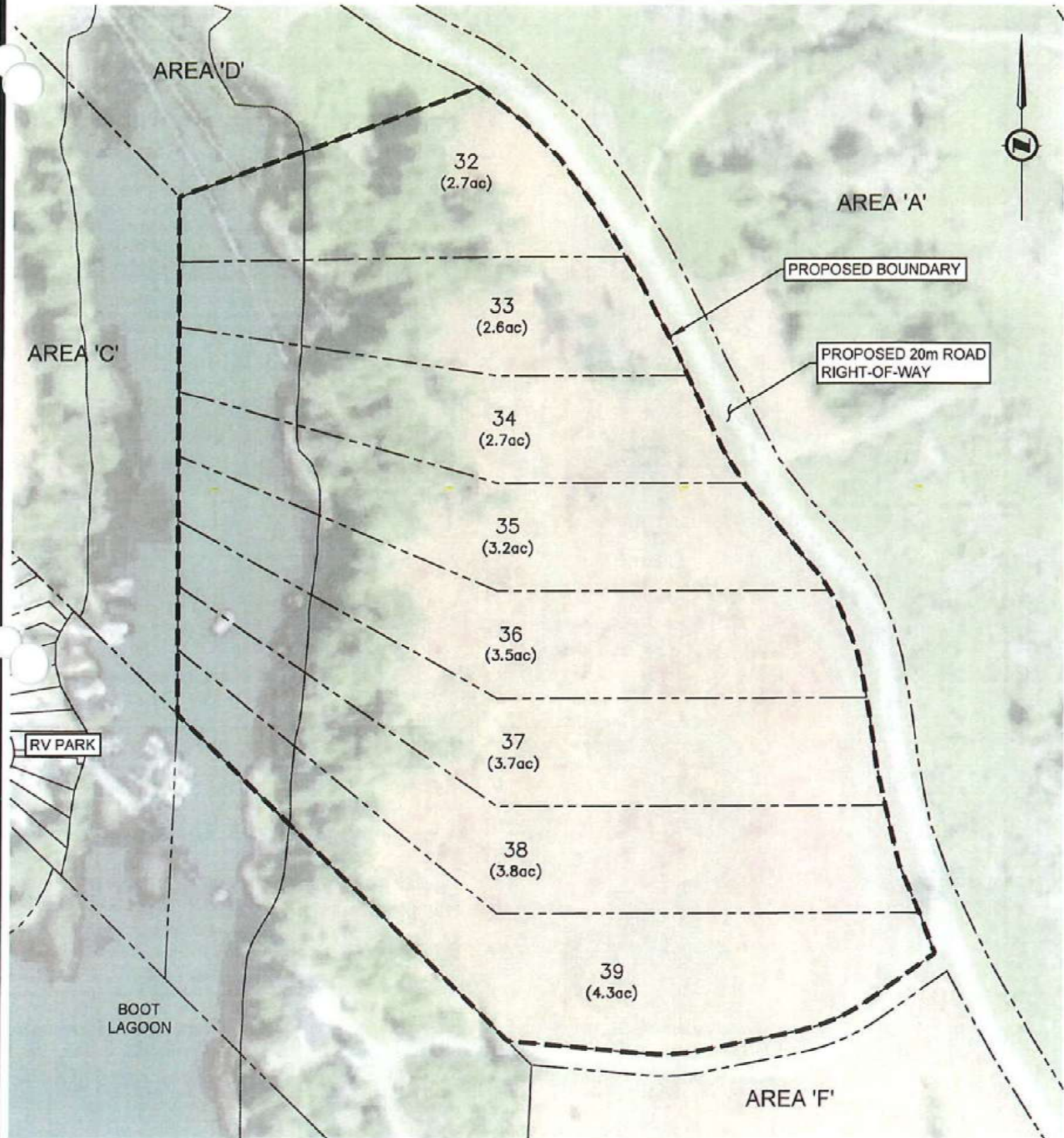
AREA 'C'

BOOT  
LAGOON

AREA 'E'

MAHOE PROPERTIES 2002 Ltd.  
PROPOSED DEVELOPMENT  
AREA D

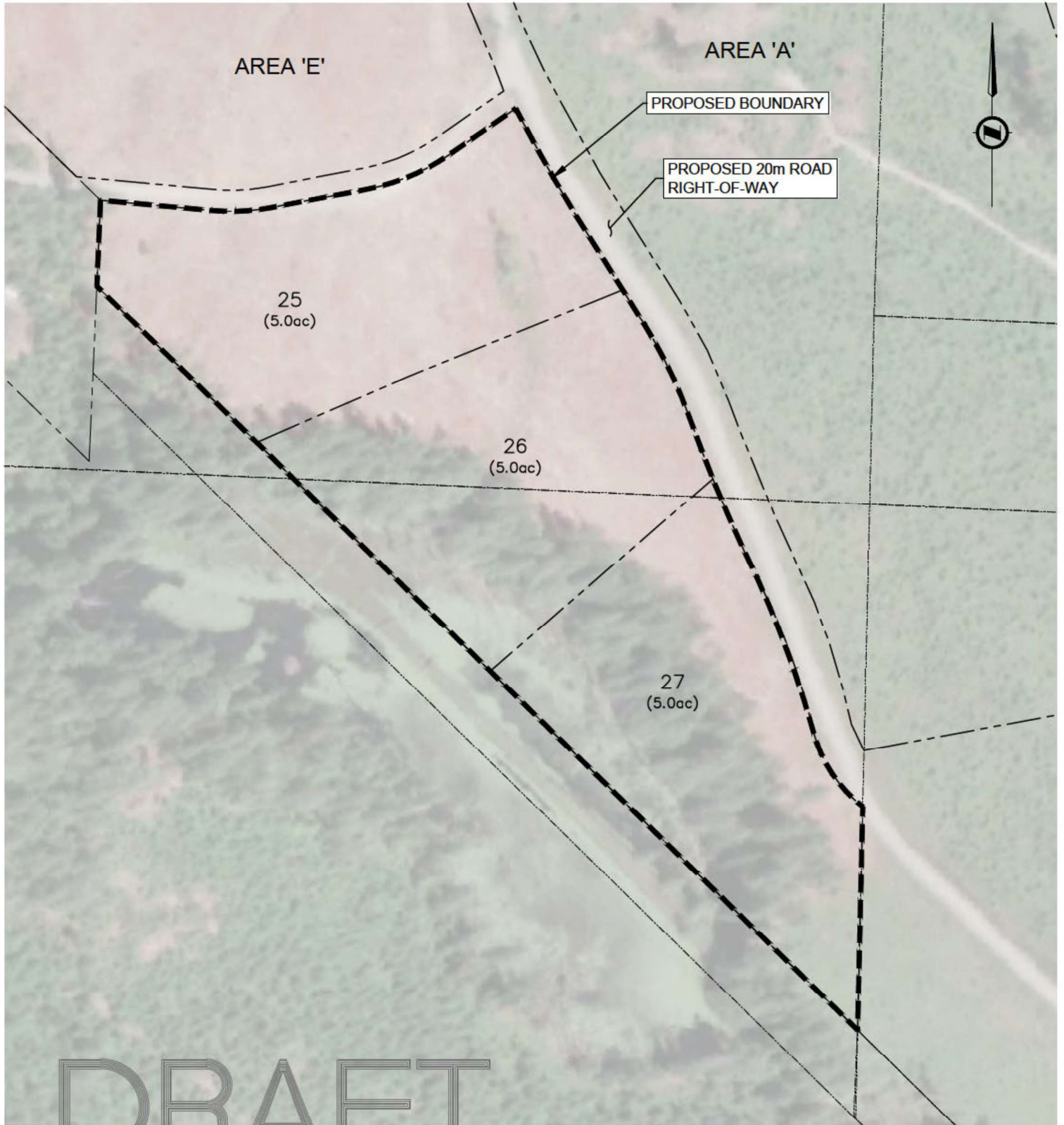
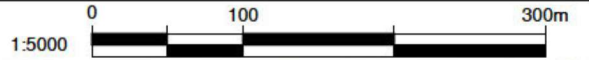
0 100 300m  
1:5000



MAHOE PROPERTIES 2002 Ltd.  
PROPOSED DEVELOPMENT  
AREA E

**McGILL & ASSOCIATES  
ENGINEERING LTD.**  
4991 BURNBATH STREET  
SUITE 1000, V1V 4L1  
Nanaimo (250) 754-3400, fax (250) 754-4400  
email: v1v@mcgilleng.com

FIGURE 6



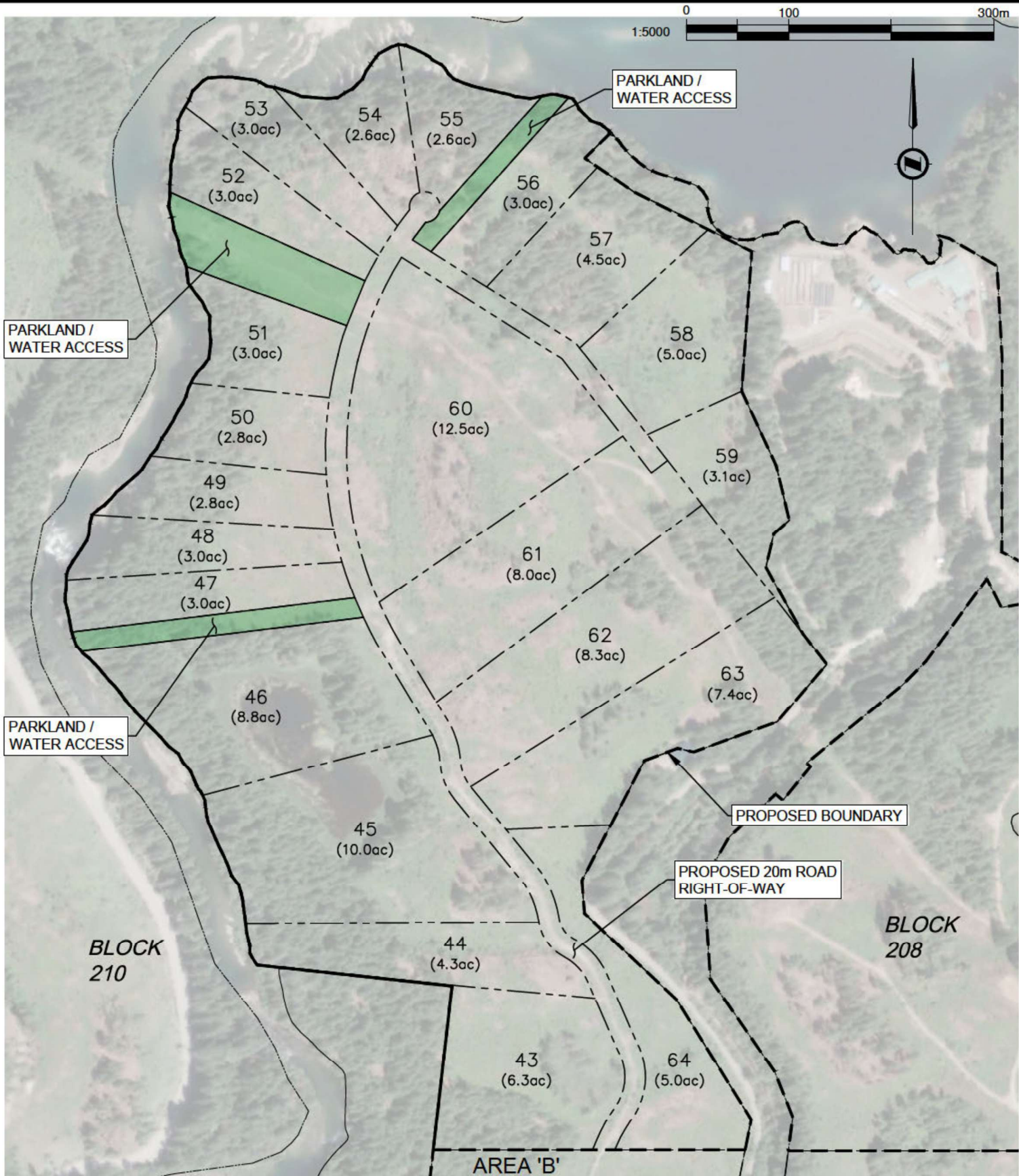
DRAFT

GREAT CENTRAL HOLDINGS  
PROPOSED LAND DEVELOPMENT  
AREA F

FIGURE 7



McGILL & ASSOCIATES  
ENGINEERING LTD.  
4610 ELIZABETH STREET  
PORT ALBERTON, B.C. V9Y 6L7  
Telephone: (250) 724-3400 Fax: (250) 724-4400  
email: office@mcgilleng.com



MAHOE PROPERTIES 2002 Ltd.  
 PROPOSED DEVELOPMENT  
 AREA G

**McGILL & ASSOCIATES  
 ENGINEERING LTD.**  
 4610 ELIZABETH STREET  
 PORT AU PRINCE, P.E.I., C1A 1V9  
 Telephone: (250) 724-3400 Fax: (250) 724-4400  
 email: office@mcseng.com

FIGURE 8





# TSESHAHT FIRST NATION

5091 Tsuma-as Dr. Port Alberni, BC V9Y 8X9  
P: 250.724.1225 | F: 250.724.4385 | Tseshaht.com

July 23, 2024

Mark Marley  
Great Central Holdings  
11000 Central Lake Rd  
Port Alberni, BC  
V9Y8Z2

Dear Mark

Tseshaht First Nations has reviewed the proposed activities on Block 208, 122.8 acres near Great Central Lake encompassing Boot Lagoon, in Tseshaht territory. At this time, Tseshaht has no objections to this proposed venture. When and if development happens, Tseshaht wants to see the environmental standards exceeding the BC government environmental code. Tseshaht wants to have the sewer and septic exceed the BC code to ensure no impact on fish. Ensure there is an archeology assessment done. Tseshaht is willing to explore economic development collaboration on the site as well. If the proposed change or any additions in any aspect, please contact Tseshaht for further discussion. Thank you for reaching out.

If you have any current questions or require further information about our correspondence. Please contact Len Watts Lands Manager/Referrals Analyst by email [llwatts@tseshaht.com](mailto:llwatts@tseshaht.com) or phone 250-7241225

Sincerely,

Len L. Watts  
Lands Manager  
Referral Analyst

**From:** [REDACTED]  
**Subject:** FW: Message from "RNP5838796CFE6C"  
**Date:** December 11, 2025 at 2:16 PM  
**To:** Mark Marley [REDACTED]

Chris Dods  
[REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** December 11, 2025 2:38 PM  
**To:** CHRIS <[REDACTED]>  
**Subject:** Message from "RNP5838796CFE6C"

This E-mail was sent from "RNP5838796CFE6C" (IM C2500).

Scan Date: 12.11.2025 14:38:25 (-0800)  
Queries to: [REDACTED]

To Whom It May Concern.

**From:** Douglas Fleming [REDACTED]  
**Subject:** Letter of support  
**Date:** December 10, 2025 at 7:38 AM  
**To:** Mark Marley [REDACTED] Danielle Marley [REDACTED]

DF

To Whom it may concern,

I am writing as a resident of Great Central Lake to express my full and enthusiastic support for the rezoning application submitted by Mahoe Properties.

As a member of this community, I believe the proposed changes represent a positive step forward for our area. The rezoning will encourage thoughtful development that aligns with the long term vision of sustainable growth, while also respecting the natural beauty and character of Great Central Lake.

Sincerely, Douglas Fleming

To ADCR Board of Directors,

Myself, Pam Hagen and my husband Shane Hagen have seen the proposed development that Mahoe Properties intends to do out Great Central Lake. We both think this is a great idea and are in complete support of the project, with many different land sizes it will give options for those wanting a smaller lot in a safe area to live in and for those that need to have more land for farm purposes or to have the opportunity to homestead this is what Port Alberni needs!

Sincerely,  
Pam & Shane Hagen

December 12, 2025

**Proposed Rezoning – Parts of Block 204, 208 & 209  
Great Central Lake Road**

**To:**

Alberni-Clayoquot Regional District  
Board of Directors  
c/o Planning Department

**Re:** Letter of Support – Mahoe Properties Rezoning Application  
Great Central Lake Road, Great Central Lake Area

Dear Members of the ACRD Board,

I am writing as a neighbouring property owner in the Great Central Lake area to express my support for the rezoning application being proposed by Mahoe Properties for portions of Blocks 204, 208, and 209 along Great Central Lake Road.

I have reviewed the proposed land areas and general development concept, including the phased approach shown in the materials prepared by McGill & Associates Engineering Ltd. The plan outlines a long-term, thoughtfully phased development anticipated to unfold over many years, with rezoning targeted for 2026. I understand this process will include public notification and opportunities for community input.

From my perspective as a nearby landowner, the proposal demonstrates several positive attributes that align well with the rural character and long-term sustainability of the area, including:

- Large-lot parcel sizes generally ranging from approximately 5 to 12 acres along Great Central Lake Road
- Smaller 2.5-acre parcels adjacent to the lagoon area, providing a transition in lot sizes
- A proposed green buffer/separation area adjacent to existing developments, including lands neighbouring Trestle RV, which would effectively increase green space and separation between uses
- A phased approach that allows infrastructure, land use, and impacts to be addressed incrementally

I am particularly supportive of the vision to allow a mix of rural residential uses, including hobby farms, homesteads, small-scale businesses, and traditional residential uses. This variation of lot sizes and permitted uses supports affordability, community resilience, and long-term rural living while respecting neighbouring properties and existing land uses.

Based on my understanding of the proposal and its location, I believe the rezoning has the potential to be a positive addition to the Great Central Lake area, contributing to responsible growth while maintaining the rural character that makes this community unique.

For these reasons, I am pleased to offer my support for Mahoe Properties' rezoning application, and I respectfully ask the ACRD Board of Directors to give it favourable consideration.

Sincerely,

\_\_\_\_\_  
Name

\_\_\_\_\_  
Central Lake Rd

## **Letter of Support – Proposed Subdivision by Mahoe Properties , Great Central Lake**

To Whom It May Concern,

I am writing this letter in my capacity as a licensed real estate professional actively working in the Port Alberni area to express my support for the proposed subdivision of land adjacent to Boot Lagoon (within the ACRD Area D) on Great Central Lake.

Through my professional experience in this market, I have developed a strong understanding of local housing needs, land use trends, and the types of development that are most compatible with the character and long-term sustainability of our community. In my opinion, this proposed subdivision represents a thoughtful and appropriate use of the subject property.

The creation of smaller residential lots in this location aligns well with current demand in the Port Alberni area for attainable, well-situated housing options. Properties near Great Central Lake are highly valued for their natural surroundings, recreational access, and lifestyle appeal. A carefully planned subdivision in this area offers an opportunity to provide additional housing while respecting the environmental and community context.

From a market perspective, smaller lots help broaden affordability and accessibility for local residents, families, and retirees who are seeking to remain in or relocate to the Alberni Valley. This type of development supports gradual growth, rather than large-scale or intensive development that could place undue strain on infrastructure or alter the rural character of the area.

In addition, well-designed subdivisions contribute positively to the tax base, local services, and overall economic health of the region. When undertaken responsibly and in compliance with applicable zoning, environmental, and servicing requirements, developments such as this can enhance land value while maintaining the integrity of surrounding properties and natural features.

Based on my knowledge of the local real estate market and land use patterns, I believe this proposed subdivision is consistent with responsible growth objectives and reflects a reasonable and beneficial use of the land. I therefore offer my support for the application and encourage its careful consideration by the approving authorities.

Should further information or clarification be required, I would be pleased to provide it.

Sincerely,

**Shawn Elder**

Licensed Real Estate Professional

**Royal LePage**

Port Alberni, British Columbia





**From:** Keith Boros [redacted]  
**Subject:** Proposed Development Mahoe Properties GCLake  
**Date:** December 14, 2025 at 3:57 PM  
**To:** [redacted]  
**Cc:** Keith Boros [redacted]

Mark & Danielle  
Thank you for hosting the meeting today showing your proposal of the development of new lots at Great Central Lake. I like your plan of various lot sizes and zoned usages. Your plan will give many people an opportunity to live in the community of Great Central Lake.  
The proposed zoning is perfect especially for home based business.  
I don't think there is a need for "commercial" zoning in the proposal. GCLake is a short drive to commercial needs.  
As discussed today, an increase of homes in the area, will require road improvements.

Keith Boros  
Residence [redacted] Central Lake Rd  
[redacted]  
[redacted]

Sent from my iPad

**From:** Judith Pettinger [REDACTED]  
**Subject:** New Great Central Lake Development  
**Date:** December 13, 2025 at 8:47 AM  
**To:** Mark Marley [REDACTED]



ACRD Board of Directors

To whom it may concern

As owners at Trestle RV at Great Central Lake we have seen the proposal for the land Development in our area through Mahoe Properties. We are in agreement with the land use proposal as we feel that the development has been well thought out to bring diversified opportunities for people to own property in the area. We have known the developer for many years and feel that he will do an exemplary job phasing in growth in our community.

Kind regards  
Daryl and Judith Pettinger

To the ACRD board of directors.

We own in trestle RV park adjacent to the lands proposed to be rezoned from forestry to residential by Mahoe properties. We would like to confirm to the board of Directors that we are in favour of the proposed plans.

We support this application as it provides much needed housing and smaller lots for younger families in our community. We believe these lots will help provide more affordable homes for the younger generation ensuring they can remain within the Alberni valley. Too often we see this younger generation having to move to even more remote communities in order to buy homes.

This development will help increase the tax base providing much needed funding to our schools, local volunteer fire department and various other infrastructures.

We look forward to welcoming our new neighbours.

Yours sincerely,

Emma and Roger Cucheran



December 14<sup>th</sup>, 2025

Attn: Alberni-Clayoquot Regional District  
Re: Mahoe Property Development Application – Great Central Lake

To Whom It May Concern,

As owners of [REDACTED] Pine Street in Lakeside Estates, and as part of the larger Great Central Lake community, we are in support of Mahoe Properties proposed development. We have had the opportunity to review the plans for the area and support Mark and Danielle Marley in building this community.

Sincerely,

Matt & Katie Hennessy  
[REDACTED] Pine St  
Lakeside Estates

Matt Hennessy  
[REDACTED]

Katie Hennessy  
[REDACTED]



**From:** James O'Brien [REDACTED]

**Subject:** FW: Sample - you can fill in your name and personalize it how you like. This is just a simple sample you could use.

**Date:** December 16, 2025 at 1:20 PM

**To:** [REDACTED]

To whom it may concern

We are owners at [REDACTED] Central Lake Rd, Lot 3. We have reviewed and understand the application that Mahoe Properties is submitting for the rezoning of the timber lands. We support this application and are happy to see that it is acreages and not too high of density. We also love the opportunity for potential homesteading and home based businesses.

Sincerely

James O'Brien  
Investment Advisor  
Manulife Wealth Inc.

Email [REDACTED]  
Direct [REDACTED]  
Main [REDACTED]

[REDACTED] View Street  
Victoria, BC, Canada, [REDACTED]

December 16, 2025

To Whom It May Concern,

I am writing in support of the Development Application submitted by Mr. Mark Marley and Great Central Holdings regarding the proposed rezoning of lands near Cermaq Canada Ltd.'s Hatchery Facilities at 11113 Great Central Lake Road, from Forestry to Residential.

Cermaq has reviewed the proposed area and believe this development is well thought out and beneficial to the community as an important step toward supporting younger generations in achieving home ownership.

We understand that both environmental and archaeological reports have been completed, with no significant concerns identified beyond standard practices.

In our experience, Mr. Marley and his team have consistently shown themselves to be conscientious, cooperative, and committed to the well-being of the community. We believe this proposal reflects those values and will contribute positively to the region.

For these reasons, we fully support this application and encourage the ACRD Board of Directors and the APC to approve it.

Respectfully,



Janusz Wicikowski  
Freshwater Director  
Cermaq Canada Ltd.

**Re: Letter of Support for Proposed Phased Development – With Respect to Lake Access**

To Whom It May Concern,

As a strata member and nearby resident, I would like to express my support for the proposed phased development. I believe the project can bring meaningful benefits to the community, including enhanced amenities, increased property values, and additional nearby services. I appreciate the thoughtful planning that has gone into shaping a development intended to strengthen the area.

I do, however, wish to raise one significant concern regarding the proposed configuration of Area C, located between my property (Lot 2) and the lake, and where the corner of Area C, Lot 28 is outlined. When I purchased my property, I was explicitly informed that this area would remain undeveloped, that lake access would be maintained, and that the view would remain unobstructed and semi-private. These assurances have been central to my enjoyment of the property and were a key factor in my decision to purchase.

As currently proposed, development in Area C appears likely to restrict or eliminate this long-understood lake access. The ability to view and reach the lake is not only a valued part of daily life but also an important component of the property's expected use and value. Any loss of this access would represent a significant departure from what was originally represented to existing owners.

I want to emphasize that I am not opposed to the development. On the contrary, I am eager to support it—provided that meaningful, practical lake access for existing residents is preserved. I believe this can be achieved through thoughtful planning measures such as designated pathways, easements, or other solutions that protect both the view and access while allowing the project to move forward successfully.

If the development can incorporate these considerations, I would be fully supportive of the project and confident that it will benefit both new and current residents.

Thank you for the opportunity to provide input. I appreciate your consideration of the perspectives of existing strata members and look forward to a solution that respects prior commitments while enabling positive growth.

Sincerely,

**Mike and Kelly Atkins**

██████ Trestle RV Park

**From:** Brad Minions [REDACTED]  
**Subject:** Letter of Support for Mahoe Properties Rezoning Application  
**Date:** December 15, 2025 at 8:23 PM  
**To:** [REDACTED]



---

**Subject:** Letter of Support for Mahoe Properties Rezoning Application

**To:** ACRD Board of Directors

Dear Board Members,

We are writing to express our support for the rezoning application submitted by Mahoe Properties for the proposed development along Great Central Lake Road.

We have reviewed the proposed plan and believe that the creation of larger parcels (ranging from 5 to 12 acres) and smaller lots near the lagoon will provide a valuable mix of residential, hobby farm, and small business opportunities. This thoughtful approach will help foster a diverse and sustainable community while maintaining green space and respecting the surrounding environment.

We support this initiative as it aligns with the goal of creating affordable properties for families and individuals who wish to establish roots in the area. We believe this development will contribute positively to the region and encourage responsible growth.

Thank you for considering our input.

Sincerely,  
Kitty and Brad Minions

Owners Trestle RV Park

From: Lindsay Risk [REDACTED]  
Subject: Development  
Date: December 12, 2025 at 5:45 PM  
To: [REDACTED]  
Cc: Amanda Earle [REDACTED]



Hi Mark,

Sending to both emails listed to ensure you receive and hopefully respond. We have some questions about the plans of development, particularly where it runs directly adjacent to Trestle and the waterfront lots 1-5+ enjoy. Surely the plan is to preserve our existing primary access to waterfront and not have a home lot designed in such a way as to take this treed, protected, beautiful area away from our use. I appreciate that it is not trestle property, but as the developer I hope that your promise of 'doubling' the green space area between developments is true and that the green space would include and preserve the treed area in front of lots 1-5+ and that no more trees are taken down to accommodate new lots. It's already a compromised ecosystem as a result of the logging. It seems to me there is room for waterfront access for new lots without compromising or encroaching on our access. I'd also like to know the specifics about your commitment and stewardship of the ecosystem of the land as part of your development strategy, and the impact you have considered to the lagoon and the hatchery.

We are unable to attend the open house on Sunday so am hoping you will be able to respond by email in the coming days.

Lindsay Risk  
E [REDACTED]  
T [REDACTED]

From: Melissa Murphy [REDACTED]  
Subject: Support Letter for Mahoe Properties Rezoning Application  
Date: December 11, 2025 at 2:32 PM  
To: [REDACTED]



Good afternoon Mark and Danielle,

Thank you for sharing this update and the detailed overview of your plans. We're absolutely in favour of the proposed rezoning and are genuinely excited for this new adventure you're taking on. It's wonderful to see a vision that supports hobby farms, homesteads, small businesses, and future families looking to put down roots in the Great Central Lake area.

As [REDACTED] at Trestle, we fully support your application and are happy to help in any way we can. Please feel free to reach out if you need anything further from us.

Wishing you both the very best as this moves forward.

Warm regards,

Mel Ryane

[REDACTED] Trestle

Sent from my iPhone

**From:** Brenton Murphy [REDACTED]  
**Subject:** Letter supporting. Rezoning (mosaic)  
**Date:** December 17, 2025 at 8:31 AM  
**To:** [REDACTED]




To whom it may concern,

We are owners in the phase 2 development, Lakeside Estates on Great Central Lake. We also have a family lot in phase 1 Trestle Park. We have seen the new development plans that Mahoe Properties has proposed, and we are in full support of this application.

Best Regards,  
Brenton Murphy



From: Marla Margetts [REDACTED]   
Subject: Letter of Support  
Date: December 17, 2025 at 10:57 AM  
To: [REDACTED]  
Cc: Colin Montgomery [REDACTED]

MM

To ACRD Board of Directors,

We are writing to express our support for the proposed developments at Great Central Lake. We have seen the proposed land area for rezonement. We believe this will continue to benefit Great Central Lake.

We fully trust the intentions and integrity of Mahoe Properties who have the best interests at heart for this vibrant and beautiful community.

We fully support the application to have the land rezoned.

Respectfully submitted by:

Colin Montgomery and Marla Margetts

Owners of [REDACTED] at Trestle RV Park, Great Central Lake

Marla Margetts  
Principal  
James Bay Community School  
[REDACTED] phone

I acknowledge that I live, work and play on the traditional territories of the Songhees and Esquimalt Nations.

The content of this email is confidential and intended for the recipient specified in this message only. It is strictly forbidden to share any part of this message with any third party, without written consent of the sender. If you received this message by mistake, please reply to this message and delete it so I can ensure this mistake does not occur in the future.



**From:** Kris McInnes [REDACTED]  
**Subject:** Great Central Lake development.  
**Date:** December 17, 2025 at 3:32 PM  
**To:** [REDACTED]



Good afternoon, I am a property owner that is located at [REDACTED] Central lake rd and I was invited to an open house put on by the Marleys on Dec 14/2025. During the open house Mark and Danielle provided a group of us with their plan to potentially develop a large piece of property located near Great Central Lake. After speaking with him and Danielle and reviewing his plan I wanted to write and say that I am in favour of everything they are planning. In my opinion his plan is well thought out and has a great balance of large acreages as well as some smaller pieces near the lagoon and river. It seems like they are really focused on trying to bring more families to the area which I think would be great. I think the Marleys have done a great job with everything they have developed so far at the lake and I believe these new building lots would no different. Thanks very much , Kris McInnes [REDACTED]

**From:** robin murphy [REDACTED]  
**Subject:** Rezoning  
**Date:** December 18, 2025 at 10:16 AM  
**To:** Mark Marley [REDACTED]



To the Directors of the ACRD:

We have seen the proposed land area that Mahoe Properties has proposed to rezone and are in support of the application. We attended the open house and had an opportunity to view all the proposals and ask questions. We like the lot sizes being 5-10 acre parcels, the idea of small home based businesses, end of the driveway market stands, and public green space and trails.

Sincerely

Robin and Janine Murphy  
Owners [REDACTED] Lakeside Estates

**From:** Margie van Ingen [REDACTED]  
**Subject:** Proposed Rezoning of lands at Great Central Lake by Mahoe Properties  
**Date:** December 18, 2025 at 11:13 AM  
**To:** [REDACTED]



Margie van Ingen  
[REDACTED] Pine Street  
Lakeside Estates  
December 18, 2025

Attention: ACRD Board of Directors

As you can see by the header, my name is Margaret van Ingen, and I am currently building my dream home on [REDACTED] which I own at Great Central Lake.

This letter is being sent to show that I am in support of Mahoe Properties proposed rezoning of the lands outlined in the proposal along Central Lake Road and around the lake.

I grew up at Great Central between 1950 and 1960, when it was a small but thriving community with a Post Office, a General Store, and people who lived in the community and contributed their skills to make it the best place in the world to grow up. Mrs. Vernon, who taught piano lessons to countless kids, Mrs. Roberts, who taught sewing and crafts, Ella Harrison, who taught dance, Mrs. Buck who taught swimming lessons, not to mention people who taught Pro-Rec, a principal of our two room schoolhouse who created a skating rink on the school grounds when we had freezing weather for long enough, and so much more.

I can envision that if Mahoe Properties is successful in having their proposal accepted, that the lands will become populated, over time, by people who have a vested interest in developing and living in a community that will be able to become increasingly self-sufficient over time, as in the past.

Sincerely yours,

Margie van Ingen

Sent from my iPad

**Attn: Board of Directors, Alberni-Clayoquot Regional District**

Re: Support for Mahoe Properties' Mixed-Use Residential Development Proposal (266 Acres – Great Central Lake)

On behalf of Beaver Creek Home Center, I am writing to formally express our strong support for Mahoe Properties' proposed mixed-use residential development at Great Central Lake. As an active supplier to builders, contractors, and homeowners throughout the Alberni Valley, we are closely connected to the pulse of the local construction industry and the needs of our community.

At present, one of the most significant challenges facing our region is the severe shortage of available buildable lots. Our sub-trade and contractor customers consistently tell us they must travel outside the Alberni Valley for work due to the lack of local development opportunities. This not only affects the viability of their businesses but also impacts families and workers who wish to build their lives and careers here in our community.

Similarly, our own business has experienced a slowdown tied directly to the absence of new housing starts in the region. The lack of residential lot inventory has created a bottleneck that affects the entire construction and supply-chain ecosystem, from tradespeople and suppliers to transportation, local retailers, and professional service providers.

Beyond addressing these immediate needs, Mahoe Properties' development offers several long-term benefits that will positively shape the future of the Alberni Valley by a developer with a proven track record:

- **Housing Availability and Diversity:** The development introduces much-needed residential supply, helping ease local housing pressures and offering future homeowners the opportunity to remain in, or relocate to, the community.



• Alberni Toyota

• Alberni Chrysler

• Alberni Truck and Overland Accessories

• Alberni Auto Spa

• Asia Pacific Investors

• Amada Enterprises

• Seebros Holdings

• Uni-Lock Mini Storage

• Beaver Creek Home Center

• Albertsons Home Center

• Aimi Holdings

• Jowseys Furniture and Mattress

- **Economic Growth and Job Creation:** Increased construction activity will support local trades, suppliers, and service providers, creating stable employment and encouraging investment into the local economy.
- **Enhanced Tax Base for the Region:** New homes and related infrastructure will contribute to the regional tax base, supporting public services, amenities, and long-term community planning initiatives. This needs to be a focus now more than ever as the ask from our current tax base continues to grow faster than the general public can afford.
- **Support for Local Businesses:** A growing residential population brings increased economic activity to local businesses—retail, service, hospitality, and more—helping strengthen the long-term resilience of the region.

In our view, this project represents an important and timely opportunity for the Alberni Valley. By enabling growth in a responsible and structured manner, the ACRD can help remove long-standing barriers that have limited housing availability, constrained economic development, and prevented local businesses from reaching their full potential.

For these reasons, Beaver Creek Home Center fully supports Mahoe Properties' development proposal and encourages the Board to approve this application.

Sincerely;



Brandon Ford

Chief Operating Officer

See Group of Companies



- Alberni Toyota
- Alberni Chrysler
- Alberni Truck and Overland Accessories
- Alberni Auto Spa
- Asia Pacific Investors
- Amada Enterprises
- Seebros Holdings
- Uni-Lock Mini Storage
- Beaver Creek Home Center
- Albertsons Home Center
- Aimi Holdings
- Jowseys Furniture and Mattress

Letter of Support to ACRD – Mahoe Properties Rezoning/Subdivision Proposal  
December 18, 2025

Alberni-Clayoquot Regional District (ACRD)  
Board of Directors / Planning Department  
3008 5th Avenue  
Port Alberni, BC V9Y 2E3

Re: Letter of Support – Mahoe Properties Rezoning/Subdivision Proposal, Great Central Lake Area

To the ACRD Board of Directors and Planning Staff,

We are writing to provide this letter in support of the rezoning and phased subdivision proposal being advanced by Mahoe Properties lands along Great Central Lake Road in the Great Central Lake area.

We understand the proposal contemplates a phased approach over many years, with the intent to create primarily larger rural parcels, in the 5–12 acre range, along with a limited number of 2-3 acre in designated areas. Having reviewed the general land area and concept as presented, we support the application with a strong preference that the final zoning and subdivision design deliver the least amount of density possible.

Why we support this proposal:

1. Low-density rural vision (least density possible)

We support a development concept that prioritizes larger acreages, rural character, and responsible land use, rather than higher-density subdivision patterns. In our view, this approach is best aligned with the Great Central Lake area's long-term character, lifestyle, and environmental sensitivity.

2. Support for small businesses and rural livelihoods on larger lots

We also support allowing appropriately regulated small businesses and home-based enterprises on larger acreages—activities such as small workshops, trades-based businesses, hobby farming, homesteading, and similar low-impact rural uses. These kinds of uses can help local families build sustainable livelihoods without creating an urban-style development footprint.

3. Consideration for buffering and separation between developments

We understand the proposal includes maintaining/adding green space separation adjacent to existing development areas (including the area near Trestle RV), which we see as a positive planning element that helps reduce conflict between neighbouring land uses and supports a more compatible interface.

In supporting the application, we respectfully encourage the ACRD to ensure that any approvals maintain clear conditions that protect the broader community, including:

- Low overall density (keep lot sizes large wherever feasible, limit any smaller-lot areas)
- Environmental protections (runoff, drainage, and lake/watershed sensitivity)
- Septic/water servicing suitability based on lot size and soils
- Traffic and access safety along Great Central Lake Road
- Wildfire and emergency access considerations appropriate for rural development

In summary, we support Mahoe Properties rezoning and subdivision proposal because it reflects a rural, low-density vision and supports affordable rural living and small-scale enterprise on larger acreages. Thank you for considering our comments as part of the application review and any upcoming public process.

Sincerely,

To Whom It May Concern.

December 16, 2025

We are owners at [REDACTED] Central Lake Rd. We have reviewed and understand the application that Mahoe Properties is submitting for the rezoning of the timberlands.

We support this application and are happy to see the intention is not for high density, but for acreages, potential homesteading, and home-based businesses.

Sincerely

Cathy and Vince Ollech

8  
[REDACTED] PINE STREET

GREAT CENTRAL LAKE,

PORT ALBERNI, BC V9Y 8Z2

[REDACTED]

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29 DECEMBER 2025

Dear Mark -

I have reviewed the plans for the rezoning of the lands around Boot Lagoon and great Central Lake Road and will support Mahoe Properties application to the Alberni Clayquot regional district.

Best regards,

8  
ROBIN PEDERSEN  
[REDACTED]

Kim and Szymon Kosciak

██████ Pine St

Great Central Lake

January 02, 2026

Alberni-Clayoquot Regional District

Board of Directors

c/o ACRD Planning Department

Re: Letter of Support – Mahoe Properties Rezoning Application (Great Central Lake Road)

Dear Members of the Board,

We are writing to express our support for the rezoning application submitted by Mahoe Properties for the lands located along Great Central Lake Road.

We have reviewed the proposed land area and understand that the application seeks to create a mix of 5–12 acre parcels, along with approximately 2.5 acre lots near the lagoon, and some smaller residential lots (approximately 8,000 sq. ft.) in Area C. We believe this thoughtful range of lot sizes and permitted uses would be a positive addition to the community.

The proposal to allow a mixture of hobby farms, homesteads, small businesses, and residential uses aligns well with the rural character of the area while also providing opportunities for people and families to obtain more affordable properties and establish long-term roots in the community.

Thank you for considering our comments. We respectfully encourage the ACRD Board of Directors to support the rezoning application as proposed by Mahoe Properties.

Sincerely,

Kim and Szymon Kosciak