



## Agricultural Advisory Committee Meeting

Monday, June 15, 2026

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

7:00 pm

### Regular Agenda

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Watch the meeting live at: <https://www.acrd.bc.ca/events/15-6-2026/>

Register to participate via Zoom Webinar at: [https://acrd-bc-ca.zoom.us/webinar/register/WN\\_8lBVwMzJRSgzBpVjTfjaA#/registration](https://acrd-bc-ca.zoom.us/webinar/register/WN_8lBVwMzJRSgzBpVjTfjaA#/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 - Committee Members and Staff present in the Boardroom and on Zoom.

2. **APPROVAL OF AGENDA**

*(motion to approve, including late items)*

3. **DECLARATIONS**

*(conflict of interest)*

4. **INVITED PRESENTATIONS**

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

6. **ADOPTION OF MINUTES**

a. **Agricultural Advisory Committee Meeting – May 11, 2026**

3-6

*THAT the minutes of the Agricultural Advisory Committee meeting held on May 11, 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. PLANNING MATTERS**

- a. **AB26001, KING, 9780 SOMERS ROAD (BEAUFORT)** **7-28**  
Agricultural Land Commission Subdivision Application

*THAT the Agricultural Advisory Committee recommend that the Alberni-Clayoquot Regional District Board of Directors forward ALC application AB26001 to the Agricultural Land Commission for decision.*

**11. REQUEST FOR DECISION REPORTS**

- a. **REQUEST FOR DECISION** **29-32**  
Agricultural Advisory Committee Terms of Reference Update

*THAT the Alberni-Clayoquot Regional District Board of Directors amend the Agricultural Advisory Committee (AAC) Terms of Reference as presented.*

**12. REPORTS**

**13. 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.*

**14. 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).*

**15. ADJOURN**



## ALBERNI-CLAYOQUOT REGIONAL DISTRICT

### MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD ON MONDAY, MAY 11, 2026, 7:00 PM

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

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#### MEMBERS

##### PRESENT:

Penny Cote, Director, Electoral Area "D" (Sproat Lake), Chairperson  
Fred Boyko, Director, Electoral Area "B" (Beaufort)  
Larry McMahon  
Russell Dyson  
Lisa Aylard  
Ray Dol  
Wayne Smith

##### REGRETS:

Star Miklashek

##### STAFF PRESENT:

Amy Needham, Sustainability Planner  
Kylie Pettifer, Community Project and Engagement Manager  
Alex Dyer, General Manager of Planning and Development  
Charlene Harrison, Planning Assistant

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

<https://www.acrd.bc.ca/events/11-5-2026/>

#### 1. CALL TO ORDER

The Chairperson called the meeting to order at 7:01 pm.

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

*The Motion was MOVED and SECONDED*

*THAT the agenda be approved as circulated.*

**CARRIED UNANIMOUSLY**

**3. DECLARATIONS**

**4. INVITED PRESENTATIONS**

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

**6. ADOPTION OF MINUTES**

**a. Agricultural Advisory Committee Meeting – January 19, 2026**

*The Motion was MOVED and SECONDED*

*THAT the minutes of the Agricultural Advisory Committee meeting held on January 19, 2026 be adopted.*

**CARRIED UNANIMOUSLY**

**7. PUBLIC INPUT PERIOD**

**8. CORRESPONDENCE FOR INFORMATION**

**9. CORRESPONDENCE FOR ACTION**

**10. REQUEST FOR DECISION REPORTS**

**11. REPORTS**

**a. Official Community Plan (OCP) Updates – K. Pettifer – verbal report**

- Draft Sproat Lake and Area OCP
- Beaufort OCP Introduction

Planning staff introduced what an OCP is and the difference between an OCP and zoning bylaw. Planning staff explained how OCPs and ALC regulations work together for land use protection, development, and farm use requirements.

Planning staff provided an overview of the Draft Sproat Lake and Area OCP which included:

- Feedback Questionnaire available until May 24, 2026.
- Explanation of Section 5.8 Agriculture and Food Security.
- Board of Directors to receive Draft Plan on June 10 for first reading, with consideration for adoption in summer.
- Comments from open house were captured by ACRD Planners, once comments are compiled and updates are complete, ACRD staff will provide a summary of updates for public review.

- Summary of what was heard at the open house, which included development in riparian area, barriers to farming, access to water for agriculture, and drought management.

Agricultural Advisory Committee members discussed the following Sproat Lake and Area OCP items:

- Support for the OCP to promote greening of properties.
- Edible landscaping, which is installing food bearing plants, such as rhubarb, saskatoon berries, and salal, on public lands for anyone to harvest.
- Support for language in the OCP for small scale farming, such as processing local products.
- Farming can occur in estuaries, like Somass Estuary, in an environmentally protective manner.
- Draft Plan to have language in policies to support recommendations of the Alberni Valley Agricultural Water Plan.
- Five-acre minimum development parcel size should be larger when adjacent to ALR lands, as development can have impact to adjacent farmlands.
- Language in the OCP to support applying for grants for emergency access for agriculture water.

Planning staff introduced the launch of the Beaufort OCP and asked questions to the Committee members which included:

- what this plan needs to address,
- what opportunities should it support,
- what groups to engage with, and
- how to engage with farmers over the summer.

Agricultural Advisory Committee members discussed the following Beaufort OCP items:

- Support for agri-tourism and road maintenance.
- Engagement with Farmers Institute and small independent businesses, such as those working on homesteads.
- Second week in June is best for engagement with farmers.
- Townhall is scheduled for Sunday, June 14 at 2 pm.

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

## **13. QUESTION PERIOD**

## **14. ADJOURN**

*The Motion was MOVED and SECONDED*

*THAT this meeting be adjourned at 8:49 pm.*

**CARRIED UNANIMOUSLY**

Certified Correct:

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Penny Cote,  
Chairperson

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Charlene Harrison,  
Planning Assistant



To: ACRD Board of Directors

Meeting Date: June 24, 2026

From: Amy Needham, Sustainability Planner

File #: PL20260028/AB26001

Electoral Area: B - Beaufort

Subject: Agricultural Land Commission Subdivision Application AB26001 - 9780 Somers Road (King)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors forward ALC application AB26001 to the Agricultural Land Commission for decision.**

**Note:** If the Board is considering denying this application, the appropriate motion would be:

**THAT the Alberni-Clayoquot Regional District Board of Directors is, at this time, disposed to deny this Agricultural Land Commission application. Prior to doing so, the Board wishes to offer the applicants the opportunity to present their own case as to why this matter should be supported.**

**Development Proposal:** The applicant is applying to the Agricultural Land Commission (ALC) to subdivide the subject parcel into eight rural holdings of approximately 4 ha (10 acres) each.

**Agricultural Advisory Committee Recommendation:** This application will be considered at the June 15, 2026 meeting of the Agricultural Advisory Committee and this report will be updated once the committee has rendered their recommendation.

**Property Owner(s):** Sharon & Stephen King

**Applicant/Primary Contact:** Stephen King

**Property Information:**

Civic Address:	9780 SOMERS ROAD				
Legal Description:	DISTRICT LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A (DD16807N), PARCEL B (DD20941N), AND PARCEL C (DD22158N) THEREOF, AND EXCEPT PARTS IN PLANS 19254 AND VIP58661				
PID:	008-627-789	Folio:	770-01008.000	ALR? (Y/N)	Y Lot Size (ha): 31.46 (77.7 ac)
Current Zoning	Rural (A2) District, Forest Rural (A3) District & Gravel Extraction (M8) District				
Current OCP	Agricultural Use, Industrial Use				
Development Permit Area(s)	DPA I – Riparian Areas Protection				
Current Use & Description	The majority of the subject parcel is treed with mixed coniferous species. The homesite (house with outbuildings and two small, cleared fields) is located on the eastern portion of the parcel, and there is a large gravel pit in the southwestern corner of the parcel. The northwestern portion of the parcel has the most significant topography and some slopes, as well as an unnamed stream flanked by a DPA-I for Riparian Areas Protection. The northeast				

corner of the parcel is crossed by Bear Creek, also flanked by a DPA-I for Riparian Areas Protection. There is a gravel pit in the southwestern corner and several roads and trails cross the parcel. The entire parcel lies within the Agricultural Land Reserve.

Surrounding Zoning and Land Use

North	Rural (A2) and Forest Rural (A3) Districts – rural residential, farming and forested ALR lands	South	Rural (A2) and Forest Rural (A3) Districts – cleared ALR farmland
East	Rural (A2) District – small parcel rural residential and ALR farmland	West	Forest Rural (A3) District – forested ALR

Services:

- a) **Sewage Disposal:** Onsite sewage disposal
- b) **Water Supply:** Onsite water
- c) **Fire Protection:** None
- d) **Access:** No existing roads reach all eight proposed lots, so the property owner proposes using the east-west existing gravel road through the middle of the parcel as the access road.
  - i. Parcel Frontage Waiver: N/A

Planning Policy Discussion:

- a) **Official Community Plan:** Most of the subject property is classified as Agricultural Use in the Beaufort OCP. Policy 4.2.1 is to ‘maintain a minimum lot size of 2 hectares, subject to approval by the ALC, in areas designated for Agricultural use.’ The smallest lot size in this proposal is 3.3 ha. Policy 4.2.8 discourages the subdivision of land within the ALR into small, uneconomic lots.

The southwest portion of the parcel is classified as Industrial Use, due to the presence of a gravel pit. There are no Industrial policies in the Beaufort OCP that affect this subdivision proposal.

The parcel has two DPA I – Riparian Areas Protection development permit areas, one in the northwest corner for an unnamed creek and one in the northeast corner for Bear Creek. Prior to subdivision approval, a development permit will be required to ensure the proposal is not detrimental to riparian areas within the subject property.

***This proposal complies with the Beaufort OCP. An approved development permit for DPA-I will be required before subdivision can be finalized.***

- b) **Zoning:** The northwest portion of the parcel is zoned Forest Rural (A3) District, which ‘provides for the retention of undeveloped forest and wild land as non-urban and rural land, and for its use for either large hobby farms or forest and recreation activities.’ The east half of the parcel is zoned Rural (A2) District, which ‘provides for the conservation of agricultural and non-urban land by the holding of land in large parcels, and for the protection of public health, safety and welfare in areas which being subject to periodic floods and overflow are unsuitable for urban-type uses and intensive development.’ The southwest portion of the parcel is zoned Gravel Extraction (M8) District, which ‘provides for small to medium scale natural resource extraction compatible with agricultural and forestry uses in rural areas.’
  - i. **Parkland Dedication:** If this proposal were to proceed to subdivision, Section 941 of the *Local Government Act* would not apply as all proposed lots are greater than 2 ha in size.

	Current:	A2	A3	M8
Minimum Lot Area (ha)		2	4	2
Minimum Lot Width (m)		100	100	49.7
Principal & Accessory Front Yard Setback (m)		15.1	15.1	15
Principal Side Yard Setback (m)		4.5	4.5	15
Principal Rear Yard Setback (m)		9	9	15
Accessory Side Yard Setback (m)		0.91	0.91	0.91
Accessory Rear Yard Setback (m)		0.91	0.91	0.91
Watercourse Setback (m)		30	30	30

The proposed subdivision plan complies with minimum lot sizes.

***This proposal complies with the ACRD Zoning Bylaw.***

**Comments:** The applicant wishes to subdivide the subject property into eight (almost) equal 4 ha lots. Section 6 of the *Agricultural Land Commission Act* outlines the purposes of the ALC as primarily to preserve the ALR, encourage farming of ALR land, and to encourage local governments to accommodate farming on ALR land in their plans, bylaws and policies. In order to fulfill these purposes, Section 6(2) of the *Act* states that the commission must give priority to protecting and enhancing the size, integrity and continuity of the land base of the ALR.

To support their application, the applicant has stated the land is unfit for large scale agriculture due to stoniness and poor soil. A map of the area's agricultural capability and soil survey is included for reference. To allow comparison, descriptions of each agricultural capability class and subclass contained in the subject property are listed below:

<u>Class</u>	<u>Subclass</u>
4. Limitations exist that require special management practices or severely restrict the range of crops, or both	A. Soil Moisture Deficiency P. Stoniness
5. Limitations exist that restrict capability to perennial forage or other specially adapted crops	T. Topography limitation W. Excess water
7. No capability for arable or sustained natural grazing	

Note: A notation as follows: '8:4PA 2:5P' indicates that 80% of the polygon is Class 4 soil with stoniness and soil moisture deficiency limitations, and 20% of the polygon is Class 5 soil with stoniness deficiency limitations.

The approximate breakdown of agricultural capability on the subject parcel is as follows:

57.5%	8:4PA	2:5P
20%	6:5TP	4:7P
9.5%	7:4PW	3:5P
8.7%	10:4PW	
4.3%	5:7T	5:5AP

Most of the subject parcel is of agricultural capability Class 4 or 5, with the major limitations being stoniness and

soil moisture deficiency.

The majority of the subject parcel soils currently under cultivation (small fields of grass pasture) are Stamp loam soil. The treed portion of the subject property is comprised of Quennell loamy sand soil in the gravel pit area and Royston and China Creek loam soils in the south and north portions of the parcel. Summarized soil descriptions **with emphasis added** are as follows (taken from Technical Report 30, link below):

Stamp Soil - Stamp soils occur exclusively in the Alberni Valley on gentle to very strong slopes, and generally in upland locations. They have developed from a clay loam glacial till which contains moderate amounts of gravel and stones. These soils are imperfect to moderately well drained, with either a perched water table or with water moving laterally over the compact parent material during the wet season. Stamp soils consist of a friable, gravelly loam, and have a moderately pervious surface layer which is underlain by an impervious, mottled, clay loam parent material. They are classified as Gleyed Humo-Ferric Podzols with lesser occurrences of Orthic Humo-Ferric Podzols. **The present use of Stamp soils is mainly for forestry with only minor areas being used for agriculture. The variable topography and inherent stoniness discourages agricultural development.** The loam textures have a high moisture holding capacity, however, soil moisture deficiencies still occur during dry periods. Stamp soils have high bearing strength, however septic tank effluent disposal is impeded by the slowly pervious subsoils.

Quennell Soil - Quennell soils have developed on deep, coarse-textured fluvial and fluvio-glacial deposits associated with all major streams and rivers in the survey area. They also occur on coarse-textured marine deposits. Quennell soils are rapidly drained, rapidly permeable, and generally do not have a watertable within 3 m of the surface. Characteristically, Quennell soils have very gravelly loamy sand textures with discontinuous weakly cemented horizons sometimes present at 60 cm to 100 cm depth. They are classified as Orthic Humo-Ferric Podzols. **Quennell soils vary from marginal to unsuitable for agriculture. The high coarse fragment content and sandy textures result in aridity, stoniness and fertility limitations.** Urban and related uses are recommended where care is taken to avoid contamination of the groundwater which could occur due to incomplete filtration of septic tank effluent by the coarse-textured soil and parent material. Areas where these soils occur generally have economically significant gravel deposits.

Royston Soil - Royston soils occur on gently to steeply sloping areas near or above 50 m elevation. They occur from Qualicum Beach northward, with extensive areas found between Fanny Bay and Royston. Royston soils have developed in moderately stony, medium-textured morainal deposits which are partially derived from sedimentary bedrock formations. These soils are imperfectly drained and have seasonal perched water tables and lateral seepage over the unweathered compact parent material during rainy periods. Royston soils are characterized by gravelly loam or gravelly clay loam (Alberni Valley area) textures with a mottled horizon overlying a very compact horizon at 1 m. Royston soils are classified as Gleyed Dystric Brunisol with inclusions of Gleyed Humo-Ferric Podzols. **Most Royston soils presently support productive forests. Agriculturally, they are restricted by stoniness and topography.** When improved they are useful for a wide range of crops where topography permits. Royston soils have high bearing strengths but septic tank effluent disposal is impeded by the slowly permeable subsoil.

China Creek Soil - China Creek soils have developed in gravelly, fine textured morainal deposits which are partially derived from underlying sedimentary shales and siltstones. They occur near or above 150 m on gentle to strong slopes in the southeastern portion of the Alberni Valley. These are moderately well to well drained. China Creek soils have moderately pervious, very friable, gravelly loam to sandy loam surface horizons, overlying massive gravelly loam parent material at about 80 cm depth. They are classified as Orthic Humo-Ferric Podzols. **China Creek soils are considered marginal for agricultural use due to stoniness, aridity and steep slopes. They occur in small areas isolated by sedimentary rock outcrops which interfere with agricultural use.** Most areas are

presently under forest cover. These soils are suitable for urban and related uses as bearing capacity is high and excess wetness or flooding problems do not exist.

Full soil descriptions, including cross sections, characteristics, physical properties and profile, can be found in the [MOE Technical Report 30: Soils of Southeast Vancouver Island – Parksville, Qualicum Beach, Courtenay and Port Alberni Areas](#).

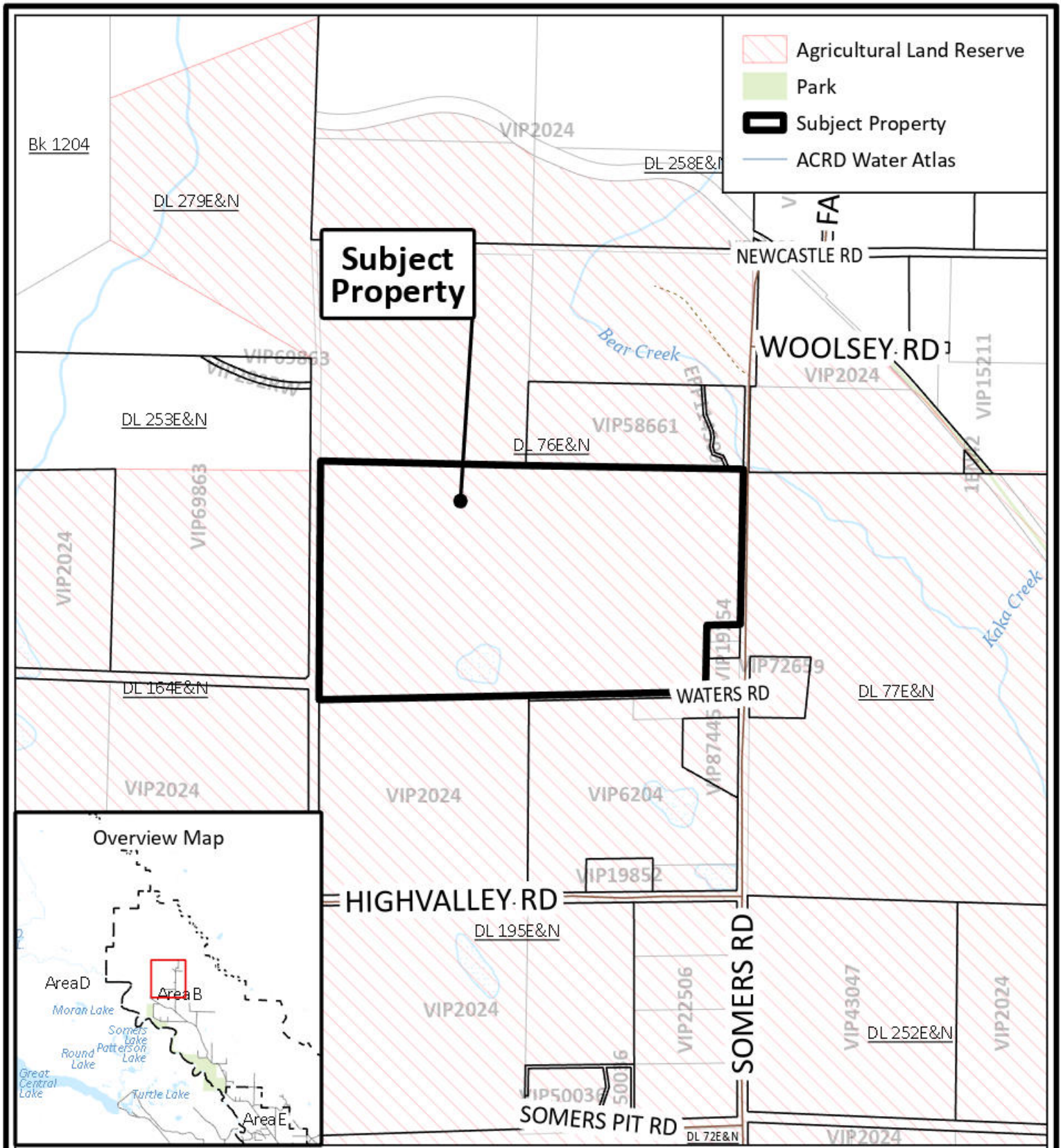
The parcel was examined at a site visit conducted on May 1, 2026, confirming that there is prodigious stoniness across the entire parcel, including many large glacial erratics. The soil profile confirms the presence of varying subclasses of Podzols. Areas of swamp in the south support the Royston soil description of a perched water table, and topography limitations occur across the western side of the parcel.

Failing approval of the proposed subdivision plan to allow multiple small, diversified farms to be developed on the parcel, the applicant indicated they would alter their subdivision proposal to only subdivide off the gravel pit in the southwest corner, as the ALC approved the ACRD to issue a gravel extraction permit in the past, indicating the area is not suitable for agriculture.

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

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


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

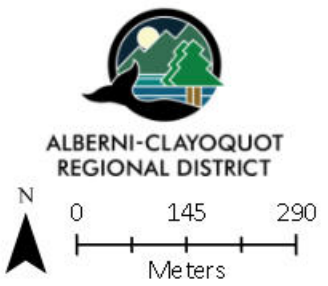


-  Agricultural Land Reserve
-  Park
-  Subject Property
-  ACRD Water Atlas

**Subject Property**



 Address(s): 9780 Somers Rd  
 Legal Description(s): DISTRICT LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A (DD16807N), PARCEL B (DD20941N), AND PARCEL C (DD22158N) THEREOF, AND EXCEPT PARTS IN PLANS 19254 AND VIP58661



**Site Pictures – 9780 Somers Rd.**





Pictures #1-3 – small, cleared fields on the property





Pictures #4-5 – soil profile and properties



Picture #6 – road running east-west through middle of parcel





Pictures #7-9 – gravel pit in southwest corner of property



Picture #10 – stream in northwest corner of property



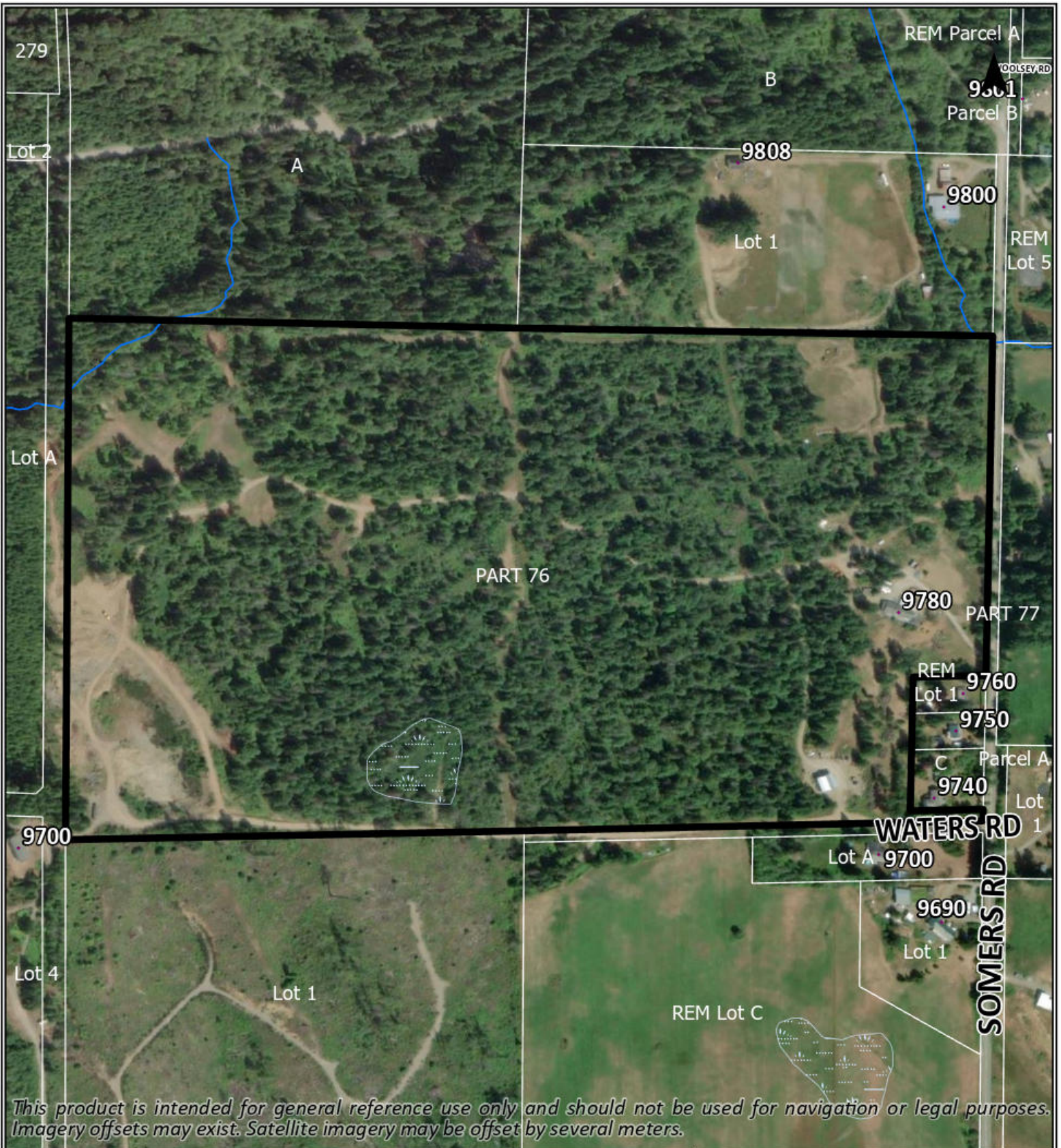


Pictures #11-13 – examples of large erratics and ‘stoniness’ soil capability limitation





Pictures #14-15 – steep slope in northwest corner of parcel



*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.*

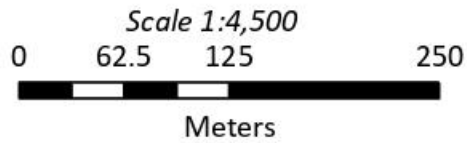
9780 Somers Rd: DISTRICT LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A (DD16807N), PARCEL B (DD20941N), AND PARCEL C (DD22158N) THEREOF, AND EXCEPT PARTS IN PLANS 19254 AND VIP58661

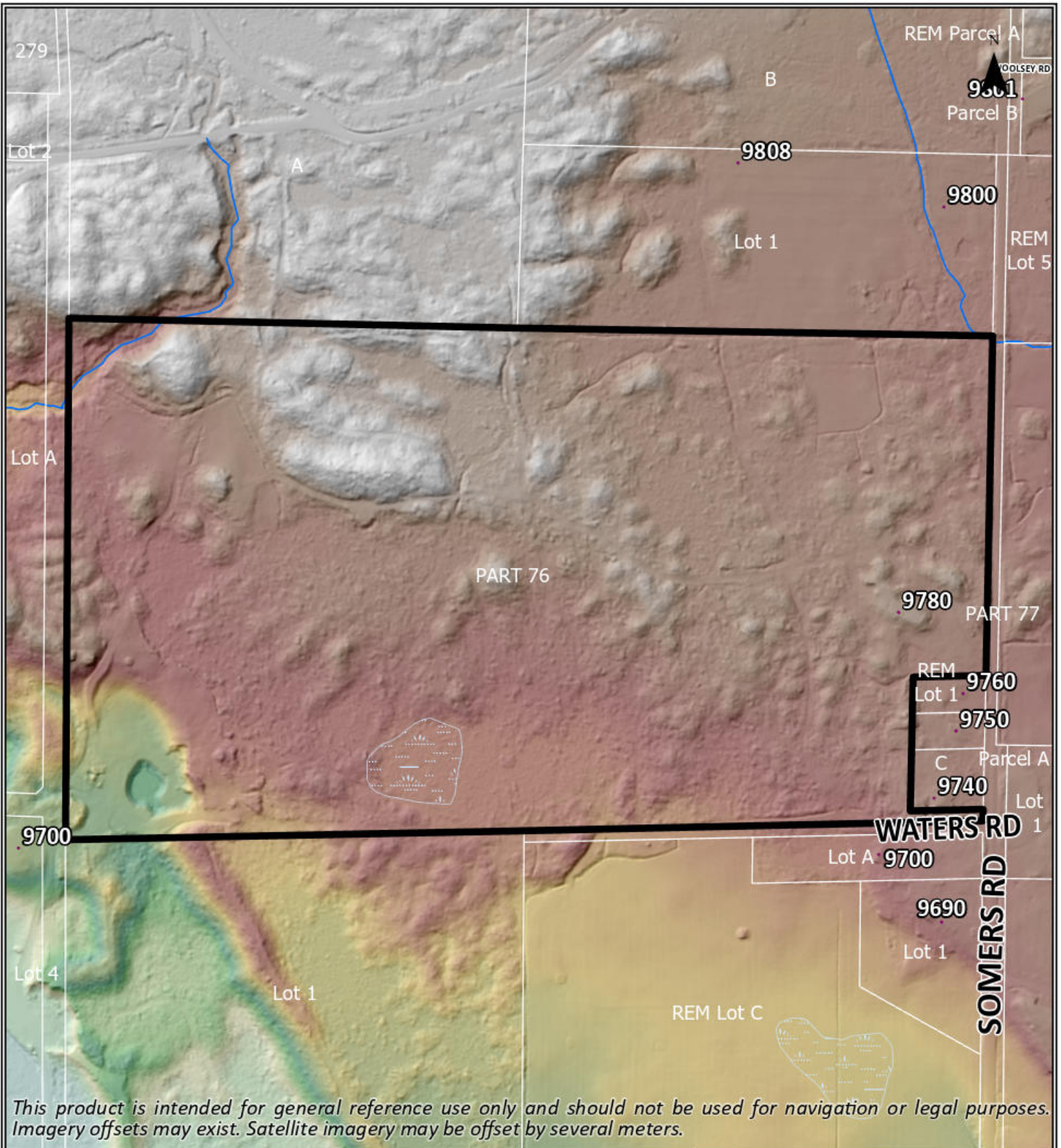
 Subject Property



**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**

Prepared 2026-05-07  
Sources: Vantor Prov. BC, ParcelMapBC; ACRD






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9780 Somers Rd: DISTRICT LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A (DD16807N), PARCEL B (DD20941N), AND PARCEL C (DD22158N) THEREOF, AND EXCEPT PARTS IN PLANS 19254 AND VIP58661

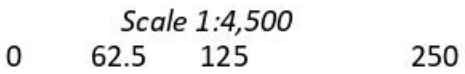
 Subject Property

Elevation (m)  
  
 147.585  
 94.363

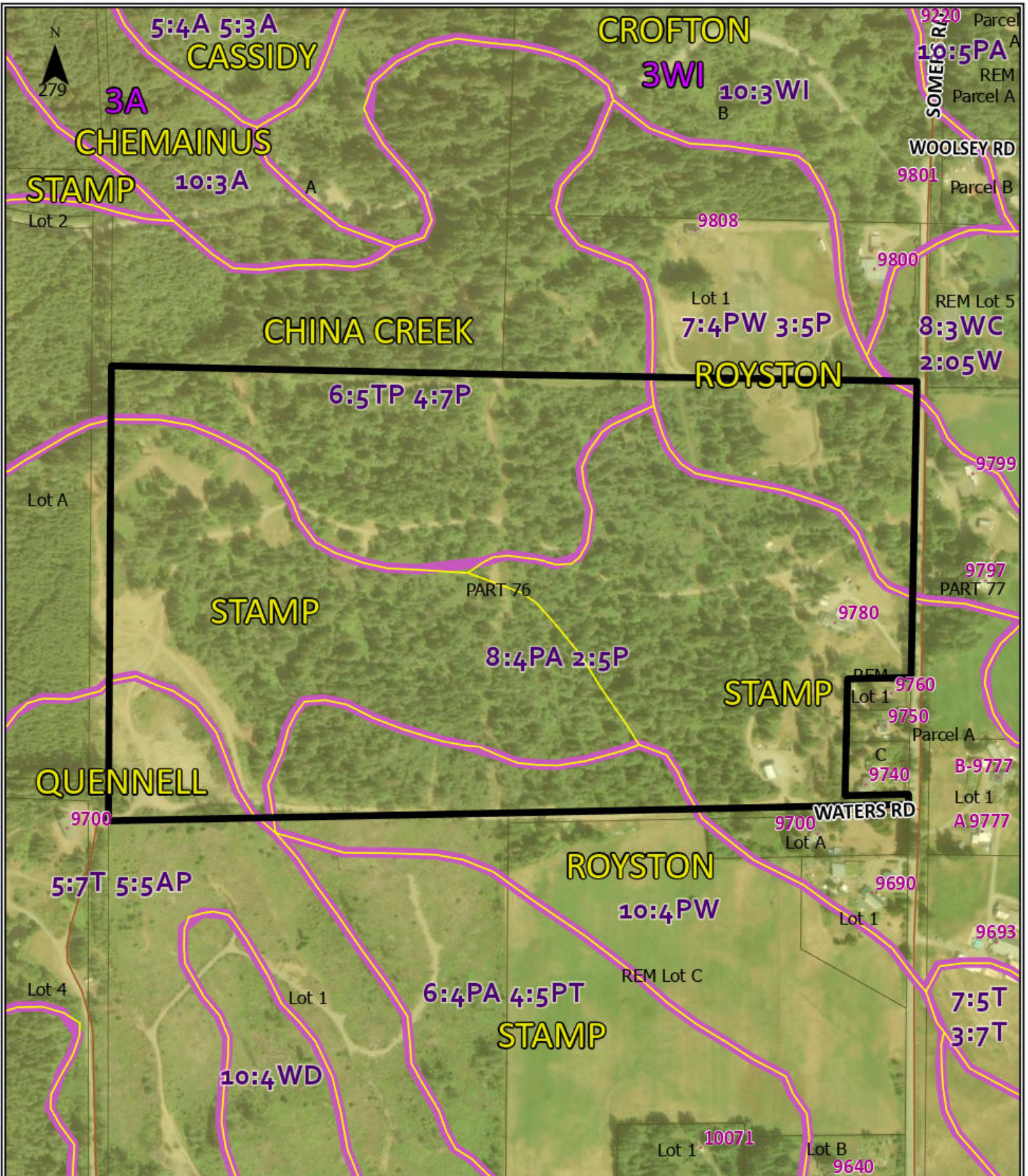


**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**

Prepared 2026-05-07  
 Sources: Prov. BC, ParcelMapBC; ACRD

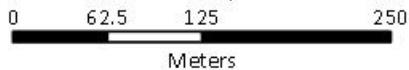


**22** Meters



9780 Somers Rd  
 DISTRICT LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A  
 (DD16807N), PARCEL B (DD20941N), AND PARCEL C  
 (DD22158N) THEREOF, AND EXCEPT PARTS IN PLANS  
 19254 AND MP58661

Scale 1:5,000



- Subject Property
- Address Point
- Ag Capability
- BC Soil Survey
- Parcels



Prepared 2026-05-07  
 Sources: Vantor, LidarBC (DEM,  
 Hillshade) 2019, ParcelMapBC,  
 GeoBC, ACRD, SIFT

This product is intended for general reference use  
 only and should not be used for navigation or legal  
 purposes. Imagery offsets 23



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 100798  
**Application Type:** Subdivide Land in the ALR  
**Status:** Submitted to L/FNG  
**Name:** King et al.  
**Local/First Nation Government:** Alberni-Clayoquot Regional District

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** DISTRICT LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A (DD 16807N), PARCEL B (DD 20941N), AND PARCEL C (DD 22158N) THEREOF, AND EXCEPT PARTS IN PLANS 19254 AND VIP58661  
**Approx. Map Area** 34.57 ha  
**PID** 008-627-789  
**Purchase Date** Mar 7, 2018  
**Farm Classification** Yes  
**Civic Address** 9780 Somers Rd. Port Alberni BC V9Y8N9  
**Certificate Of Title** STSR3999774 (1).pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Sharon King	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

Stephen King

Not Applicable

[REDACTED]

[REDACTED]

Not Applicable

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

Type	Land Owner
First Name	Stephen
Last Name	King
Organization (If Applicable)	No Data
Phone	[REDACTED]
Email	[REDACTED]

## 4. Government

**Local or First Nation Government:** Alberni-Clayoquot Regional District

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** tree farm, Gravel pit

**Describe all agricultural improvements made to the parcel(s).** no agricultural improvements

**Describe all other uses that** residential, Gravel pit

currently take place on the parcel(s).

### Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	small farm
East	Agricultural / Farm	hay
South	Industrial	Gravel reserve
West	Other	forest

## 6. Proposal

### Proposed Lot Areas

#	Type	Size
1	Lot	4.322
2	Lot	4.321
3	Lot	4.321
4	Lot	4.321
5	Lot	4.322
6	Lot	4.321
7	Lot	4.321
8	Lot	4.321

#### What is the purpose of the proposal?

Because of the inadequate water supply for any large farm operations, I believe that smaller sized, more intensive farms are the best use of this land. Due also to the poor soil and rocky conditions ground crops would be a challenge. Possibly greenhouse or other small scale farming would be possible.

I want to create more opportunity for small scale agriculture, allowing more young people the ability to purchase land and begin farming.

#### Why do you believe this parcel is suitable for subdivision?

Due to lack of sufficient water for a large scale farming and poor soil, but could lend itself well with more intensive hands on farming

**Does the proposal support agriculture in the short or long term? Please explain.** Long term, if it will allow new people to get into farming which is currently out of reach of most people

**Proposal Map / Site Plan** 9780 site map with division 2026.pdf

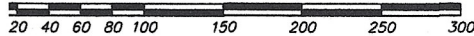
**Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?** No

### 7. Optional Documents

Type	Description	File Name
	No Data	

**SKETCH PLAN OF DISTRICT PART OF LOT 76, ALBERNI DISTRICT, EXCEPT PARCEL A (DD16807N), PARCEL B (DD20941N) AND PARCEL C (DD22158N) THEREOF, AND EXCEPT PARTS IN PLANS 19254 AND VIP58661.**

SCALE 1:3000



INTENDED PLOT SIZE IS 432mm IN WIDTH AND 280mm HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:3000.

**NOTES:**

THIS PLAN IS NOT TO BE USED TO DEMARKATE PARCEL BOUNDARIES ON THE GROUND BUT IS A REPRESENTATION OF THE PARCEL AT THE TIME OF SURVEY OF THIS PLAN.

DISTANCES ARE IN METRES AND DECIMALS THEREOF ARE FROM FIELD MEASUREMENTS AND LTO RECORDS.

BOUNDARY DIMENSIONS ARE SUBJECT TO FINAL SURVEY.

JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT

LOCAL ZONING: A2, A3 AND M8

NO: 008-627-789

THIS LOT IS SUBJECT TO LTO CHARGE NUMBERS:

300, EH44404 AND EL139467.

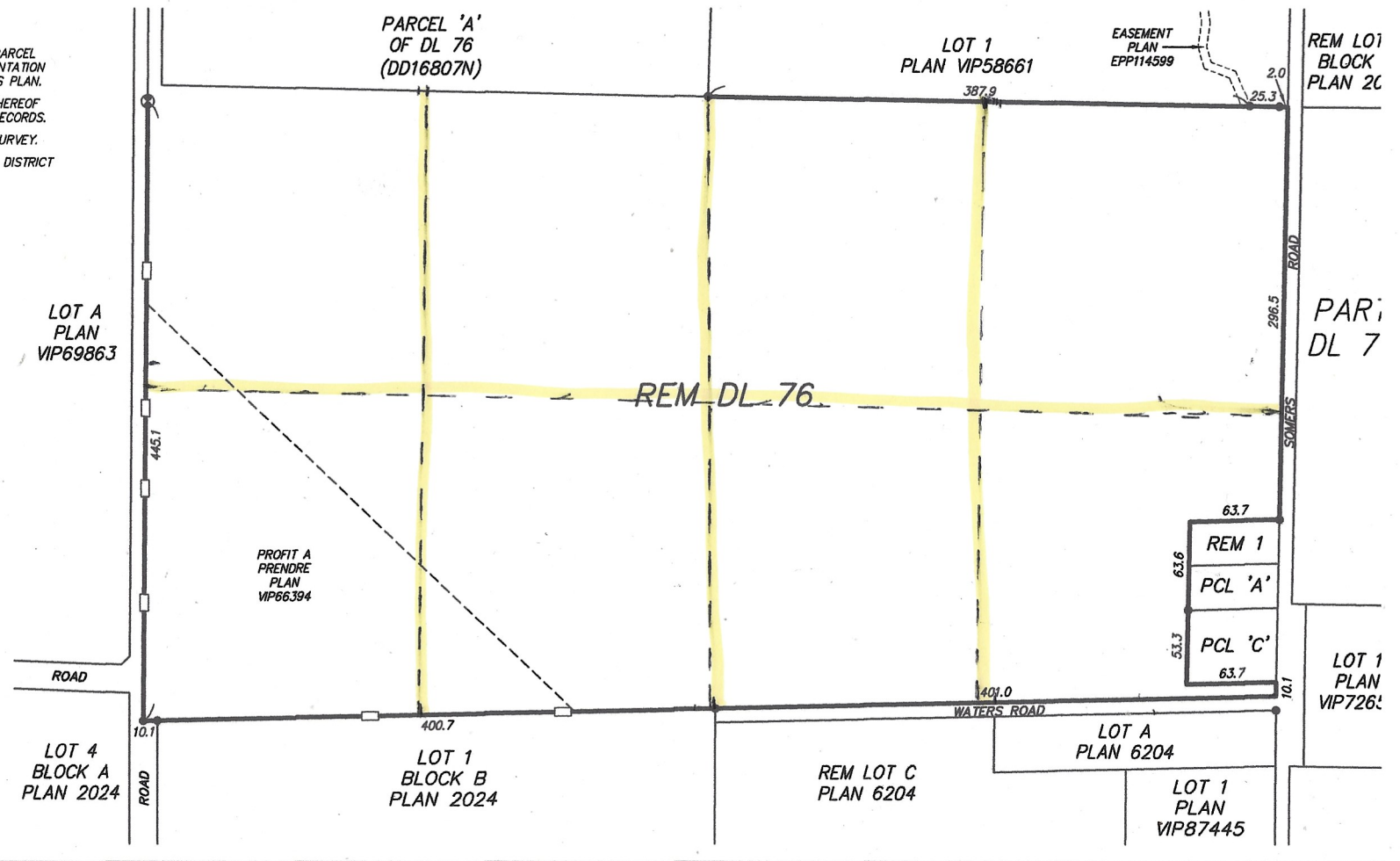
LOCAL ADDRESS: 9780 SOMERS ROAD, PORT ALBERNI, BC

**LEGEND:**

- DENOTES STANDARD CAPPED POST FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES WOODEN STAKE SET



FERN ROAD W,  
VICUUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
EMAIL: info@prismlandsurveying.ca  
PHONE NUMBER: 24-179-FL  
DRAWING FILE: 24-179 SK1.dwg  
DATE: 2025-10-29





**To:** ACRD Board of Directors

**From:** Amy Needham, P.Ag, Sustainability Planner

**Meeting Date:** June 24, 2026

**Subject:** Agricultural Advisory Committee Terms of Reference Update

**Recommendation:**

***THAT the Alberni-Clayoquot Regional District Board of Directors amend the Agricultural Advisory Committee (AAC) Terms of Reference as presented.***

**Desired Outcome:**

To amend the Agricultural Advisory Committee (AAC) Terms of Reference to bring the committee into compliance with the ACRD Procedures Bylaw and incorporate the resolution passed by City of Port Alberni Council on May 11, 2026.

**Background:**

The Agricultural Advisory Committee has been in existence since 2002, for the purpose of reviewing Agricultural Land Commission (ALC) applications on Agricultural Land Reserve (ALR) land from an agricultural perspective, as well as advising the Board of agricultural implications of Official Community Plan comprehensive updates and zoning bylaw amendments. The current Terms of Reference have been in place since the inception of the AAC and require updating to bring them into alignment with the ACRD Procedures Bylaw No. A1093, which was adopted in April of 2026, as well as to reflect a resolution passed by the City of Port Alberni's Council in May of 2026 to forward all ALC applications made on ALR lands within city limits through the AAC for discussion. The Terms of Reference have also been updated to facilitate the AAC advising the Board on land use planning policy and procedure updates that impact ALR lands. Examples would include the review of policies that impact housing, short-term rentals, development application procedures, and any land use plans that impact agricultural lands.

A summary of some of the proposed changes are as follows:

- Quorum is required in order to adopt minutes of previous meetings and pass resolutions.
- All ALC applications, including those on ALR land within the City of Port Alberni, will come to the AAC for discussion and recommendation. Decisions on whether the application in question will be forwarded on to the ALC for decision will remain with the Board (for ALR land within the ACRD) or Council (for ALR land within city limits).

- Removal of committee functions that are now a part of the Agricultural Development Committee’s terms of reference, such as lobbying senior levels of government, or part of other ACRD department/ALC/legislative functions, such as dealing with complaints and neighbour conflicts related to agriculture.

The AAC current and proposed terms of reference are attached for review.

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

Approximately 4 hours of staff time will be required to update the Terms of Reference and implement the changes.

**Financial:**

Staff time is the only financial implications to updating the AAC’s terms of reference.

**Strategic Plan Implications:**

The ACRD’s 2024-2027 Strategic Plan directs staff and the Board to ‘work with regional agricultural producers toward identifying and addressing challenges faced by regulations and climate change,’ which points to the important work the Agricultural Advisory Committee conducts and the importance of their discussion and recommendations regarding agricultural land use and zoning.

**Policy or Legislation:**

The *Local Government Act* provides the designated authority for Regional District Boards to create standing committees.

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

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

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



## **Alberni-Clayoquot Regional District**

### **Terms of Reference Agricultural Advisory Committee**

#### **1. Purpose**

- 1.1 The Agricultural Advisory Committee (AAC) has been established to consider matters and to make recommendations to the Alberni-Clayoquot Regional District Board on agricultural development on Agricultural Land Reserve (ALR) land throughout the region, including within the City of Port Alberni.

#### **2. Duties/Mandate**

- 2.1 The Agricultural Advisory Committee is a standing committee of the Board that will advise the Board of ALR development recommendations and advise on agricultural impacts of Official Community Plan and zoning bylaw updates.

#### **3. Objectives**

- 3.1 The AAC advises the ACRD Board of Directors regarding:
- applications initiated under the Agricultural Land Commission Act (ALCA) and Soil Conservation Act (SCA),
  - proposed changes to the ALCA, SCA, or their regulations,
  - comprehensive reviews of Official Community Plans (OCPs),
  - zoning bylaw amendments on ALR land from an agricultural or agri-business perspective, and
  - land use planning policy or procedure updates that impact ALR land in the ACRD.

#### **4. Membership**

- 4.1 The AAC will strive to include membership from a wide variety of agricultural enterprises within the ACRD, as well as from Tseshaht and Hupacasath First Nations, should they wish to join. The Committee will nominate members to fill any vacancies or add a new member from any sector of food production that is not currently represented on the Agricultural Advisory Committee.

#### **5. Appointment and Term**

- 5.1 Appointments to this Committee shall be for one (1) year.

5.2 The ACRD Board may, at any time, remove any Member of the Committee and any Member of the Committee may resign at any time upon sending written notice to the Chairperson of the Committee.

5.3 Committee Member appointments will be confirmed by the ACRD Board at a regular ACRD Board of Directors meeting in January of each year.

## **6. Chair**

6.1 The Committee will elect a Chair and Vice-Chair from amongst its members at the first meeting of each year following Committee Member appointments by the ACRD Board of Directors in January.

## **7. Meeting Procedures**

7.1 The AAC will meet as required to review ALC/development applications or provide draft OCP, zoning, and/or land use planning feedback to the Board.

7.2 Meetings are open to the public and shall be conducted per the ACRD *Procedures Bylaw*.

## **8. Reporting to the Board**

8.1 ACRD staff will report AAC recommendations to the ACRD Board and where applicable provide feedback to the City of Port Alberni. The Board will make final decisions on whether to advance ALC applications to the Commission. In the case of ALC applications within the City of Port Alberni, City Council will make the final decision on whether to advance the application to the Commission for decision.

## **9. Resources**

9.1 On behalf of the Committee, ACRD staff will provide advice and professional assistance to the Committee, including preparing reports and conducting site visits.

9.2 ACRD staff will prepare agendas and ensure minutes and agendas are available to all members.

Adopted by the ACRD Board:
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