



Agricultural Advisory Committee Meeting

Monday, May 11, 2026

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

7:00 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/11-5-2026/>

Register to participate via Zoom Webinar at: https://acrd-bc-ca.zoom.us/webinar/register/WN_yoo_FpYyQpC7dLfNiJGCfg#/registration

PAGE #

1. **CALL TO ORDER**

Recognition of Territories.

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

Introductions - Committee 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. **Agricultural Advisory Committee Meeting – January 19, 2026**

3-6

THAT the minutes of the Agricultural Advisory Committee meeting held on January 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

11. REPORTS

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

- [Draft Sproat Lake and Area OCP](#)
- [Draft Sproat Lake and Area OCP Maps](#)
- Beaufort OCP Introduction

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



Alberni-Clayoquot Regional District

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

HELD ON MONDAY, JANUARY 19, 2026, 7:00 PM

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

- MEMBERS PRESENT:** Penny Cote, Director, Area “D” (Sproat Lake), Chairperson
Fred Boyko, Director, Area “B” (Beaufort)
Lisa Aylard
Larry McMahon
Ray Dol
Russell Dyson
- REGRETS:** Star Miklashek
Wayne Smith
- STAFF PRESENT:** Amy Needham, Sustainability Planner
Alex Dyer, General Manager of Planning & Development
Charlene Harrison, Planning Assistant
- OTHERS PRESENT:** Colin Fry, Agent
Rachel Hamling, Agent
Patrick Giesbrecht, Agent
Neil Bauder, Agent
Wes Hewitt, Applicant
Jim McCarthy, Applicant
Sara Weaver, Agent
Ken Watts, Tseshaht Elected Chief Councillor

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/19-1-2026/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 7:05 pm.

The General Manager of Planning & Development 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, applicants, agents and staff via Zoom.

2. APPROVAL OF AGENDA

MOVED: R. Dyson
SECONDED: L. Aylard

THAT the agenda be approved as circulated.

CARRIED

3. DECLARATIONS

4. MINUTES

a. Agricultural Advisory Committee Minutes – October 9, 2025

MOVED: R. Dyson
SECONDED: L. Aylard

THAT the minutes of the Agricultural Advisory Committee meeting held on October 9, 2025 be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

6. CORRESPONDENCE

7. REQUEST FOR DECISIONS

8. PLANNING MATTERS

**a. AE24001, STAMP RIVER ENTERPRISES CORP., 7968 BEAVER CREEK ROAD
(BEAVER CREEK)
Agricultural Land Commission Subdivision Application**

Planning staff introduced the application and that the staff recommendation is Access Option C as it maintains the ALR portion of the parcel in one contiguous block. The applicant shared information about the application and highlighted Preferred Option A, as it utilizes the least amount of better agricultural land. The Agricultural Advisory Committee discussed the application which included topography of the land, water access to Stamp River, watercourses on the property, access options, lot size and zoning of the property and subdivision lot sizing.

MOVED: R. Dyson
SECONDED: R. Dol

THAT the Agricultural Advisory Committee recommend that the Alberni-Clayoquot Regional District Board of Directors forward ALC application AE24001 to the Agricultural Land Commission for consideration with a recommendation for one access only, along the northern boundary of the property.

CARRIED

b. AF25004, LSW LAND CORP., 725 FRANKLIN RIVER ROAD (CHERRY CREEK)
Agricultural Land Commission Non-Adhering Residential Use Application

Planning staff introduced the application for up to six portable dormitory housing units on site to house up to 20 farm workers to expand farm operations. The Agricultural Advisory Committee discussed the portable housing, which included if they meet BC Building Code standards and if building permits and a Temporary Use Permit (TUP) application will be required. Planning staff confirmed building permits, and a TUP application would be required if the ALC application is approved and explained that applying for a TUP allows the applicant to consider long-term plans for the site. The applicant confirmed that the portable housing meets the BC Building Code.

MOVED: L. McMahon

SECONDED: R. Dyson

THAT the Agricultural Advisory Committee recommend that the Alberni-Clayoquot Regional District Board of Directors forward ALC application AF25004 to the Agricultural Land Commission for decision.

CARRIED

MOVED: R. Dyson

SECONDED: L. Aylard

THAT the Agricultural Advisory Committee recommends that Alberni-Clayoquot Regional District Planning staff support the applicant to process any additional application requirements in a timely manner.

CARRIED

8. REPORTS

9. LATE BUSINESS

10. QUESTION PERIOD

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

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

11. ADJOURN

MOVED: L. Aylard

SECONDED: R. Dyson

THAT the meeting be adjourned at 8:31 pm.

CARRIED

Certified Correct:

Penny Cote,
Chairperson

Charlene Harrison,
Planning Assistant