



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Board of Directors Meeting
Wednesday, August 26, 2026
ACRD Boardroom/Zoom - 3008 Fifth Avenue, Port Alberni, BC
01:30 PM

Regular Agenda

1. **CALL TO ORDER**

Recognition of First Nation Traditional 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**

ALL DIRECTORS, 2/3 majority vote

THAT the Alberni-Clayoquot Regional District Board of Directors approve the agenda as circulated.

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)**

a. **Chloe Dubois, Ocean Legacy Foundation presenting the Marine Plastic Waste Diversion and Processing project.**

b. **Rob Anderson, Director, Alberni Golf Club - Request for Tax**

Exemption.

- c. Aaron Torfs, Ryann Tramer, Logan Jager, Davin Ralla - Sproat Lake Marine Patrol Annual Presentation.**

6. CONSENT AGENDA

a. Board of Directors

1. Board of Directors Meeting - July 22, 2026 Page 11

2. Special Board of Directors Meeting - July 30, 2026 Page 21

b. West Coast Committee Meeting - August 19, 2026 Page 25

c. Beaufort Advisory Planning Committee Meeting - August 11, 2026 Page 29

d. Sproat Lake Advisory Planning Commission Meeting - August 13, 2026 Page 31

THAT the Alberni-Clayoquot Regional District Board of Directors receive and adopt the consent agenda items.

7. ITEMS REMOVED FROM CONSENT AGENDA

8. PUBLIC INPUT PERIOD (15 minute maximum)

(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).

9. CORRESPONDENCE FOR INFORMATION

ALL/UNWEIGHTED

a. Union of BC Municipalities - Short Term Rentals Page 33

Response to ACRD Resolution - Short Term Rentals on Agricultural Land Reserve land

- b. Union of BC Municipalities - Hercules Fleet**

Response to ACRD Resolution - CC-130H Hercules Fleet

Page 35
- c. Ombudsperson British Columbia**

Quarterly Report for the period covering April 1 - June 30, 2026

Page 37
- d. North Island College**

Build 2026 Strategic Plan and Year 5 Dashboard

Page 43
- e. City of New Westminster**

Advocating that Provincial Legislation Requiring Housing Targets or Density be Directly Tied to Infrastructure Funding

Page 44
- f. City of Salmon Arm**

BC Local Government Climate Action Program - Funding Continuation

Page 53
- g. The Corporation of the Village of Slocan**

Support for Continued Local Government Climate Action Program Funding

Page 54
- h. Alberni Valley Food Security Society**

Sproat Lake Electoral Area Official Community Plan – Support for Timely Adoption

Page 56
- i. Spirit Square Farmer's Market**

Equinox Garlic Festival

Page 58

THAT the Alberni-Clayoquot Regional District Board of Directors receive the correspondence for information.

10. CORRESPONDENCE FOR ACTION

ALL/UNWEIGHTED

- a. Request for Letter of Support**

Tseshaht First Nation request for letter of support for an Additions to Reserve application for a newly purchased property on Bell Road.

Page 60

THAT the Alberni-Clayoquot Regional District Board of Directors provide a letter of support to the Tseshah First Nation indicating support for their Additions to Reserve application to include a newly purchased property on Bell Road.

b. Request for Board Resolution

Page 62

District of Tofino request for Board resolution related to Municipal and Regional District Tax (MRDT).

THAT the Alberni-Clayoquot Regional District Board of Directors support the District of Tofino's renewal application for the 2027-2032 Municipal and Regional District Tax at a rate of three percent.

c. Request for Letter of Support

Page 64

Alberni Golf Club Ltd. and Long Beach Recreation Cooperative requesting property tax exemption.

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to prepare a 2025 Tax Exemption Bylaw for the Alberni Valley Golf Club and the Long Beach Recreation Cooperative for the next Board meeting.

d. Request for Letter of Support

Page 68

Alberni Valley Rescue Squad request for letter of support for Capital Gaming Grant application for a rescue response vehicle replacement.

THAT the Alberni-Clayoquot Regional District Board of Directors provide a letter of support to the Alberni Valley Rescue Squad for its Capital Gaming Grant application seeking funding to replace its primary rescue response vehicle and enhance emergency response capabilities throughout the Alberni Valley and surrounding region.

11. REQUEST FOR DECISION REPORTS

a. Beaver Creek Fire Protection Service Area Amendment, Bylaw E1052-8

Page 70

BEAVER CREEK/BEAUFORT/CHERRY CREEK/UNWEIGHTED

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026.

b. Grant Funding Application with PacifiCan – Building

Page 77

ALL/UNWEIGHTED

THAT the Alberni-Clayoquot Regional District Board of Directors approve the funding application to the Local Impact Stream of the PacifiCan Building Communities Strong Fund to upgrade the power capacity at the West Coast Landfill.

c. Bylaw F1174-3 – 2026-2030 Financial Plan Amendment & West Coast Landfill Design, Operating, and Closure Plan – Contract Award

Page 80

ALL/WEIGHTED

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to the bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to the bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to the bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors award the West

Coast Landfill Design, Operating, and Closure Plan contract to Stantec Consulting Limited to a maximum of \$103,115.25 excluding GST.

d. Sproat Lake Fire Boat Contract Award & Municipal Finance Authority Borrowing

Page 86

ALL/WEIGHTED

THAT the Alberni-Clayoquot Regional District Board of Directors award the Sproat Lake Fire Boat contract to Riptide Marine Sales Limited in the amount of \$373,168.83 excluding GST.

THAT the loan be repaid within 5 years, with no rights of renewal.

THAT the Alberni-Clayoquot Regional District Board of Directors award the Sproat Lake Fire Boat contract to Riptide Marine Sales Limited in the amount of \$373,168.83 excluding GST.

12. PLANNING MATTERS

a. Electoral Area Directors

1. Rezoning RB26004 - 6680 Debeaux Rd (Beaufort)

Page 90

THAT Bylaw P1543, Beaufort Official Community Plan Amendment Bylaw, be read a first time.

THAT Bylaw P1544, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaws P1543 and P1544 be delegated to the Director of Electoral Area 'B', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that the adoption of Bylaws P1543 and P1544 are subject to:

- a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can support on-site sewage disposal to accommodate subdivision to a 0.8 ha minimum lot size.*
- b. Meeting all technical referral agency requirements.*

2. Rezoning RD25006 - 10125 Stirling Arm Cres (Sproat Lake) Page 108

THAT Bylaw P1541, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a first, second, and third time.

3. Temporary Use Permit TUP25007 - 9348 Stirling Arm Dr (Sproat Lake) Page 115

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP25007 subject to:

- a. Neighbour notification as per Local Government Act s.494.*
- b. Issuance of a civic address for the existing Accessory Dwelling Unit and proposed short-term rental accommodation in accordance with ACRD Bylaw 1018 House Numbering Regulations in the Electoral Areas.*
- c. Health and Life safety inspection by the ACRD Building Inspector.*
- d. Confirmation from a Registered On-site Wastewater Practitioner that the sewage disposal system can accommodate the proposed use.*

4. Rezoning RE21021 – 7881 Beaver Creek Rd (Beaver Creek) Page 127

THAT Bylaw P1449, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be adopted.

5. Rezoning RE22009 – Public Hearing Report – 5750 Falls St (Beaver Creek) Page 133

THAT the Alberni-Clayoquot Regional District Board of Directors receive the public hearing report.

THAT the Alberni-Clayoquot Regional District Board of Directors receive the public hearing minutes.

THAT Bylaw P1465, Beaver Creek Official Community Plan Amendment Bylaw, be read a second time.

THAT Bylaw P1465, Beaver Creek Official Community Plan Amendment Bylaw, be read a third time.

THAT Bylaw P1466, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a second time.

THAT Bylaw P1466, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a third time.

THAT Bylaw P1482, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a second time.

THAT Bylaw P1482, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a third time.

13. REPORTS

a. STAFF REPORTS

ALL/UNWEIGHTED

- | | |
|--|----------|
| 1. Beaufort Official Community Plan 'What We Heard' Report Survey 1 | Page 192 |
| 2. Board Remuneration Historical Analysis – 2000 to Current | Page 207 |
| 3. Building Inspector Report - July 2026 | Page 210 |
| 4. Agreement and Grant Delegation Report - July 2026 | Page 211 |
| 5. September 2026 Directors Meeting Schedule | Page 213 |
- THAT the Alberni-Clayoquot Regional District Board of Directors receive the staff reports.*

b. COMMITTEE REPORTS

ALL/UNWEIGHTED

- 1. Alberni Valley and Bamfield Services Committee Meeting, August 26, 2026 (Verbal), Chair Haggard**
- THAT the Alberni-Clayoquot Regional District Board of Directors receive the committee report.*

c. MEMBER REPORTS

ALL/UNWEIGHTED

THAT the Alberni-Clayoquot Regional District Board of Directors receive the member

reports.

14. 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).

15. QUESTION PERIOD (15 minute maximum)

(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 attendee, raise your hand in Zoom to request to speak. In-person attendees, raise your hand to request to speak).

16. RECESS

ALL/UNWEIGHTED

17. IN CAMERA

ALL/UNWEIGHTED

Motion to close the meeting to the public as per the Community Charter, sections:

90 (1) (a): personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

90 (1) (j): information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

Motion to close the meeting to the public as per the Freedom of Information and Protection of Privacy Act, section:

21(1)(a)(ii): the head of a public body must refuse to disclose to an applicant information that would reveal commercial, financial, labour relations, scientific or technical information of or about a third party.

18. RECONVENE

ALL/UNWEIGHTED

19. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

20. ADJOURN

ALL/UNWEIGHTED



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, JULY 22, 2026, 01:30 PM ACRD Board Room/Zoom - 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS PRESENT:

Debbie Haggard, Vice-Chair, Councillor, City of Port Alberni
Bob Beckett, Director, Electoral Area 'A' (Bamfield)
Fred Boyko, Director, Electoral Area 'B' (Beaufort)
Vaida Siga, Director, Electoral Area 'C' (Long Beach)
Penny Cote, Director, Electoral Area 'D' (Sproat Lake)
Susan Roth, Director, Electoral Area 'E' (Beaver Creek)
Mike Sparrow, Director, Electoral Area 'F' (Cherry Creek)
Levana Mastrangelo, Executive Legislator, Yuułuʔiłʔatḥ Government
Cindy Solda, Councillor, City of Port Alberni
Marilyn McEwen, Mayor, District of Ucluelet
Tom Stere, Councillor, District of Tofino
Kirsten Johnsen, Member of Council, Toquaht Nation

REGRETS:

John Jack, Chair, Chief Councillor, Huu-ay-aht First Nations
Sharie Minions, Mayor, City of Port Alberni
Moriah Cootes, Councillor, Uchucklesaht Tribe Government

STAFF PRESENT:

Jenny Brunn, General Manager of Community Services
Cynthia Dick, General Manager of Administrative Services
Kristin Kerr-Donohue, Administrative Assistant
Jennifer Robb, Chief Financial Officer
Shane Koren, Manager of Financial Services
Eddie Kunderman, Operations Manager
Michael McGregor, Lands and Resources Coordinator
Kylie Pettifer, Community Projects & Engagement Manager
Michael Irg, Special Projects Director
Tanya Carothers, Solid Waste Manager
Karen Freethy, Protective Services Manager

1. CALL TO ORDER

The Chairperson called the meeting to order at 1:30 pm.
Recognition of First Nation Traditional Territories.

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

The Chairperson introduced new Chief Financial Officer, Jennifer Robb.

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

2. APPROVAL OF AGENDA

The Motion was MOVED and Seconded

THAT the Alberni-Clayoquot Regional District Board of Directors approve the agenda as amended to add the following late item:

- 12.a.1 TUP26002 – Letters of Correspondence

Carried Unanimously

3. DECLARATIONS

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

Vice Chair Haggard declared a conflict of interest regarding agenda item 11.b Bylaw No. E1069 Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw Amendment, 2026.

4. INVITED PRESENTATIONS

Board Remuneration Review Committee. Presentation of recommendations for Bylaw A1095 Board Member Remuneration, Expenses, and Benefits Bylaw, 2026.

5. DELEGATIONS (10 minute maximum)

6. CONSENT AGENDA

- Board of Directors Meeting - June 24, 2026**
- Agricultural Advisory Committee Meeting - June 15, 2026**
- Electoral Area Directors Committee Meeting - June 18, 2026**
- Committee of the Whole Meeting - June 24, 2026**
- Beaver Creek Water Advisory Committee – June 24, 2026**
- Sproat Lake APC Meeting – July 8, 2026**
- Agricultural Development Committee Meeting – July 14, 2026**
- Alberni Valley Regional Airport Advisory Committee – July 16, 2026**

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors receive and adopt the consent agenda items.

Carried Unanimously

7. ITEMS REMOVED FROM CONSENT AGENDA

8. PUBLIC INPUT PERIOD (15 minute maximum)

Patrick Schmidt, CEO of Huu-ay-aht Group of Businesses, spoke about Agenda Item 12 (a) (1) TUP26002. Update to progress made on Condition 6 of the Temporary Use Permit. Clarified that they have received a letter of assurance from engineering firm, McElhanney

confirming there is sufficient water to meet fire flow requirements. Clarified that they met with Bamfield Volunteer Fire Department, Fire Chief Zayonc to ensure the fire plan and truck access and turnaround are sufficient. Clarified that the use of the Temporary Use Permit process is to be able to use the property while awaiting rezoning.

9. CORRESPONDENCE FOR INFORMATION

- a. **Regional District of Kootenay Boundary**
Communications with Ministry of Transportation and Transit
- b. **Comox Valley Emergency Management Services**
Wildfire Risk Data Gap on Private Managed Forest Lands
- c. **The Corporation of the District of Oak Bay**
Local Government Climate Action Program Funding
- d. **Regional District of Central Okanagan**
Local Government Climate Action Program
- e. **Sea View Seniors' Housing Society - Forest Glen**
Bus service between Ucluelet, Port Alberni, and various stops across Vancouver Island
- f. **City of Merritt**
Animal Control Bylaw Amendment - Pigeon Release Restrictions
- g. **Town of Lake Cowichan**
Elect Respect Pledge
- h. **Clayoquot Biosphere Trust**
Annual Report - 2025
- i. **Organizing Committee - FIFA 2026 Activities in the Alberni Valley**
Update on Regional Proposal for the Canada Soccer National Training Centre

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors receive the correspondence for information.

Carried Unanimously

10. CORRESPONDENCE FOR ACTION

- a. **Request for Support**
Long-term federal operational support for BC Ferries

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors support Motion M-35 calling for fair, stable, long-term federal operational funding for BC Ferries and direct staff to write to the federal government urging modernization of ferry funding, recognition of BC Ferries as essential infrastructure, and that copies be sent to MP Gord Johns, the local Member of Parliament

Carried Unanimously

- b. **Request for Support**
Consideration for the Alberni Valley to be a pilot region under the Federal Regional

Development Fund.

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors sign a joint letter of interest to the Government of Canada and to the Province, to consider the Alberni Valley as a pilot region under the Federal Regional Development Fund to help fund a structure of collaboration that lets parties at the table plan together to attract new investment into the Alberni Valley.

Carried Unanimously

11. REQUEST FOR DECISION REPORTS

a. Board Member Remuneration, Expenses, and Benefits Bylaw, A1095

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to bylaw cited as “Regional District of Alberni-Clayoquot Board Member Remuneration, Expenses and Benefit Bylaw No. A1095, 2026”.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to bylaw cited as “Regional District of Alberni-Clayoquot Board Member Remuneration, Expenses and Benefit Bylaw No. A1095, 2026” as amended as follows:

- *to remove section 6.5*

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to bylaw cited as “Regional District of Alberni-Clayoquot Board Member Remuneration, Expenses and Benefit Bylaw No. A1095, 2026”.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as “Regional District of Alberni-Clayoquot Board Member Remuneration, Expenses and Benefit Bylaw No. A1095, 2026”.

Carried Unanimously

The Motion was MOVED and SECONDED

Vice-Chair Haggard left the meeting at 2:19 pm
Director Cote assumed as Chair.

b. Bylaw No. E1069 Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw Amendment, 2026

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors rescind third reading of Bylaw cited as “Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw No. E1069, 2026.”

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw cited as “Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw No. E1069, 2026,” with the following amendments:

Removing ‘b. Fees and charges imposed under the Local Government Act’ from section 5 Cost Recovery.

*Replacing Section 6 Maximum Requisition with:
In accordance with the Local Government Act, the maximum amount that may be requisitioned annually of this service shall not exceed \$25,000 or \$0.0408 per \$1,000 of net taxable value of land and improvements, whichever is greater.*

Carried Unanimously

Vice-Chair Haggard rejoined the meeting at 2:29 pm and assumed as Chair.

c. Log Train Trail Regulation Bylaw

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Board of Directors adopt Log Train Trail Regional Park Regulation Bylaw No. R1039, 2026.

Carried

d. Log Train Trail Licence of Occupation

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors approve the Licence of Occupation between the Province of BC and the Alberni Clayoquot Regional District for the Log Train Trail Corridor for a five (5) year term to June 30, 2031.

Carried

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to implement the transition of the Log Train Trail corridor to a multi-modal recreational trail in accordance with the Licence of Occupation, including measures to prohibit unauthorized motorized vehicle access at designated non-motorized access points

along the corridor.

Carried

e. Bylaw Amendments to Tipping Fees for Mattresses at Alberni Valley Sortn'Go Centre (Bylaw R1029) and West Coast Landfill (Bylaw R1033)

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw R1029-10 Amendment – Alberni Valley Landfill Tipping Fee and Regulation Bylaw, 2026.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw R1029-10 Amendment – Alberni Valley Landfill Tipping Fee and Regulation Bylaw, 2026, with the following amendment to Schedule A:

- Add \$45 for Mattress or Box Spring- Commercial-Other

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw R1029-10 Amendment – Alberni Valley Landfill Tipping Fee and Regulation Bylaw, 2026.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw R1029-10 Amendment – Alberni Valley Landfill Tipping Fee and Regulation Bylaw, 2026.

Carried Unanimously

Director Solda left the meeting at 3:17pm
Director Solda rejoined at 3:19 pm

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw R1033-11 Amendment – West Coast Landfill Tipping Fee and Regulation Bylaw, 2026.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw R1033-11 Amendment – West Coast Landfill Tipping Fee and Regulation

Bylaw, 2026.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw R1033-11 Amendment – West Coast Landfill Tipping Fee and Regulation Bylaw, 2026.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors give adopt Bylaw R1033-11 Amendment – West Coast Landfill Tipping Fee and Regulation Bylaw, 2026.

Carried Unanimously

f. Agricultural Advisory Committee Terms of Reference Update

The Motion was MOVED and SECONDED

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

Carried Unanimously

12. PLANNING MATTERS

a. Electoral Area Directors

1. Temporary Use Permit TUP26002 - 448 Seaboard Rd, 452 Seaboard Rd, 200 Binnacle Rd (Bamfield)

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP26002 subject to completion of all technical requirements and compliance with conditions of use identified within TUP26002.

Carried Unanimously

2. Rezoning RD25006 - 10125 Stirling Arm Cres (Sproat Lake)

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors consider first reading to Bylaw P1541, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw at a future date, and that notice be given in accordance with Section 467 of the Local Government Act.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaw P1541 is subject to:

- a. The property owner agreeing to the registration of a Restrictive Covenant and Easement to secure connection to the neighbouring communal strata sewage disposal system.*
- b. The property owner agreeing to the registration of a Restrictive Covenant to secure and maintain the landscaped buffer area along the rear property line, substantially in accordance with the approved site plan.*
- c. Confirmation from the Sproat Lake Fire Department that access and fire safety measures are in place to provide adequate fire protection to the site.*
- d. Meeting all technical referral agency requirements.*

Carried Unanimously

3. Parcel Frontage Waiver SE25014PFW - 6317 Walker Rd (Beaver Creek)

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per Section 512 of the Local Government Act, for proposed Lot 3 as shown on the subdivision plan for the property located at 6317 Walker Road.

Carried Unanimously

13. REPORTS

a. STAFF REPORTS

- 1. West Coast Climate Adaptation Planning**
- 2. Monthly Agreement & Grant Delegation Report**
- 3. Building Inspector Report - June 2026**
- 4. Directors Meeting Schedule - August 2026**

The Motion was MOVED and SECONDED

THAT the Board of Directors receive the staff reports.

Carried Unanimously

b. MEMBER REPORTS

Director Cote - Water level in Sproat Lake is extremely low. Salmon are struggling in the rivers to make their way to the lake to spawn. The Somass Fish Flow Committee is working on solutions for this to support the salmon cycle and the local fishing industry. Sproat Lake OCP Open House was held July 7, with 183 members of the community in attendance. ACRD Staff is working with the community on updates to the second reading of the bylaw, taking community members' comments and suggestions into account.

Director Solda - HGTV Hometown Takeover work happening at the Harbour Quay has been going well. The show production team is working on the interior of the businesses and homeowners, the City does not have control over this portion and are not funding it. Renovations to the outdoor spaces at Harbour Quay are funded by the City. The selection process for the homeowners was completed by HGTV. The roundabout at Beaver Creek Rd and Highway 4/River Road is almost complete, has been a long-frustrating process for many, however the positive safety improvements are well worth it. City also has taken over the operation of Clutesi Haven Marina, when the roundabout is complete the upgrades to the marina will begin. Artwork for the center of the roundabout will be created by a Tseshah First Nation artist and should be installed by September. A pedestrian light has been installed on Johnston Rd. Any questions about the Somass Lands Project can check the City of Port Alberni's Let's Connect page.

Director McEwen - Tourism in Ucluelet is busy, all stores and shops are lined up, restaurants are well attended.

Director Stere - Tourism in the Tofino area is also doing well.

The Motion was MOVED and SECONDED

THAT the Board of Directors receive the member reports.

Carried Unanimously

14. OTHER BUSINESS (including Late Items)

15. QUESTION PERIOD (15 minute maximum)

16. IN CAMERA

The Motion was MOVED and SECONDED

Motion to close the meeting to the public as per the Community Charter, section(s): 90 (1) (e): the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonable be expected to harm the interests of the municipality;

90 (1) (i): the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

91 (2): If all or part of a meeting is closed to the public, the council may allow a person other than municipal officers and employees to attend,

(a) in the case of a meeting that must be closed under section 90(2), if the council considers this necessary and the person

(i) already has knowledge of the confidential information.

Carried Unanimously

The meeting was closed to the public at 3:54 pm.

The meeting was re-opened to the public at 5:36 pm.

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 5:36 pm

Debbie Haggard, Vice-Chairperson

Kristin Kerr-Donohue, Administrative Assistant



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

MINUTES OF THE 'SPECIAL BOARD OF DIRECTORS' MEETING HELD ON THURSDAY, JULY 30, 2026 01:30 PM

ACRD Boardroom/Zoom - 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS PRESENT:

Debbie Haggard, Vice-Chair, Councillor, City of Port Alberni
Bob Beckett, Director, Electoral Area 'A' (Bamfield)
Fred Boyko, Director, Electoral Area 'B' (Beaufort)
Vaida Siga, Director, Electoral Area 'C' (Long Beach)
Penny Cote, Director, Electoral Area 'D' (Sproat Lake)
Susan Roth, Director, Electoral Area 'E' (Beaver Creek)
Mike Sparrow, Director, Electoral Area 'F' (Cherry Creek)
Moriah Cootes, Councillor, Uchucklesaht Tribe Government
Sharie Minions, Mayor, City of Port Alberni
Kirsten Johnsen, Member of Council, Toquaht Nation

REGRETS:

John Jack, Chair, Chief Councillor, Huu-ay-aht First Nations
Levana Mastrangelo, Executive Legislator, Yuułu?it?ath Government
Marilyn McEwen, Mayor, District of Ucluelet
Tom Stere, Councillor, District of Tofino

STAFF PRESENT:

Daniel Sailland, Chief Administrative Officer
Cynthia Dick, General Manager of Administrative Services
Jennifer Robb, Chief Financial Officer
Shane Koren, Manager of Financial Services
Janice Hill, Executive Assistant

1. CALL TO ORDER

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

Recognition of First Nation Traditional 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

The Motion was MOVED and Seconded

THAT the Alberni-Clayoquot Regional District Board of Directors approve the agenda as amended to add the following late item:

- 14.a. Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw referendum question

Carried Unanimously

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. CONSENT AGENDA

7. ITEMS REMOVED FROM CONSENT AGENDA

8. PUBLIC INPUT PERIOD (15 minute maximum)

(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).

9. CORRESPONDENCE FOR INFORMATION

10. CORRESPONDENCE FOR ACTION

11. REQUEST FOR DECISION REPORTS

12. PLANNING MATTERS

13. REPORTS

14. 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.a Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw referendum question

The Motion was MOVED and Seconded

THAT the Alberni-Clayoquot Regional District Board of Directors approve the Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw referendum question as follows:

Are you in favour of the Alberni-Clayoquot Regional District adopting Bylaw No. E1069, "Cherry Creek Community Recreation Commission Grant Service Establishing Bylaw, 2026" for the purpose of creating a new service in Electoral Area F 'Cherry Creek', that will allow an annual financial contribution to the Cherry Creek Community Recreation Commission to fund the costs of operating and/or maintaining the capital infrastructure of the Cherry Creek Community Hall or a portion thereof, at a maximum annual tax requisition amount of \$25,000, or \$0.0408/\$1,000 on the net taxable value of land and improvements, whichever is greater?

Carried

15. QUESTION PERIOD (15 minute maximum)

(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 attendee, raise your hand in Zoom to request to speak. In-person attendees, raise your hand to request to speak).

16. IN CAMERA

ALL/UNWEIGHTED

The Motion was MOVED and SECONDED

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

i. 90 (1) (e): the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonable be expected to harm the interests of the municipality;

ii. 91 (2): If all or part of a meeting is closed to the public, the council may allow a person other than municipal officers and employees to attend,

(a) in the case of a meeting that must be closed under section 90(2), if the council considers this necessary and the person

(i) already has knowledge of the confidential information.

Carried Unanimously

The meeting was closed to the public at 1:41 pm.

The meeting was re-opened to the public at 2:43 pm.

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN

ALL/UNWEIGHTED

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 2:43pm.

Debbie Haggard, Vice-Chairperson

Cynthia Dick, General Manager of Administrative
Services



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

WEST COAST COMMITTEE MEETING

HELD ON Wednesday, August 19, 2026 10:00 AM

Ucluelet Council Chambers/Zoom (Hybrid), 500 Matterson Drive, Ucluelet, BC

DIRECTORS PRESENT:

Levana Mastrangelo, Executive Legislator, Yuułuʔiłʔatḥ Government

Tom Stere, Councillor, District of Tofino

Marilyn McEwen, Mayor, District of Ucluelet

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

Kirsten Johnsen, Member of Council, Toquaht Nation

STAFF PRESENT:

Daniel Sailland, Chief Administrative Officer

Eddie Kunderman, Manager of Operations

Heather Zenner, MA, Manager of Administrative Services

Janice Hill, Executive Assistant

Jenny Brunn, General Manager of Community Services

Tanya Carothers, Solid Waste Manager

1. CALL TO ORDER

Recognition of First Nation Traditional 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.

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

The Chairperson called the meeting to order at 10:00 am.

2. APPROVAL OF AGENDA

The Motion was MOVED and SECONDED

THAT the West Coast Committee approve the agenda as circulated.

Carried Unanimously

3. DECLARATIONS

(conflict of interest)

4. INVITED PRESENTATIONS

5. DELEGATIONS (10 minute maximum)

- a. **Nene Kraneveldt, Owner and Founder, Pam Shaw, Senior Consultant and Facilitator, Leah May, Junior Consultant and Coordinator, Imagination FX, providing overview of the Long Beach Airport Land Use Plan project.**
- b. **Bob Hansen, Action Plan Lead, Chris Read, Community Coordinator, WildSafe BC Pacific Rim, providing update on initiatives to reduce human-bear conflicts associated with waste management on the West Coast.**

6. ADOPTION OF MINUTES

The Motion was MOVED and SECONDED

THAT the minutes of the West Coast Committee held on May 20, 2026, be adopted.

Carried Unanimously

7. PUBLIC INPUT PERIOD (15 minute maximum)

(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. **Long Beach Airport Lease Rent Reduction Grant Policy**

The Motion was MOVED and SECONDED

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors defer establishment of a Long Beach Airport rent reduction grant policy until after completion of the Long Beach Airport Land Use Plan to ensure alignment of the policy with the Land Use Plan, while also supporting a rent reduction grant equal to 50% for the three requests that have been received.

Carried Unanimously

b. West Coast Landfill Bylaw Amendment to Prohibit the Disposal of Wetsuits as Waste (Bylaw R1033)

The Motion was MOVED and SECONDED

THAT the West Coast Committee recommend that the Alberni Clayoquot Regional District Board of Directors support the adoption of an amendment to Bylaw R1033, West Coast Landfill Tipping Fee and Regulation to add wetsuits under Schedule C "Prohibited Waste".

Carried Unanimously

c. West Coast Community Donation Policy for Sortn'Grow Compost

The Motion was MOVED and SECONDED

THAT the West Coast Committee recommend that the Alberni Clayoquot Regional District Board of Directors adopt a policy to provide 10% of Sortn'Grow compost to community projects located within the West Coast region free-of-charge.

Carried Unanimously

d. Bylaw F1175 West Coast Transit Fees and Charges Bylaw Repeal

The Motion was MOVED and SECONDED

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors proceed Bylaw No. F1175, West Coast Transit Fees and Charges Bylaw Repeal, 2026.

Carried Unanimously

e. Tofino-Ucluelet Airport Fees Amendment Bylaw No. R1016-9, 2026

The Motion was MOVED and SECONDED

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors proceed with "Tofino-Ucluelet Airport Fees Amendment Bylaw No. R1016-9, 2026".

Carried Unanimously

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 minute maximum)

(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 attendee, raise your hand in Zoom to request to speak. In-person attendees, raise your hand to request to speak).

14. ADJOURN

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 11:27 am.

Carried Unanimously

Marilyn McEwen, Vice-Chairperson

Heather Zenner, Manager of Administrative Services



Alberni-Clayoquot Regional District

MINUTES OF THE BEAUFORT ADVISORY PLANNING COMMISSION MEETING HELD ON TUESDAY, AUGUST 11, 2026, 5:30 PM

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

MEMBERS

PRESENT: Graham Tate (Chairperson)
George Haack
Claude Lessard
Peter Dekens

REGRETS: Lisa Aylard
Shane Eckenswiller
Douglas Hedman
Steve Mabley

OTHERS PRESENT: Fred Boyko, Director, Electoral Area "B" (Beaufort)
Les Toth, Alternate Director, Electoral Area "B" (Beaufort)
Ruslan Prisajny, Applicant (RB26004)

STAFF PRESENT: Alex Dyer, Planning Manager
Alima Khoja, Planner 1

Note: Quorum was not achieved for this committee meeting; therefore, meeting was held for informational purposes.

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/11-8-2026/7871/?catid=0>

1. CALL TO ORDER

The meeting was called to order at 5:31 pm.

It was recognized that this meeting was held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded.

Introduction - Committee Members and Staff present in the Boardroom and via Zoom.

2. APPROVAL OF AGENDA

3. DECLARATIONS

4. MINUTES

- a. Beaufort Advisory Planning Commission Meeting held June 3, 2026

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

- a. RB26004 – 6680 Debeaux Road (Prisajny)

The APC members received an overview of the application. The following items were discussed:

- Confirmation of alignment of the proposed lot sizes with the OCP.
- Clarification on the referral response received from Ministry of Transportation and Transit.

Members in attendance reviewed the application and supported the proposal as presented.

7. LATE BUSINESS

- a. Beaufort Official Community Plan (OCP) Update Project

The Beaufort APC received an update on the Beaufort Official Community Plan (OCP). Following items were discussed:

- Discussion of OCP survey results and community responses.
- Discussion on Beaufort Community BBQ event that was held on August 9, 2026.
- Staff outlined the proposed next steps, including preparing a draft and maps, and returning to the APC for further review and discussion before proceeding with the Board. The report will then move forward to the Board for consideration.
- Discussion on preparing separate survey response summaries for Beaufort residents and overall respondents as a next step.
- Staff noted ongoing discussions with Beaufort farmers and advised of upcoming events, including Family Farm Day, as opportunities for additional engagement.

8. ADJOURN

The meeting was adjourned at 5:57 pm.

Certified Correct:

Graham Tate
Chairperson

Alima Khoja
Planner 1



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT ADVISORY PLANNING COMMISSION MEETING

HELD ON THURSDAY, AUGUST 13, 2026, 7:00 PM

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

MEMBERS

PRESENT:

Walter Konkin (Chairperson)
Geo Monrufet
Roberta Jensen
Sheri Gerigk
Joann Bessler

REGRETS:

Mark Marley
Mark Molander
Ken Watts
Len Watts

OTHERS

PRESENT:

Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Rene Lacoursiere, Alternate Director, Electoral Area "D" (Sproat Lake)

STAFF PRESENT:

Alex Dyer, Planning Manager
Maddie Graham, Planning Assistant

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

<https://www.acrd.bc.ca/events/13-8-2026/>

1. CALL TO ORDER

The meeting was called to order at 7:04 pm.

It was recognized that this meeting was held throughout the Nuuchahnulth territories.

The Chairperson reported this meeting is being recorded.

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. MINUTES

a. Sproat Lake Advisory Planning Commission Meeting held July 8, 2026

The Motion was MOVED and SECONDED

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on July 8, 2026 be adopted.

CARRIED UNANIMOUSLY

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

a. TUP25007 – 9348 Stirling Arm Drive (Van Humbeck)

The APC members received an overview of the application. The following items were discussed:

- Temporary Use Permit conditions
- Current addressing of the home
- Rental history of property

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application as presented.

CARRIED UNANIMOUSLY

7. LATE BUSINESS

8. ADJOURN

The Motion was MOVED and SECONDED

THAT the meeting be adjourned at 7:18 pm.

CARRIED UNANIMOUSLY

Certified Correct:

Walter Konkin
Chairperson

Maddie Graham
Planning Assistant

August 11, 2026

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

Dear Chair Jack:

Re: Application of Four Criteria, per Extraordinary Resolution 2025-ER1 - Existing Policy

In 2025, the UBCM membership endorsed Extraordinary Resolution 2025-ER1 that put in place four new criteria to be applied to the resolutions received beginning in 2026. One of the criteria is Existing Policy, which means that the request being made by the resolution has been considered and endorsed or not endorsed, in the last five years (2021-2025).

This letter is being sent to advise you that UBCM's Resolutions Committee and Executive have deemed your community's resolution(s) as being Existing Policy. Your community's resolution(s) has been attached for your reference.

As your resolution(s) has been deemed Existing Policy, it will not be brought forward for consideration at the UBCM Convention. Rather will be included in an Appendix of the UBCM Resolutions Book, as a record of it having been submitted.

Please contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process. Ph: 604.270.8226 ext. 100 Email: jjustason@ubcm.ca

With gratitude,



Councillor Cori Ramsay
UBCM President

Enclosure

APX31 Short Term Rentals on ALR Land**Alberni-Clayoquot RD**

Whereas many farmers are diversifying their operations into agri-tourism accommodation in order to remain financially solvent and there are financial and temporal costs associated with registering with the province's Short Term Rental Accommodation Registry that further stress agricultural producers with agri-tourism accommodations;

And whereas short-term rentals on Agricultural Land Reserve (ALR) land are already regulated by the Agricultural Land Commission through the Agricultural Land Commission Act and Regulations, as well as local government bylaws and planning processes:

Therefore be it resolved that UBCM request an exemption to the Short Term Rental Accommodations Act for ALR properties that are in compliance with the Agricultural Land Commission Act and Regulations and local government bylaws for agri-tourism accommodation.

UBCM Resolutions Committee Comments:

The Resolutions Committee advises that this resolution is deemed to be existing policy based on Executive not endorsed referred resolution 2025-NR87.

2025-NR87 Permit Vacation Rentals within the Agricultural Land Reserve**Okanagan-Similkameen RD**

Whereas the Agricultural Land Commission (ALC) is no longer permitting vacation rentals on Agricultural Land Reserve (ALR) land;

And whereas local governments may have an objective to support agriculture and the local economy through agritourism;

And whereas allowing vacation rentals supports tourism and the local economy:

Therefore be it resolved that UBCM request the Agricultural Land Commission to permit vacation rentals within the Agricultural Land Reserve and remove the existing requirement for a resident owner.

August 11, 2026

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

Dear Chair Jack:

Re: Application of Four Criteria, per Extraordinary Resolution 2025-ER1 - Local Government Scope

In 2025, the UBCM membership endorsed Extraordinary Resolution 2025-ER1 that put in place four new criteria to be applied to the resolutions received beginning in 2026. One of the criteria is Local Government Scope, which means that the request being made by the resolution is not within the scope or responsibility of local governments.

This letter is being sent to advise you that UBCM's Resolutions Committee and Executive have deemed your community's resolution(s) as being outside of Local Government Scope. Your community's resolution(s) has been attached for your reference.

As your resolution(s) has been deemed outside of Local Government Scope, it will not be brought forward for consideration at the UBCM Convention. Rather will be included in an Appendix of the UBCM Resolutions Book, as a record of it having been submitted.

Please contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process. Ph: 604.270.8226 ext. 100 Email: jjustason@ubcm.ca

With gratitude,



Councillor Cori Ramsay
UBCM President

Enclosure

Whereas escalating wildfires and climate change are increasing in intensity and cost across British Columbia and Canada threatening the unceded territories of many First Nations and impairing the ability of Indigenous peoples across Canada to exercise their rights protected under Section 35 of the *Constitution Act*, 1982, including rights related to land, culture, and traditional practices and resulting in mounting economic costs and greater risk to life and critical infrastructure, demanding bold and timely action;

And whereas larger fires emit greenhouse gases and black carbon smoke that intensify warning and harm air quality and converting Canada's retired CC-130H Hercules fleet into modern air tankers would protect communities, critical infrastructure, and help reduce catastrophic carbon emissions from wildfires:

Therefore be it resolved that UBCM request that the Province of British Columbia collaborate with the Government of Canada to:

1. Partner with First Nations and the private sector to retrofit a portion of Canada's retired CC-130H Hercules fleet into large air tankers for wildfire suppression in Canada.
2. Deploy these aircraft as part of a strengthened national wildfire response capacity, to be shared with provinces and territories and, where appropriate, used for international humanitarian and emergency missions. Consider that the Canadian Interagency Forest Fire Centre assist in managing deployment under a transparent cost-sharing framework, with initial operating capability by the 2027 wildfire season.
3. Prioritize this made-in-Canada solution that leverages Canadian engineering, protects lives and communities, upholds Indigenous rights, and contributes to environmental sustainability.



OMBUDSPERSON BRITISH COLUMBIA

The *Ombudsperson Act* requires that investigations be conducted in private. Ombudsperson investigation documents are not available through the *Freedom of Information and Protection of Privacy Act* and may be subject to rules preventing their use in court and tribunal proceedings. **Please contact the Office of the Ombudsperson before disclosing this document, or any responses, to any third parties.**

July 31, 2026

John Jack
Chair
Alberni-Clayoquot Regional District
3008 5th Ave
PORT ALBERNI BC V9Y2E3

Dear John Jack:

**Re: Office of the Ombudsperson Quarterly Report for the period covering April 1
- June 30, 2026**

This package of documents details the complaint files the Office of the Ombudsperson closed for Alberni-Clayoquot Regional District between April 1 and June 30, 2026. Though no action is required on your part, we hope that you will find this information useful and share it within your organization.

These reports provide information about the complaint files we closed regarding your organization within the last quarter, including both files we investigated and files we closed without investigation. Files currently open with the office are not included in these reports.

If you would like further information about the complaints our office received about your organization, or you have identified inaccuracies in the data, please contact our office's Policy, Research and Continuous Improvement team. They can provide further details upon request and can be reached at PRCI@bcombudsperson.ca or by phone at 250-953-4171.

Enclosed you will find detailed reports containing the following:

- A one-page report listing the number of files closed and the category under which they were closed. The categories we use to close files are based on the sections of the *Ombudsperson Act*, which gives the Ombudsperson the authority to investigate complaints from the public regarding authorities under our jurisdiction. A more detailed description of our closing categories is available on our website at:

Mailing address: PO Box 9039 Stn Prov Govt • Victoria BC V8W 9A5

Phone in Victoria: 250-387-5855 • Toll-Free: 1-800-567-3247 • Fax: 250-387-0198 • bcombudsperson.ca



OMBUDSPERSON
BRITISH COLUMBIA

<https://bcombudsperson.ca/assets/media/QR-Glossary.pdf>.

- If applicable: Copies of closing summaries written about the complaint files we investigated. These summaries provide an overview of the complaint received, our investigation and the outcome. Our office produces closing summaries for investigated files only, and not for enquiries or those complaints we chose not to investigate.
- If applicable: A summary of the topics identified in the complaint files closed during the quarter. We track general complaint topics for all complaints we receive, and when applicable, we include authority-specific and/or sector-specific topics for your organization and/or sector. Our office tracks the topics of complaints we investigate and those we close without investigation, but not for enquiries. Because complaints to our office are confidential, we do not share complaint topic information if we received too few complaints to preserve the complainants' anonymity.

If you wish to update your organization's contact information, please contact us by email at info@bcombudsperson.ca.

To learn more about educational opportunities on administrative fairness provided by our office, or if you wish to consult with our office to enhance fairness within your organization's policies or procedures, our Public Authority Consultation and Training (PACT) Team can assist you. Please contact them by phone at 250-508-2950 or by email at consult@bcombudsperson.ca.

Yours sincerely,

Sandy Hermiston
Ombudsperson
Province of British Columbia

Enclosures



OMBUDSPERSON
BRITISH COLUMBIA

Quarterly Report for 1 April - 30 June, 2026
Alberni-Clayoquot Regional District

**Type of complaint closure for Authority: Alberni-Clayoquot
Regional District**

closed

Enquiries – Many people who contact us are not calling to make a complaint, but are seeking information or advice. These contacts are classified as *Enquiries* to distinguish them from *Complaints*, which are requests that our office conduct an investigation.

0

Complaints with No Investigation – Our office does not investigate every complaint it receives. First, we determine whether we have authority to investigate the complaint under the *Ombudsperson Act*. We also have discretion to decline to investigate for other reasons specified in the *Ombudsperson Act*.

1

Early Resolution Investigations – Early Resolution investigations provide an expedited process for dealing with complaints when it appears that an opportunity exists for the authority to take immediate action to resolve the issue. Typical issues that are addressed through Early Resolution include timeliness, communication, and opportunities for internal review.

0

Complaint Investigations – When we investigate a complaint we may conclude with a determination that a complaint is not substantiated, or with a negotiated settlement of the complaint, or with public findings and recommendations. We may also exercise discretion to cease investigation for a number of other reasons specified in the *Ombudsperson Act*.

0

Reason for closing an Investigation

Pre-empted by existing statutory right of appeal, objection or review.

0

Investigation ceased with no formal findings under the *Ombudsperson Act*.

More than one year between event and complaint

0



OMBUDSPERSON
BRITISH COLUMBIA

Insufficient personal interest	0
Available remedy	0
Frivolous/vexatious/trivial matter	0
Can consider without further investigation	0
No benefit to complainant or person aggrieved	0
Complaint abandoned	0
Complaint withdrawn	0
Complaint settled in consultation with the authority – When an investigation leads us to conclude that action is required to resolve the complaint, we try to achieve that resolution by obtaining the voluntary agreement of the authority to settle the complaint. This allows matters to be resolved fairly for the complainant and authority without requiring a formal finding of maladministration.	0
Complaint substantiated with formal findings under the <i>Ombudsperson Act</i> .	0
Complaint not substantiated under the <i>Ombudsperson Act</i> .	0
Ombudsperson Initiated Investigations – The Ombudsperson has the authority to initiate investigations independently from our process for responding to complaints from the public. These investigations may be ceased at the discretion of the Ombudsperson or concluded with formal findings and recommendations.	0



Complaints Closed from 1 April - 30 June, 2026
Alberni-Clayoquot Regional District

The tables below summarize the complaint topics we are tracking for your sector and/or authority and the number of times this topic was identified in the files (investigated and non-investigated complaints) that were closed in the most recent quarter.

If you would like more information on the types of complaints we receive, please contact our Public Authority Consultation and Training Team: email us at consult@bcombudsperson.ca or call us at 250-508-2950.

Sector-Specific Complaint Topics – All Local Government

Business Licensing	6	2%
Bylaw Enforcement	67	28%
Consumer Protection	1	0%
Council Member Conduct (incl. Conflict of Interest)	17	7%
Fees/Charges (incl. Taxes)	13	5%
Official Community Plan/Zoning/Development	58	24%
Open Meetings	10	4%
Other	40	17%
Procurement	5	2%
Response to Damages Claim	6	2%
Services (incl. Garbage, Sewer, Water)	19	8%

General Complaint Topics – All Local Government

Accessibility	5	1%
Administrative Error	9	3%
Communication	62	17%



OMBUDSPERSON
BRITISH COLUMBIA

Delay	15	4%
Disagreement with Decision or Outcome	128	36%
Discrimination	4	1%
Employment or Labour Relations	1	0%
Other	3	1%
Process or Procedure	91	25%
Review or Appeal Process	3	1%
Treatment by Staff	36	10%

From: [NIC President](#)
To: [ACRD Administration](#)
Subject: North Island College's BUILD 2026 Strategic Plan and Year 5 Dashboard
Date: August 13, 2026 2:44:05 PM
Attachments: [image001.png](#)

[CAUTION] This email originated from outside of the ACRD

Dear ACRD Chair and Directors,

I am delighted to share the [BUILD 2026 Strategic Plan and Year 5 Dashboard](#).

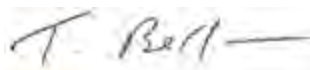
BUILD 2026 was shaped through meaningful engagement, as well as collaboration with the Nations and communities we have the privilege to serve. Their insights, partnership and ongoing support have been instrumental in helping us advance our shared vision.

As we conclude the final year of this strategic plan, we want to express our sincere gratitude to everyone who has helped us achieve our goals.

Looking ahead, we are excited to begin a new phase in this work, and we will continue to share updates as we develop NIC's next strategic plan and priorities for the years ahead.

Thank you for your continued partnership, support and guidance.

Sincerely,


 **TONY BELLAVIA**
Interim President
North Island College
250-334-5205

North Island College is honoured to acknowledge the traditional territories of the combined 35 First Nations of the Nuuchah-nulth, Kwakwaka'wakw and Coast Salish traditions, on whose traditional and unceded territories the College's campuses are situated



Patrick Johnstone
Mayor

By email: HMA.Minister@gov.bc.ca

August 18, 2026

Honourable Christine Boyle
Minister of Housing and Municipal Affairs
PO Box 9236 Stn Prov Govt
Victoria, BC V8W 9J1

Dear Honourable Boyle,

Re: Advocating that Provincial Legislation Requiring Housing Targets or Density be Directly Tied to Infrastructure Funding

At its Regular Council meeting on May 25, 2026, New Westminster City Council passed the following resolution:

THAT the City of New Westminster write a letter to the Province of British Columbia including the Minister of Housing and Municipal Affairs, the Premier, and the three MLAs for New Westminster advocating that any provincial legislation requiring housing targets or density be directly tied to infrastructure funding; and

THAT this letter be shared with other BC municipalities; and

THAT a motion be submitted to the Union of BC Municipalities aligned with the above.¹

Background

In November 2023, the Provincial Government introduced wide-ranging changes to the legislation governing how municipalities plan for and approve new development. The City has complied with all of the recent legislative changes and have always supported adding new housing, increasing housing choice and supporting affordable options. Our community has also expressed their concerns about park space, high-quality community amenities, sustainable infrastructure, and school spaces. They expect these things as benefits of the sustainable growth model, not things they must sacrifice to live in a region that is booming.

¹ Union of BC Municipalities resolution attached as Appendix A

Analysis

The new legislation hampers our ability to align municipal capital projects with more concentrated growth. Despite taking advantage of new financing growth tools, there is a significant gap between what we can potentially fund through our new Amenity Cost Charge (ACC) and updated Development Cost Charge (DCC) programs, and what's actually needed to support growth in New Westminster. As discussed in our previous meeting, we have calculated that Cost Charges set at a level that allows us to meet infrastructure needs would likely make development unviable.

Need for Provincial Housing Legislation to Be Tied to Infrastructure Funding

The City has seen and deeply appreciates significant investment in health care, schools, and affordable housing in recent years. We want to see consistent Provincial support, aligned with our commitment to housing growth, and tied to Provincial legislation requiring housing targets or density. Additional sources are needed to address the funding gap for community-funded infrastructure.

A program built on municipal competition for limited infrastructure funding and forcing reductions in DCCs will not meaningfully help a rapidly growing community like New Westminster. The City has always supported adding a diversity of new housing; we are asking the Province to recognize these efforts by prioritizing infrastructure funding for those municipalities actively encouraging more homes.

Need for Provincial Services to Keep Pace with Municipal Growth

The City appreciates the grant funding, investments and financing tools that senior levels of government have provided. We need the Province to continue investing in affordable housing, schools and transit in our community. Continued partnership will help ensure that as New Westminster grows toward its Housing Target, it remains a livable city.

The requests outlined in this letter are also reflected in a Union of BC Municipalities (UBCM) resolution, attached as Appendix A.

Your attention to this important matter is appreciated.

Yours truly,



Patrick Johnstone
Mayor

Appendix A – Union of BC Municipalities Resolution

Need for Provincial Housing Legislation to Be Directly Tied to Infrastructure Funding

Submitted by the City of New Westminster

WHEREAS local governments are committed to implementing Provincial legislation aimed at delivering new housing supply and clarifying development contribution to growth-related infrastructure and amenities, and also rely on the Government of British Columbia to directly deliver certain services, including schools, transit, affordable housing, and supportive housing and related services for those living with homelessness, mental health and substance misuse;

AND WHEREAS City of New Westminster analysis has found the amount of funding necessary to support infrastructure and amenities required to meet the needs of growth enabled through legislation, exceeds what can be collected while still ensuring that development remains financially viable, and at the same time, the Province of British Columbia and the federal government are actively collaborating to stimulate development by reducing Development Cost Charges (DCCs) to lessen financial barriers for developers and homebuilders, to help them build more housing in the current uncertain economic environment;

THEREFORE BE IT RESOLVED THAT UBCM call on the Government of British Columbia to provide funding for the infrastructure and amenities needed to achieve the legislated housing targets and density for those local governments that are actively working toward enabling new supply;

AND BE IT FURTHER RESOLVED THAT UBCM call on the Government of British Columbia to provide the services within their mandate, such as schools, transit, affordable housing, and supportive housing and related services for those living with homelessness, mental health and substance misuse, needed to serve the population growth anticipated based on the legislated housing targets and housing needs report, in those municipalities where the local government is actively working toward enabling new supply.



Patrick Johnstone
Mayor

By email: jennifer.whiteside.MLA@leg.bc.ca
raj.chouhan.MLA@leg.bc.ca
steve.kooner.MLA@leg.bc.ca

August 18, 2026

Hon. Jennifer Whiteside, MLA New
Westminster-Coquitlam
335 Sixth Street
New Westminster, BC V3L 3A9

Hon. Raj Chouhan, MLA
Burnaby-New Westminster
5234 Rumble Street
Burnaby, BC V5J 2B6

Steve Kooner, MLA
Richmond-Queensborough
130 – 12560 Bridgeport Road
Richmond, BC V6V 2N5

Dear Members of the Legislative Assembly,

Re: Advocating that Provincial Legislation Requiring Housing Targets or Density be Directly Tied to Infrastructure Funding

At its Regular Council meeting on May 25, 2026, New Westminster City Council passed the following resolution:

THAT the City of New Westminster write a letter to the Province of British Columbia including the Minister of Housing and Municipal Affairs, the Premier, and the three MLAs for New Westminster advocating that any provincial legislation requiring housing targets or density be directly tied to infrastructure funding; and

THAT this letter be shared with other BC municipalities; and

THAT a motion be submitted to the Union of BC Municipalities aligned with the above.¹

Background

In November 2023, the Provincial Government introduced wide-ranging changes to the legislation governing how municipalities plan for and approve new development. The City has complied with all of the recent legislative changes and have always supported adding new housing, increasing housing choice and supporting affordable options. Our community has also expressed their concerns about park space, high-quality community amenities, sustainable infrastructure, and school spaces. They expect these things as benefits of the sustainable growth model, not things they must sacrifice to live in a region that is booming, and school spaces. They expect these things as benefits of the

¹ Union of BC Municipalities resolution attached as Appendix A

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Analysis

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Patrick Johnstone
Mayor

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Patrick Johnstone
Mayor

By email: premier@gov.bc.ca

August 18, 2026

The Honourable David Eby
Office of the Premier
PO BOX 9041 STN Prov. Govt.
Victoria, BC V8W 9E1

Dear Premier Eby,

Re: Advocating that Provincial Legislation Requiring Housing Targets or Density be Directly Tied to Infrastructure Funding

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Yours truly,



Patrick Johnstone
Mayor

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July 28, 2026

The Honourable David Eby, Premier
The Honourable Adrian Dix, Minister of Energy and Climate Solutions
The Honourable Kelly Greene, Minister of Emergency Management and Climate Readiness
The Honourable Christine Boyle, Minister of Housing and Municipal Affairs
The Honourable Brenda Bailey, Minister of Finance

RE: BC Local Government Climate Action Program (LGCAP) - Funding Continuation

On behalf of the City of Salmon Arm, I am writing to request the Province's continued commitment to the Local Government Climate Action Program (LGCAP). LGCAP is a critical source of funding for communities investing in climate action related activities and programs. LGCAP has enabled the capacity and resources necessary for healthier and more resilient communities in BC and could continue to do so.

LGCAP puts energy security, disaster resilience, and climate action on the local agenda. It rewards communities of all sizes for putting these funds to use to meet local climate change needs.

LGCAP is crucial for municipalities have to dedicated staff responsible for maintaining climate, energy and resilience policies, and dedicated resources can ensure plans are both developed and implemented.

LGCAP facilitates planning around ambitious projects, has been successful at securing additional funding and can be used for matching contributions from other sources. Every dollar spent on preparing for climate impacts saves between \$2 and \$10 in the future, making these especially strong investments.

LGCAP enables the many local governments that operate a myriad of facilities at the heart of their communities, and energy efficiency measures help ensure that these facilities stay viable.

Our strong recommendation to the Committee and to the Province is to recapitalize and expand the Local Government Climate Action Program in Budget 2027. The City respectfully requests that the Province confirm its commitment to ongoing, stable LGCAP funding. Continued partnership with local governments is essential to achieving shared climate goals and supporting resilient communities.

Yours sincerely,



Alan Harrison
Mayor
City of Salmon Arm



THE CORPORATION OF THE VILLAGE OF SLOCAN

P.O. BOX 50, SLOCAN, B.C. V0G 2C0

TELEPHONE (250) 355-2277

FAX (250) 355-2666

info@villageofslocan.ca

FROM THE OFFICE OF THE MAYOR

July 28, 2026

The Honourable David Eby, Premier
The Honourable Adrian Dix, Minister of Energy and Climate Solutions
The Honourable Kelly Greene, Minister of Emergency Management and Climate Readiness
The Honourable Christine Boyle, Minister of Housing and Municipal Affairs
The Honourable Brenda Bailey, Minister of Finance

Email: Premier@gov.bc.ca, ECS.Minister@gov.bc.ca, EMCR.Minister@gov.bc.ca,
HMA.Minister@gov.bc.ca, FIN.Minister@gov.bc.ca

Dear Premier Eby, Minister Dix, Minister Greene, Minister Boyle, and Minister Bailey:

RE: Support for Continued Local Government Climate Action Program Funding

On behalf of the Village of Slocan Council, I am writing in support of the District of Saanich's request that the Province of British Columbia confirm consistent, continuous funding for the Local Government Climate Action Program (LGCAP).

Local governments are essential partners in achieving provincial climate mitigation and adaptation objectives. Programs such as LGCAP provide flexible, predictable funding that allows communities of all sizes to plan, staff, and implement practical climate action initiatives that reduce greenhouse gas emissions, strengthen local resilience, and protect residents from the increasing impacts of extreme weather, wildfire, flooding, and heat.

For small and rural communities like Slocan, stable climate action funding is especially important. Limited tax base and staff capacity can make it difficult to pursue competitive grant opportunities, complete required planning and reporting, or advance multi-year projects without a reliable funding foundation. LGCAP helps address these barriers by supporting locally appropriate actions and enabling communities to leverage additional funding where available.

We share Saanich's concern that allowing LGCAP funding to lapse would create uncertainty for local governments that are already planning future budgets, staffing, and climate resilience work. Many climate initiatives require long-term planning and sustained implementation. Interruptions in funding risk delaying important work, reducing local capacity, and weakening progress toward provincial climate goals.

We respectfully urge the Province to renew and maintain LGCAP as a predictable, low-barrier funding program for B.C. local governments and Modern Treaty Nations. Continued investment in this program will support community-specific climate action, strengthen resilience, and reinforce the Province's partnership with local governments in protecting residents, infrastructure, and local economies.

Thank you for your consideration of this important matter. We look forward to continued collaboration with the Province on climate action and preparedness.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Lunn', with a long horizontal stroke extending to the right.

Jessica Lunn
MAYOR

CC: District of Saanich Council
UBCM Member Municipalities



July 28, 2026

ACRD Board of Directors

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

Re: Sproat Lake Electoral Area Official Community Plan – Support for Timely Adoption

Dear Chair and Members of the ACRD Board of Directors,

On behalf of the Alberni Valley Food Security Society (AVFSS), I am writing to commend the Alberni-Clayoquot Regional District for the significant work, public engagement, and thoughtful planning that has gone into the development of the draft Sproat Lake Electoral Area Official Community Plan (OCP).

AVFSS has participated in the OCP review process because we believe these plans provide an important foundation for how our rural communities will grow, adapt, and support local agriculture over the coming decades. As we have noted in our submissions regarding the electoral area OCP reviews, agriculture and food security are regional issues, and there is significant value in ensuring that OCPs, zoning regulations, agricultural policies, and development processes are working together toward a consistent regional vision.

We were particularly encouraged by the number and strength of references to agriculture and food security throughout the Sproat Lake OCP. It is positive to see these issues recognized not simply in relation to the protection of agricultural land, but as part of broader conversations about community resilience, rural land use, environmental stewardship, local economic development, and the long-term sustainability of the Alberni Valley.

AVFSS strongly encourages the Board to move forward with adoption of the Sproat Lake OCP before the next local government election.

We recognize the considerable amount of work involved in an OCP review and appreciate that these processes require meaningful engagement, technical review, and careful consideration by staff and elected officials. At the same time, there is a real need to bring this process to completion.

Over the past four years, a number of important planning matters have been delayed or placed on hold while the electoral area OCP reviews have proceeded. Of particular concern to AVFSS is the long-awaited update to the ACRD Zoning Bylaw, which is necessary to address outdated regulations and ensure local land-use policies better reflect current provincial agricultural legislation and the realities facing working farms. Our previous submission emphasized the importance of using the OCP process to establish the policy foundation needed for that subsequent zoning work. AVFSS therefore respectfully encourages the Board to maintain momentum, complete the Sproat Lake OCP process, and adopt the plan within the current term.



Thank you to ACRD Planning staff, the Board, and the many Sproat Lake residents and community members who have contributed their time and perspectives to this process. AVFSS appreciates the opportunity to participate and is encouraged to see agriculture and food security reflected so strongly in the direction of the plan.

We look forward to seeing the Sproat Lake OCP adopted and to continuing to work with the ACRD on policies that support agriculture, food security, resilient rural communities, and a strong local food system.

Sincerely,

A handwritten signature in black ink, appearing to read "Anna Lewis".

Anna Lewis
Manager
Alberni Valley Food Security Society

Spirit Square Farmers' Market
Harbour Quay, Port Alberni, BC
ssquarefarmersmarket@gmail.com

Alberni-Clayoquot Regional District
3008 Fifth Ave
Port Alberni, BC V9Y 2E3

Dear Directors,

Greetings from the Board of Directors of the Spirit Square Farmers' Market. We hope this letter finds you well.

After a hiatus in 2025, the Spirit Square Farmers' Market will once again be hosting the **Equinox Garlic Festival** at Harbour Quay. This year, the event will take place on **Saturday, September 26, 2026 from 9:00am–1:00pm**. We believe that this event aligns with your commitments to community support and engagement, and local food security.

The Equinox Garlic Festival is a celebration of local agriculture, food, and crafts with a particular focus on the abundant and delicious locally grown garlic. The event will feature educational workshops, activities for all ages, and vendors offering local produce and artisanal goods. We anticipate a significant turnout from both local residents and visitors, making it a vibrant and impactful community event. The inaugural Equinox Garlic Festival, in September, 2024, was a resounding success, with high community engagement, as well as an impressive mix of both new and long-term vendors. Building on that experience, we anticipate an even more vibrant and well-attended event this year.

To ensure the continued success of the Equinox Garlic Festival, we are seeking sponsorship from local organizations and businesses aligned with our mission of local food, local products, community engagement and family fun. We would be happy to accept or discuss monetary or in-kind donations at any level.

Your support will help cover essential costs such as event infrastructure, promotional materials, entertainment, and educational programming. In appreciation for your support, we are pleased to offer several benefits to our sponsors, including:

Spirit Square Farmers' Market
Harbour Quay, Port Alberni, BC
ssquarefarmersmarket@gmail.com

- Prominent recognition on promotional materials, including flyers, banners, and social media;
- Space at the festival to showcase your products or services; and
- Acknowledgment of your amazing support during the event's opening and closing ceremonies.

We believe that your partnership will not only contribute to the festival's success but also provide valuable exposure for your organization to a diverse and engaged audience.

Thank you for considering our request. We are confident that, with your support, the Equinox Garlic Festival will be a memorable and impactful event for our community. Please feel free to contact the chair of the Garlic Festival Organizing Committee, Kirsty Allen, at [REDACTED] or equinoxgarlicfestival@gmail.com to discuss this opportunity in more detail.

Sincerely,
Spirit Square Farmers' Market Board of Directors

Janice Hill

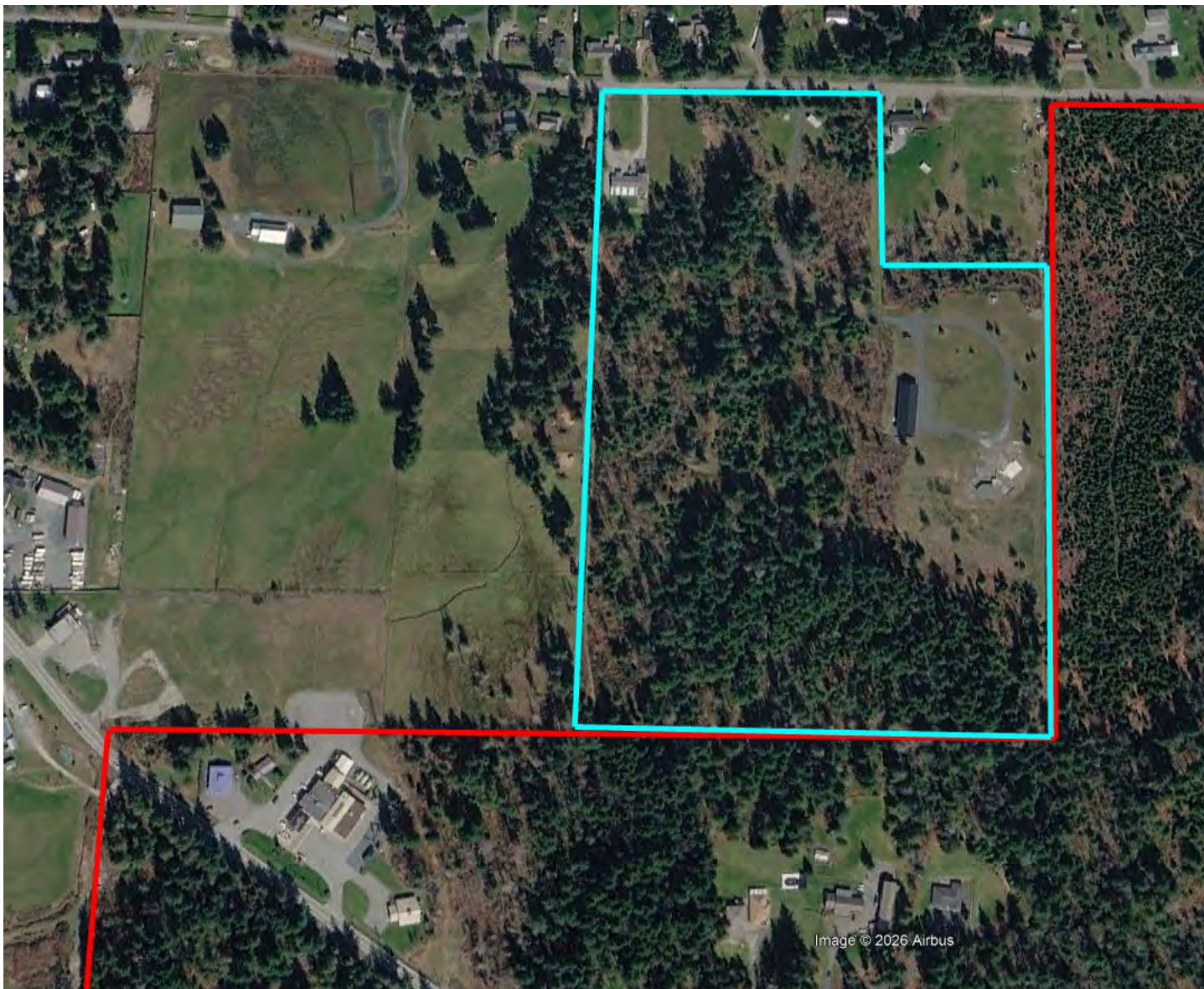
From: Ken Watts <KenWatts@tseshaht.com>
Sent: August 7, 2026 8:45 AM
To: John Jack; Daniel Sailland
Cc: llwatts
Subject: Letter of support for ATR for newly purchased property
Attachments: Template-Letter of support for Tseshaht Additions to Reserve.docx

Categories: Janice Responded

[CAUTION] This email originated from outside of the ACRD

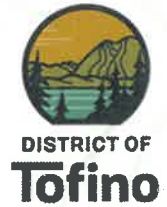
Hello John and Daniel,

As mentioned, Tseshaht would really appreciate the ACRD's letter of support for our Additions to Reserve application for our newly purchased property on Bell Road. As you can see this property lies within the Sproat Lake District and we plan to do an Additions to Reserve so that we can connect the property to municipal services for future housing. A template is attached for your letterhead and signature, and I have copied the property image below. Please send to Len Watts once complete as I am way for the next several weeks. Kleco, Kleco



Wahmeesh(Ken Watts)
Elected Chief Councillor
Tseshaht First Nation
[5091 Tsuma-as Drive](#)
[Port Alberni, B.C., V9Y 8X9](#)
Phone: [250-724-1225](#)
Cell: [REDACTED]
Email: kenwatts@tseshaht.com

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



August 4, 2026

Alberni-Clayoquot Regional District
Board of Directors
3008 5th Ave
Port Alberni, BC
V9Y 2E3
Via Email: hzenner@acrd.bc.ca

Re: Municipal and Regional District Tax

Dear ACRD Board of Directors,

The District of Tofino (District) is the recipient of tax revenue from the Municipal and Regional District Tax (MRDT) that is collected from certain "fixed roof" accommodation providers within the District. In turn, the District has a funding arrangement with Tourism Tofino and Tofino Housing Corporation to use the MRDT for tourism marketing, program and projects and affordable housing initiatives.

The MRDT program is intended to primarily fund tourism marketing, programs and projects, and affordable housing. In special circumstances capital uses will be considered and approved as it was in the current MRDT term for the Visitors Center. Our present agreement with the Province and with Tourism Tofino and Tofino Housing Corporation will expire on May 31, 2027 and a new application is due 6 months prior to expiry.

The District of Tofino wishes to renew the MRDT agreement with the Province for a five-year term, maintaining a rate of 3%. Further, District of Tofino has requested that a portion of the MRDT in the amount of the lesser of \$400,000 per year or the entire .8% of the additional third percent continue to be directed to debt servicing of the Wastewater Treatment Plant in years one through five of the next five year term.

Our deadline for applying for this is December 1, 2026. As part of the application process, we are seeking the support of the Alberni-Clayoquot Regional District prior to this deadline. We therefore request a Board resolution to this effect. Please find below a sample resolution for your consideration:

*THAT District of Tofino's renewal application for the 2027-2032 Municipal and
Regional District Tax at a rate of three percent be supported.*



Thank you for your consideration.

Sincerely,

Nyla Attiana, Chief Administrative Officer

nattiana@tofino.ca



Alberni Golf Club Ltd.

6449 Cherry Creek Road, Port Alberni, BC V9Y 8T3
P: 250.723.7111 F: 250.723.7010 E: albernigolf@shaw.ca
www.albernigolf.com

August 9th, 2026

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, B.C.
V9Y 2E3

Dear Board Members,

It is time again for the Alberni Golf Club to request consideration from the Board of the Alberni-Clayoquot Regional District relative to granting a property tax exemption for the golf course under the provisions of the Local Government Act. The Alberni Golf Club has requested this tax exemption since learning of its existence 24 years ago, and we are extremely appreciative that the Board has recognized the merits in granting it, and has been supportive and granted it in all 24 years. We look forward to updating the Board on our Club's activities and answering any questions you might have.

The Alberni Golf Club operates as a non-profit limited company, governed by a volunteer board and executive, and is supported by many volunteers. We are in a very competitive industry and are operating on an extremely conservative and fiscally responsible budget. We have an aging membership, and this fact, coupled with ever-rising costs of operation, make long term survival of the Club a constant challenge. Our ongoing success and survival is dependent upon the efforts of conscientious staff and volunteers, as well as the continued support of our tax exemption request from this Board. Support from the Regional District is vital to our efforts to provide a quality venue which attracts contestants and tourists, raises money for local charities, provides the facility for our local school district to introduce the game of golf at no cost to all local children, and cultivates an active junior program for the children of our community.

As we have done since the first year in this process, we will include in our budget a provision for the Cherry Creek Fire Department.

We request your support again this year. I look forward to the Board Meeting, and should you have any questions, I would be pleased to address them.

Sincerely,

Ken Sander, President Alberni Golf Club



CHERRY CREEK WATERWORKS DISTRICT

5920-A Cherry Creek Rd, Port Alberni, BC V9Y 8R7 email: ccww@shaw.ca www.cherrycreekwater.com Phone: 250-723-2214

May 12, 2026

Alberni Golf Club Ltd.
6449 Cherry Creek Road
Port Alberni, B.C. V9Y 8T3

The Board of Trustees, Cherry Creek Waterworks District, discussed your request for support in applying for exemption from property taxes again this year. Please be advised that the Board wishes to lend their support to your request. The district is satisfied with the amount you contribute each year to the Fire Department.

Thank you for your attention to this matter.

Sincerely,
Cherry Waterworks District

August 20, 2026

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

Re: Property Tax Exemption Request – Long Beach Recreation Cooperative

Dear Members of the West Coast Committee,

On behalf of the Long Beach Recreation Cooperative, I am writing to respectfully request your continued consideration for property tax exemption.

For more than 40 years, Long Beach Recreation Cooperative has provided affordable recreational opportunities while serving as an important community gathering place for residents and visitors throughout the West Coast. As a non-profit organization, every dollar generated through our operations is reinvested directly into improving our facilities, expanding recreational programming, and supporting community initiatives.

Over the past year, we have continued to strengthen our role as a community partner through youth programming, charitable fundraising, facility improvements, and collaboration with local organizations.

Our junior golf program continues to be one of our greatest successes. During the 2026 season, 60 youth participated in our Junior Golf Camps, in addition to junior nights and instructional programming throughout the season. These programs introduce young people to the game of golf while promoting healthy, active lifestyles, sportsmanship, confidence, and community involvement.

2026 Community Impact

Throughout 2026, Long Beach Recreation Cooperative proudly supported numerous community organizations and initiatives, including:

Raincoast Education Society

Alzheimer Society of British Columbia

Hospital Activity Book for Children

Pacific Rim Fish & Game Association

Tofino Surf Lifesaving Club

Pacific Youth Basketball & Wellness Summit / Legacy North Academy

Local Pickleball Tournament

Tofino Saltwater Classic

Mexican Independence Day Celebration

Local youth and community athlete sponsorships

In addition to these contributions, Long Beach Recreation Cooperative continues to provide one of the West Coast's premier venues for charitable fundraising events.

This year we proudly hosted the Pacific Sands Scramble in support of the Tofino Surf Lifesaving Club, while also celebrating our 40th Anniversary through the inaugural Ruby Jubilee Golf Tournament. The Ruby Jubilee brought together local businesses, sponsors, volunteers, and community members while raising funds that will be reinvested into community recreation, junior golf programming, and future facility improvements through the Long Beach Golf Club Society.

Why the Tax Exemption Matters

The property tax exemption provided by the Alberni-Clayoquot Regional District is instrumental in allowing us to continue investing in community recreation.

Every dollar saved through the exemption is reinvested into:

Youth programming

Facility improvements

Community events

Recreational infrastructure

Charitable fundraising initiatives

Affordable public recreation

This ongoing support enables Long Beach Recreation Cooperative to continue providing meaningful recreational opportunities while strengthening the quality of life for residents throughout the West Coast.

We sincerely appreciate the Alberni-Clayoquot Regional District's continued support of community organizations and respectfully request your continued approval of the Long Beach Recreation Cooperative's property tax exemption.

Thank you for your time and consideration. We appreciate the opportunity to continue serving our community and look forward to another year of supporting recreation, youth development, and charitable initiatives throughout the West Coast.

Warm regards,

Mike Huculak

General Manager

Long Beach Recreation Cooperative

Jessica Spratt

From: Alberni Valley Rescue Squad <info@avrs.ca>
Sent: July 29, 2026 9:30 AM
To: Communications; ACRD Administration
Cc: Alberni Valley Rescue Squad
Subject: Request for Letter of Support AVRS Rescue Response Vehicle Funding Application

[CAUTION] This email originated from outside of the ACRD

Dear ACRD,

On behalf of the Alberni Valley Rescue Squad, we respectfully request a letter of support for our upcoming Capital Gaming Grant application to fund the replacement of our primary rescue response vehicle.

AVRS is a dedicated volunteer search and rescue organization that provides emergency response services throughout the Alberni Valley and surrounding region. Our members volunteer countless hours each year, responding to a high volume of incidents across a large and geographically diverse service area. From backcountry rescues and wilderness searches to assisting our emergency service partners during natural disasters and other emergencies, our team plays a vital role in ensuring the safety of residents and visitors alike.

As demand for our services continues to grow, reliable emergency response equipment has become increasingly important. Our current first-out response vehicle has reached the end of its operational life and has become increasingly unreliable due to age and wear. Because this vehicle is our primary platform for transporting personnel, rescue equipment, and supplies to emergency incidents, mechanical failures or unexpected downtime can directly affect our ability to respond quickly, safely, and effectively.

Through the Capital Gaming Grant program, AVRS is seeking funding to replace this vehicle with a new or near-new Ford F-150 4x4 specifically configured for search and rescue operations. The vehicle will feature a fully enclosed slide-in canopy with secure, weatherproof storage for rescue equipment, upgraded suspension to safely carry specialized gear, heavy-duty steel bumpers, a front-mounted recovery winch, and integrated recovery equipment for challenging terrain. It will also be equipped with Starlink satellite internet capability, providing reliable communications, mapping, and incident coordination in remote areas where conventional communication systems are unavailable.

This replacement vehicle will significantly improve the safety of our volunteers, enhance our operational readiness, reduce downtime associated with an aging fleet, and strengthen our ability to provide timely emergency response throughout the region. It represents a long-term investment in the emergency response capacity that our communities rely upon.

A letter of support would demonstrate the strong community partnership in the Alberni Valley and reinforce the importance of maintaining a well-equipped volunteer search and rescue team capable of serving our region for years to come. Your support will strengthen our funding application and help ensure AVRS can continue providing the high level of service our communities depend on.

We would be sincerely grateful for your consideration and support of this request. If you require any additional information about the project or our funding application, we would be pleased to provide it.

Thank you for your continued support of the Alberni Valley Rescue Squad and the volunteers who proudly serve our communities.

Sincerely,
On behalf of the Board of Directors,

Amélie Duquette
Secretary, Board of Directors

Alberni Valley Rescue Squad
info@avrs.ca



We acknowledge, with gratitude and respect, that we live and work on the traditional, ancestral, and unceded territories of the We respectfully acknowledge that we work and play in the traditional territories of the čišaaʔath, hupačasath, tla-o-qui-aht, Yuuʔuʔiiʔath, and Huu-ay-aht First Nations.



To: ACRD Board of Directors

From: Heather Zenner, MA, Manager of Administrative Services
Mike Kobus, Beaver Creek Volunteer Fire Department Fire Chief

Meeting Date: August 26, 2026

Subject: Beaver Creek Fire Protection Service Area Amendment, Bylaw E1052-8

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026.

Desired Outcome:

To expand the boundaries of the Beaver Creek Volunteer Fire Department service area to include property located on Granville Road (Lot B, Plan VIP83761, Alberni Land District, Loops Farms, PID 027-232-131).

Background:

One of the roles of a Regional District is to provide services to its' electoral areas. As per the Local Government Act, the owners of parcels in an electoral area may submit a petition for service to the Regional District.

The Regional District has received a sufficient petition (see attached certificate of sufficiency) from the property owners of Lot B, Plan VIP83761, Alberni Land District, Loops Farms on Granville Road requesting the boundaries of the Beaver Creek Fire Protection Service area be expanded to include their properties legally describe as:

Lot B, Plan VIP83761, Alberni Land District, Loops Farms.

This property is within electoral area “B” (Beaufort) and borders the current boundaries of the Beaver Creek Fire Protection service area (see attached Schedule A map). The properties immediately west and northwest are within the Beaver Creek Fire Protection service area. This property is located within the Beaver Creek Water System Local Service Area. The Beaver Creek Volunteer Fire Department Fire Chief has indicated that the Department can provide this property with fire protection, prevention and suppression coverage.

Beaver Creek Fire Protection Service Area Participants include: Electoral Area “E” (Beaver Creek), Electoral Area “B” (Beaufort), and Electoral Area “F” (Cherry Creek). Required consent for service area boundary extension bylaw: At least 2/3 of the Directors participating in the service area must consent in writing prior to the adoption of the amending Bylaw.

Attached is a copy of Bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026, for consideration by the ACRD Board of Directors for first, second, and third readings.

If Bylaw E1052-8 receives three readings by the ACRD Board of Directors, staff will then request participating area consent from Beaufort, Beaver Creek and Cherry Creek electoral area directors. Staff will then bring the bylaw to the ACRD Board at a September Board of Directors meeting for adoption.

Time Requirements – Staff & Elected Officials:

Approximately eight hours of staff time is required to complete this process from request to service delivery.

Financial:

The costs for the provision of the service are borne by the service area participants.

Strategic Plan Implications:

Not a strategic plan priority.

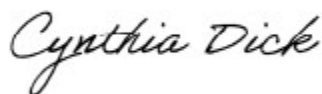
Policy or Legislation:

The Local Government Act and the Community Charter apply.

Report Approval Details

Document Title:	RFD - Beaver Creek Fire Protection Service Area Amendment E1052-8.docx
Attachments:	Bylaw E1052-8 BCVFD Boundary Extension_for 3 readings Aug 26 2026.pdf E1052-8 Certificate of Sufficiency_August 6, 2026.pdf
Final Approval Date:	August 20, 2026

This document and all of its attachments were approved and signed as outlined below:



Cynthia Dick, General Manager of Administrative Services



Daniel Sailland, MBA, Chief Administrative Officer



Alberni-Clayoquot Regional District

Bylaw E1052-8

A Bylaw to Alter the Boundaries of the Beaver Creek Volunteer Fire Protection Service Area

WHEREAS the Regional District may, by bylaw, establish and operate a service under provisions of the *Local Government Act*;

AND WHEREAS the Regional District Board operates the Beaver Creek Volunteer Fire Department as a service as described in Bylaw E1052 cited as, “Beaver Creek Fire Protection Conversion and Establishment Bylaw, 2009”;

AND WHEREAS the Regional District Board has received a sufficient petition from an owner of real property within a portion of Electoral Area “B” (Beaufort), requesting an extension to the boundaries of the Beaver Creek Fire Protection Service Area in order to provide the property with fire prevention and suppression and the provision of assistance in response to other classes of circumstances that may cause harm to persons or property;

AND WHEREAS the Regional District Board wishes to alter the boundaries of the Beaver Creek Volunteer Fire Protection Service Area to include this property;

AND WHEREAS the participants of the service area have consented to the adoption of this Bylaw;

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

1. Bylaw E1052 cited as, “**Beaver Creek Fire Protection Conversion and Establishment Bylaw, 2009**” is hereby amended as follows:

Section 2 – Boundaries

Replace Schedule “A” with the new Schedule “A” attached to and forming part of this Bylaw.

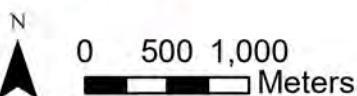
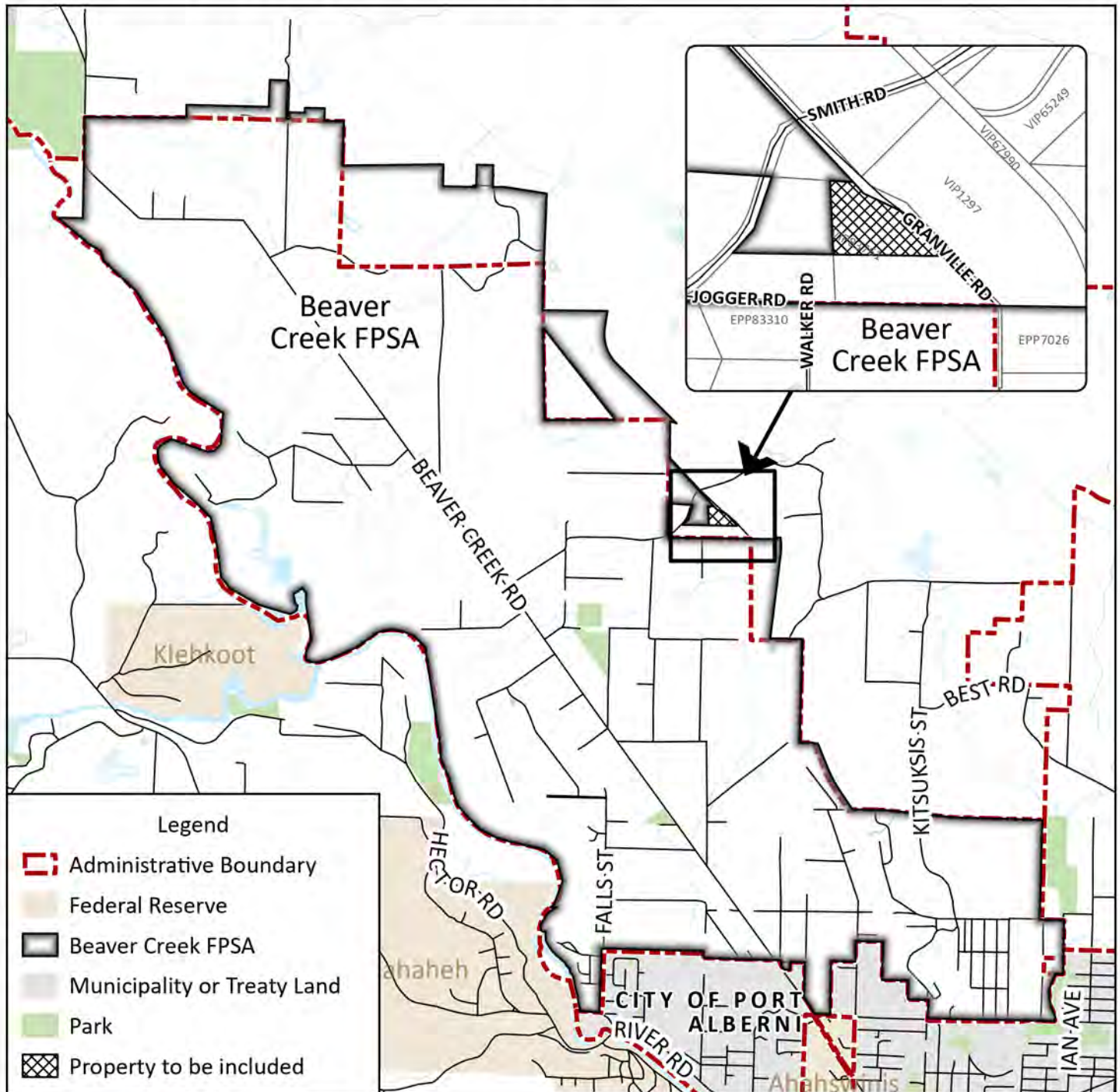
2. This Bylaw may be cited as “**Bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026**”.

ADOPTED this _____ day of _____, 2026.

Corporate Officer

Schedule 'A'

This schedule is attached to and forms part of Bylaw E1052-8, Beaver Creek Fire Protection Service Area Amendment, 2026



 Beaver Creek Fire Protection Service Area

 Property to be included in service

Legal Description: LOT B LOOP FARMS ALBERNI
DISTRICT PLAN VIP83761



Alberni-Clayoquot Regional District

**Certificate of Sufficiency
Petition for Services**

**Bylaw E1052, Beaver Creek Fire Protection Conversion and
Establishment Bylaw, 2009**

As per Section 212 (4) of the *Community Charter*;

I, **Cynthia Dick, General Manager of Administrative Services** for the Alberni-Clayoquot Regional District, hereby certify that a valid and sufficient petition was received requesting the boundaries of the Beaver Creek Fire Protection service area be expanded to include the following property:

- Lot 5, Plan VIP83764, Alberni Land District, Loop Farms

Given under my hand this 6th day of
August, 2026 in the City of Port Alberni.

Cynthia Dick,
General Manager of Administrative Services



To: ACRD Board of Directors

From: John Curtis, Asset Management and Grant Coordinator
Jenny Brunn, General Manager of Community Services

Meeting Date: August 26, 2026

Subject: Grant Funding Application with PacifiCan – Building Communities Strong Fund

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors approve the funding application to the Local Impact Stream of the PacifiCan Building Communities Strong Fund to upgrade the power capacity at the West Coast Landfill.

Desired Outcome:

To secure funding of \$122,500 from the PacifiCan Building Communities Strong Fund to offset the cost of installing permanent three-phase power at the West Coast Landfill composting facility.

Summary:

As part of the ACRD's solid waste program, staff are seeking Board support to apply to the PacifiCan Build Communities Strong Fund (BCSF) to install permanent three-phase electrical service at the West Coast Landfill composting facility near Ucluelet. The facility processes organics collected through the Sort 'nGo program. It currently operates on a diesel generator redeployed from another ACRD service. This project would upgrade from single to 3-phase power, retire the generator, and provide the electrical capacity needed to expand operations to accept commercial organics from the industrial, commercial and institutional sector. The grant application would request up to 50% of eligible project costs, with the ACRD funding the remaining share.

Background:

In 2022, the ACRD launched the Sort'nGo curbside organics program and built the composting facility at the West Coast Landfill. A three-phase power upgrade was included in the original scope but was cut due to budget constraints, and the facility has since run on an aged diesel generator that was redeployed from another ACRD service. Three phase power has recently been installed from the highway to the entrance of the site through the cell tower partnership agreement with Rogers. This project would continue the three phase upgrade requirements on the property to replace an existing pole with transformers and overcurrent protection, install a BC Hydro metered kiosk, complete the electrical distribution and civil work, and energize the facility before decommissioning the generator. Grid power removes the operating cost and reliability risk of the generator and provides the capacity to grow processing from approximately 650 to 943 tonnes per year by opening service to the region's

businesses. Continued diversion extends the life of the region's only landfill and advances the organics disposal ban contemplated in the Solid Waste Management Plan. The project is detailed-design complete, permitted, and would be in service before the program's March 31, 2030, deadline.

Time Requirements – Staff & Elected Officials:

The preparation, submission, and reporting for the grant application will require up to 20 hours of staff time as the Project Lead works with the Grant Coordinator to complete application for the submission deadline. If successful with the grant funding program, an additional 35 hours of staff time is anticipated to deliver the project, managed within existing capacity.

Financial:

The grant, if successful, will provide up to \$122,500 towards the cost of the project, representing up to 50% of eligible costs. The ACRD would fund the remaining share of \$122,500 from the West Coast Landfill Capital Reserve.

Strategic Plan Implications:

This grant opportunity aligns with the Strategic Priorities: 1.5 Leverage grants toward creating regional and community benefit, and 2.0 Managing our Assets and Infrastructure.

Policy or Legislation:

Per ACRD Bylaw A1085-2, ACRD Officers' Appointment and Delegation, the Board delegates the power to execute grant applications and enter into and sign agreements respecting the receipt and use of grants to the CAO.

Options Considered:

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

Report Approval Details

Document Title:	RFD - Grant Application for Three Phase Power at the West Coast Landfill.docx
Attachments:	
Final Approval Date:	August 20, 2026

This document and all of its attachments were approved and signed as outlined below:



Shane Koren, CPA, Manager of Financial Services



Cynthia Dick, General Manager of Administrative Services



Daniel Sailland, MBA, Chief Administrative Officer



To: Alberni-Clayoquot Regional District Board of Directors

From: Tanya Carothers, Solid Waste Manager
Jodie Frank, Solid Waste Project Coordinator
Charity Hallberg Dodds, Procurement Administrator

Meeting Date: August 26, 2026

Subject: Bylaw F1174-3 – 2026-2030 Financial Plan Amendment & West Coast Landfill Design, Operating, and Closure Plan – Contract Award

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to the bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to the bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to the bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors adopt bylaw cited as “Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”.

THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Landfill Design, Operating, and Closure Plan contract to Stantec Consulting Limited to a maximum of \$103,115.25 excluding GST.

Desired Outcome:

To amend the 2026-2030 Financial Plan and retain a qualified consultant to update the West Coast Landfill Design, Operation and Closure Plan (DOCP), ensuring the landfill operates in accordance with current provincial requirements, reflects existing site conditions and operational practices, and provides a long-term framework for infrastructure planning, environmental management, financial planning, and future regulatory approvals.

Summary:

On June 30, 2026, the ACRD issued a Request for Proposals (RFP) to retain a qualified consultant to complete the West Coast Landfill DOCP.

Background:

The current DOCP for the West Coast Landfill was completed in 2012. Since that time, the facility has undergone several significant operational and infrastructure changes, including upgrades to the tipping area in 2023 and the introduction of organics and biosolids processing operations. In addition, the Province introduced the 2016 BC Landfill Criteria, which established new regulatory and operational requirements for municipal solid waste landfills.

As a result, the existing DOCP no longer reflects current site conditions, operational practices, or regulatory expectations. The updated DOCP will address these changes and identify improvements required to support compliance with current landfill criteria, enhance operational performance, and guide the long-term management of the West Coast Landfill.

The DOCP update was identified as a key project required prior to completion of the ACRD Solid Waste Management Plan. Integrating the updated DOCP into the Solid Waste Management Plan will provide the ability to borrow for identified capital improvements and strengthen ACRD's ability to secure grants by providing a clear, evidence-based roadmap for landfill infrastructure investments.

Four (4) submissions were received for this RFP. The proposals were evaluated by ACRD staff using a Best Overall Value methodology which awards to the proponent with the highest combined score for technical approach and price. Evaluation criteria included experience and qualifications, references, project understanding and proposal quality, approach and schedule, social procurement, and price. Stantec Consulting Limited scored highest during the evaluation process and is recommended to complete this work.

The ranked results of the bids received for evaluated services are as follows:

Proponent	Total Cost	Rating
Stantec Consulting Ltd	\$103,115.25	88
Sperling Hansen Associates Inc	\$77,704.00	82
Dillon Consulting Ltd	\$117,980.00	81
WSP Canada Inc	\$121,313.00	74

Time Requirements – Staff & Elected Officials:

This amending process and contract administration will require approximately 10 hours of staff time.

The following estimated ACRD time requirements are needed for project management:

- Solid Waste Team – (60-80 hours) for project management including providing background information, participating in project meetings, reviewing technical deliverables, and coordinating site visits. Stantec has proposed regular project check-ins throughout the duration of the project and a presentation of the final DOCP to the Board.

Financial:

The recent increases for commercial tipping fees which were intended to help fund the DOCP and other capital improvements have resulted in approximately \$20,000 above the projected increase in revenue to-date providing available funding for the project; additional revenue of \$15,000 is projected to be received by the end of the year. The DOCP is an essential project that will provide costing for major capital projects and allow for a long-term and sustainable financial strategy to be developed for this service.

A draft of Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment has been attached for consideration.

The amendment proposes

- West Coast Landfill
 - o Operating Budget
 - Revenue Category 124 – Fees & Charges – increase of \$35,000 to \$1,577,333
 - Expense Category 218 – Consulting Costs – increase of \$35,000 to \$118,475

This does not affect the annual tax requisition in the 2026-2030 Financial Plan.

Strategic Plan Implications:

This project supports the ACRD 2024-2027 Strategic Plan in the following areas:

- 1.0 - **Planning for a Resilient and Liveable Region** through improved environmental protection, climate resilience planning, and the sustainable management of residual waste infrastructure
- 2.0 - **Managing our Assets and Infrastructure** by undertaking of a key component required to complete the Solid Waste Management Plan (2.2)

Policy or Legislation:

Per ACRD Bylaw A1085-2, ACRD Officers' Appointment and Delegation Amendment, 2026, and the ACRD Procurement Policy, an open RFP process was undertaken to ensure a competitive and transparent procurement process and achieve best overall value to the ACRD.

Local Government Act Section 374(2) provides authority to amend a financial plan bylaw.

Options Considered:

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

Report Approval Details

Document Title:	RFD - Bylaw F1174-3 – 2026-2030 Financial Plan Amendment - West Coast Landfill Design, Operating, and Closure Plan – Contract Award.docx
Attachments:	F1174-3 Financial Plan Bylaw 2026-2030.pdf
Final Approval Date:	August 20, 2026

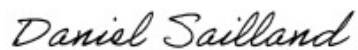
This document and all of its attachments were approved and signed as outlined below:



Shane Koren, CPA, Manager of Financial Services



Cynthia Dick, General Manager of Administrative Services



Daniel Sailland, MBA, Chief Administrative Officer



Alberni-Clayoquot Regional District

Bylaw No. F1174-3

A bylaw to amend the 2026 to 2030 Financial Plan

WHEREAS the Regional District Board has adopted a five-year financial plan bylaw cited as “Bylaw F1174, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan”;

AND WHEREAS the Regional District Board wishes to proceed with increasing the operating revenue of 124 – Fees & Charges and increasing operating expenditure of the category 218 – Consulting Costs for the West Coast Landfill Design, Operating, and Closure Plan for the West Coast Landfill service that was insufficiently budgeted for in the 2026 budget, deeming it necessary to amend Bylaw F1174.

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

1. “Bylaw F1174, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan” is hereby amended by replacing pages 40, being the Operating Budget Financial Plan for West Coast Landfill, of Schedule “A”, with the attached which forms part of this bylaw.
2. This Bylaw may be cited as **“Bylaw F1174-3, 2026 to 2030 Alberni-Clayoquot Regional District Financial Plan Amendment”**.

Read a first time this day of , 2026.

Read a second time this day of , 2026.

Read a third time this day of , 2026.

Adopted this day of , 2026.

Chairperson

Corporate Officer

Operating Budget

065 - West Coast Landfill

PARTICIPANTS: TOFINO, UCLUELET, and ELECTORAL AREA 'C'

Account Type	GLCategory	2025 Actual	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Revenues	103 - Conditional Transfers	(\$2,691)	(\$2,081)	(\$315,000)	(\$2,500)	(\$2,500)	(\$2,500)	(\$2,500)
	106 - Contracts with Other Governments	(\$45,037)	(\$44,655)	(\$44,655)	(\$44,655)	(\$44,655)	(\$44,655)	(\$44,655)
	121 - Other Sources	(\$191,552)	(\$174,800)	(\$175,100)	(\$182,860)	(\$188,025)	(\$189,996)	(\$191,172)
	124 - Fees & Charges	(\$1,700,652)	(\$1,409,972)	(\$1,577,333)	(\$1,584,969)	(\$1,623,539)	(\$1,657,068)	(\$1,791,587)
	126 - Surplus (Deficit) from Prior Years	(\$171,481)	(\$171,481)	(\$491,575)				
	127 - Tax Requisition	(\$140,453)	(\$140,454)	(\$143,263)	(\$147,561)	(\$151,988)	(\$156,547)	(\$161,244)
	Total	(\$2,251,867)	(\$1,943,443)	(\$2,746,926)	(\$1,962,545)	(\$2,010,707)	(\$2,050,767)	(\$2,191,158)
Expenses	202 - Engagement	\$42,743	\$55,820	\$87,225	\$57,767	\$88,082	\$59,488	\$91,740
	215 - Closure & Post Closure Fund Contribution	\$162,579	\$148,000	\$153,200	\$157,800	\$162,500	\$167,400	\$172,400
	218 - Consultant Costs	\$6,342	\$73,000	\$118,475	\$13,837	\$13,952	\$14,070	\$14,493
	220 - Contribution to Capital Fund	\$105,693	\$103,976	\$465,003	\$82,363	\$74,035	\$56,534	\$18,405
	245 - Insurance	\$331	\$200	\$350	\$350	\$350	\$350	\$350
	247 - Labour & Benefits	\$158,789	\$183,200	\$196,048	\$204,705	\$213,178	\$222,054	\$231,339
	250 - Legal Costs		\$1,000	\$1,020	\$1,020	\$1,020	\$1,051	\$1,082
	256 - Office Operations	\$14,412	\$13,605	\$14,003	\$14,413	\$14,835	\$15,269	\$15,728
	257 - Operating Costs	\$1,255,773	\$1,314,007	\$1,324,153	\$1,379,269	\$1,390,201	\$1,428,234	\$1,470,553
	259 - Professional Fees	\$1,266	\$9,019	\$32,500	\$7,725	\$7,957	\$8,463	\$8,717
	260 - Project Expenses			\$312,500				
	266 - Repairs & Maintenance	\$12,363	\$41,616	\$42,448	\$43,297	\$44,596	\$45,934	\$47,312
	281 - Debt Repayment - Interest						\$31,920	\$63,840
	282 - Debt Repayment - Principal							\$55,200
	Total	\$1,760,291	\$1,943,443	\$2,746,926	\$1,962,545	\$2,010,707	\$2,050,767	\$2,191,158
PSAB Reconciliation	Financial Plan Balance	(\$491,575)						
	Add: Transfers to reserves	\$268,272	\$251,976	\$618,203	\$240,163	\$236,535	\$223,934	\$190,805
	Deduct: Estimated Amortization not Included	(\$319,303)	(\$319,500)	(\$319,300)	(\$319,300)	(\$319,300)	(\$319,300)	(\$319,300)
	Deduct: Surplus from Previous Year	(\$171,481)	(\$171,481)	(\$491,575)				
	PSAB Annual Surplus/(Deficit)	(\$714,088)	(\$239,005)	(\$192,672)	(\$79,137)	(\$82,765)	(\$95,366)	(\$128,495)



To: Alberni-Clayoquot Regional District Board of Directors

From: Mike Cann, Sproat Lake Volunteer Fire Department Fire Chief
Charity Hallberg Dodds, Procurement Administrator
Shane Koren, CPA, Manager of Financial Services

Meeting Date: August 26, 2026

Subject: Sproat Lake Fire Boat Contract Award & Municipal Finance Authority Borrowing

Recommendation:

THAT the Board of the Regional District of Alberni-Clayoquot authorizes up to \$510,000 be borrowed, under Section 403 of the Local Government Act, from the Municipal Finance Authority, for the purpose of purchasing a fire boat and related upgrades for the Sproat Lake Fire Protection Service; and

THAT the loan be repaid within 5 years, with no rights of renewal.

THAT the Alberni-Clayoquot Regional District Board of Directors award the Sproat Lake Fire Boat contract to Riptide Marine Sales Limited in the amount of \$373,168.83 excluding GST.

Desired Outcome:

To enter into a contract with Riptide Marine Sales Limited to build a custom fire boat and to secure Municipal Finance Authority (MFA) Equipment Financing to support firefighting services by the Sproat Lake Volunteer Fire Department.

Summary:

On June 11, 2026, the ACRD issued a Request for Proposals (RFP) seeking qualified suppliers to build a custom fire boat for the Sproat Lake Volunteer Fire Department. The RFP outlined fire boat specifications including power, electronics and additional equipment and features, fire suppression equipment, and trailer. Delivery of the boat and trailer to the fire hall on Faber Road, water trials on Sproat Lake, and provision of on-site training on boat operation and features were included.

Upon award, staff plan to issue a secondary RFP for the provision of a fire boat dock and boat house.

Background:

Six (6) submissions were received in response to the RFP. The proposals were reviewed and evaluated by an evaluation committee consisting of five (5) members. A Best Overall Value methodology was used,

which considers a compliant bid with a highest combined rating of technical score and price. Evaluation criteria included experience and qualifications, references, project understanding and proposal quality (including specifications listing), approach and schedule, social procurement, and weighted price. Riptide Marine Sales Limited scored highest during the evaluation process and is recommended to complete this work.

Proponent	Total Cost	Rating
Riptide Marine Sales Ltd	\$373,168.83	92
Canadian Maritime Engineering Ltd (CME)	\$444,289.84	86
799200 ON Inc (Stanley Aluminum Boats)	\$399,490.00	84
JR Marine Manufacturing Ltd	\$446,155.00	82
Liquid Metal Marine Ltd	\$449,000.00	76
Novielli Boat Builders Inc	\$443,000.00	75

The MFA Equipment Financing program enables the ACRD to access funding with low interest rates for a period of up to five years with no public approval required. The loan will have fixed monthly payments and the interest rate will be variable over the course of the loan. Extra principal payments may also be made at any time.

Time Requirements – Staff & Elected Officials:

The following estimated ACRD time requirements are needed to finalize the project:

- Procurement Administrator – (3) hours contract drafting and project support as needed.
- Sproat Lake Fire Chief – (100) hours project management and support.
- General Manager of Fire and Emergency Services – (20) hours project support as needed.

Financial:

The 2026 Sproat Lake Fire Protection capital budget included \$510,000 for the purchase of a fire boat and related upgrades. The new asset is to be funded with up to \$510,000 of MFA Equipment Financing with no planned reserve contributions. The current MFA interest rate is 2.88%; however, the loan rate will be dependent on the rate at the time of borrowing. If \$510,000 is borrowed, the payments will be approximately \$9,140 per month for five years and will result in approximately \$38,200 in interest charges over the term. Total borrowing will be adjusted to the total cost of the fire boat and related upgrades. The payments will be paid by the Sproat Lake Fire Protection operating budget.

The Riptide Marine Sales Limited proposal is valued at \$373,168.83 (excluding GST).

Strategic Plan Implications:

This project aligns with the ACRD 2024-2027 Strategic Plan, Section 1.0 - Planning for a Resilient and Liveable Region, Strategy 1.4 - Support our volunteers, by providing equipment and training to support and strengthen our volunteer-based programs and services.

Policy or Legislation:

Per ACRD Bylaw A1085-2, ACRD Officers' Appointment and Delegation Amendment, 2026, and the ACRD Procurement Policy, an open RFP process was undertaken to ensure a competitive and transparent procurement process and achieve best overall value to the ACRD.

Section 403 of the Local Government Act and Section 175 of the Community Charter provides the Regional District authority to access the MFA's Equipment Financing Program.

Options Considered:

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

Report Approval Details

Document Title:	RFD - Sproat Lake Fire Boat - Contract Award.docx
Attachments:	
Final Approval Date:	August 20, 2026

This document and all of its attachments were approved and signed as outlined below:



Shane Koren, CPA, Manager of Financial Services



Cynthia Dick, General Manager of Administrative Services



Daniel Sailland, MBA, Chief Administrative Officer



To: ACRD Board of Directors

Meeting Date: August 26, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: B - Beaufort

Subject: Rezoning RB26004 - 6680 Debeaux Rd (Prisajny)

Recommendation:

THAT Bylaw P1543, Beaufort Official Community Plan Amendment Bylaw, be read a first time.

THAT Bylaw P1544, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaws P1543 and P1544 be delegated to the Director of Electoral Area 'B', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that the adoption of Bylaws P1543 and P1544 are subject to:

- a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can support on-site sewage disposal to accommodate subdivision to a 0.8 ha minimum lot size.***
 - b. Meeting all technical referral agency requirements.***
-

Development Proposal: The applicant has applied to rezone the parcel from Rural (A2) District, with a minimum lot size of 2 ha (5 ac), to Small Holdings (A1) District, with a minimum lot size of 0.8 ha (2 ac), to facilitate a two-lot subdivision at a future date. The applicant has also applied for a Beaufort Official Community Plan Amendment to redesignate the property from Rural Use to Small Lot Rural Use. The applicant intends to create a 1.69 ha (4.2 ac) vacant parcel at the west end of the property as proposed Lot 1 which will be accessed from Kellow Road, and 0.81 ha (2.0 ac) parcel containing an existing single-family dwelling, a shed, a garage/storage structure and a well, as proposed Lot 2 which will be accessed from Debeaux Road.

Advisory Planning Commission Recommendation: The Beaufort Advisory Planning Commission (APC) reviewed the application at their August 11, 2026 meeting. There was no quorum present at the meeting; the meeting was held for informational purposes. All members in attendance at the meeting supported the application as presented.

Property Owner(s)/Applicant: Ruslan Prisajny

PL20260035 / RB26004

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Property Information:

Civic Address: 6680 Debeaux Rd	
Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815	
PID: 016-344-138	Folio: 770-02158.110 ALR? (Y/N): N Lot Area (ha): 2.50 (6.2 ac)
Current Zoning: Rural (A2) District	
Proposed Zoning: Small Holdings (A1) District	
Current OCP: Rural Use	
Proposed OCP: Small Lot Rural Use	
Development Permit Area(s): DPA I – Riparian Areas Protection (minor: 15m)	
Current Use & Description: The subject property is 2.5 ha (6.2 ac) in lot area and contains an existing single-family dwelling, a shed, and a garage/storage structure. The property is partially cleared and is relatively level with rolling topography.	
Surrounding Zoning and Land Use	
North: Rural (A2) District	South: Acreage Residential (RA2) District
East: Rural (A2) District	West: Forest Rural (A3) District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal system. The applicant has submitted a letter from a Registered Onsite Wastewater Practitioner (ROWP) dated May 04, 2026, and a site assessment information sheet that concludes that the proposed two-lot subdivision will allow for suitable area and soil conditions for on-site sewage disposal in compliance with Island Health regulations.

A referral response was received from Island Health, which indicated that its interests are unaffected by the proposed bylaw amendment.

- b) **Water Supply:** Proposed Lot 1 will be serviced by an onsite water supply. Proposed Lot 2 is expected to connect to the Cherry Creek Waterworks District in the future if the watermain is extended on the south side of Debeaux Road. At that time, the existing well would be decommissioned.

A referral response was received from the Cherry Creek Waterworks District (CCWWD), which indicated no objection to the proposed OCP and Zoning Amendment or associated two-lot subdivision. CCWWD advised that a watermain is not currently available on Debeaux Road and that future water service is contingent on a planned watermain extension expected to be installed by the owner of Lot 1, Plan VIP96269.

The applicant will be required to satisfy all requirements of the CCWWD at the time of subdivision.

- c) **Fire Protection:** The parcel is serviced by Cherry Creek Volunteer Fire Department.

A referral response was received from Cherry Creek Volunteer Fire Department, which indicated that its interests are unaffected by the proposed bylaw amendment.

- d) **Access:** Access to Proposed Lot 1 is from Kellow Road, and access to Proposed Lot 2 is from Debeaux Road.

A referral response was received from the Ministry of Transportation and Transit (MoTT), which indicated no concerns with the proposed bylaw amendment. MOTT also advised that the subject parcel is outside the controlled area and is not subject to Ministry approval.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Rural Use in Beaufort Official Community Plan (OCP). The objective of the designation is to maintain the predominantly rural character of the area and maintaining a minimum lot size of 2 hectares.

Policy 3.2.17 - Encourage the preservation of natural features such as streams, lakes and wetlands through the subdivision and development process.

The applicant has requested to redesignate the land use of the property to Small Lot Rural Use that allows a minimum lot size of 0.8 hectares. Beaufort is mostly a rural area of large lots and acreages, but there are some smaller rural lots that can accommodate a range of residential uses.

Policy 9.2.1 - Maintain a minimum lot size of 0.8 hectare in areas designated as Small Lot Rural.

Policy 9.2.2 - Ensure that the principal use in all areas designated as Small Lot Rural is residential or agricultural.

The property is impacted by DPA I – Riparian Areas Protection (minor: 15m).

This proposal is not in compliance with the Beaufort OCP. An OCP amendment is required to redesignate the parcel from Rural Use to Small Lot Rural Use to allow for future two-lot subdivision. As an OCP amendment is required to facilitate the rezoning, a public hearing will be required.

- b) **Zoning:** The parcel is currently zoned Rural (A2) District. The property owner has applied to rezone the property to Small Holdings (A1) District, which allows for a minimum lot size of 0.8 ha (2 ac), in order to facilitate a future two-lot subdivision.

	Current: A2	Proposed: A1
Minimum Lot Area (ha)	2.0	0.8
Minimum Lot Width (m)	100.5	50.3
Principal & Accessory Front Yard Setback (m)	15.2	7.6
Principal Side Yard Setback (m)	4.5	1.5
Principal Rear Yard Setback (m)	9.1	9.1
Accessory Side Yard Setback (m)	4.5	4.5
Accessory Rear Yard Setback (m)	4.5	4.5
Watercourse Setback (m)	30	30

This proposal does not comply with the ACRD Zoning Bylaw. A Zoning Bylaw Amendment is required to facilitate a future two-lot subdivision.

Comments:

The applicant intends to rezone the property from Rural (A2) District to Small Holdings (A1) District to facilitate a future two-lot subdivision. This rezoning also requires an OCP amendment from Rural Use to Small Lot Rural use. The Small Lot Rural Use supports a minimum lot size of 0.8 hectares for subdivision.

Services

The applicant has submitted a letter from a Registered Onsite Wastewater Practitioner (ROWP) dated May 04, 2026, and a site assessment information sheet that concludes that the proposed two-lot subdivision will allow for suitable area and soil conditions for onsite sewage disposal in compliance with Island Health regulations. Both parcels will be serviced by individual onsite septic systems in accordance with Island Health regulations.

Proposed Lot 1 will be serviced by an onsite water supply. Proposed Lot 2 is expected to connect to the Cherry Creek Waterworks District in the future, at which time the existing well will be decommissioned. Access to Proposed Lot 1 is from Kellow Road, and access to Proposed Lot 2 is from Debeaux Road.

Referral Comments

Technical agency referrals were conducted, and the following responses were received:

1. A referral response was received from Island Health, which indicated that its interests are unaffected by the proposed bylaw amendment.
2. A referral response was received from the Cherry Creek Waterworks District (CCWWD), which indicated no objection to the proposed OCP and Zoning Amendment or associated two-lot subdivision. CCWWD advised that a watermain is not currently available on Debeaux Road and that future water service is contingent on a planned watermain extension expected to be installed by the owner of Lot 1, Plan 96269.
3. A referral response was received from Cherry Creek Volunteer Fire Department, which indicated that its interests are unaffected by the proposed bylaw amendment.
4. A referral response was received from the Ministry of Transportation and Transit (MoTT), which indicated no concerns with the proposed bylaw amendment. MoTT also advised that the subject parcel is outside the controlled area and is not subject to Ministry approval.
5. A referral response was received from the ACRD Building Department, which indicated that its interests are unaffected by the proposed bylaw amendment.

It is recommended that the Board proceed with first reading of Bylaws P1543 and P1544, subject to the conditions outlined in the report, and that a public hearing is delegated to gather community input on the zoning and OCP amendment application.

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

Site Photos



Access to the property from Debeaux Road



Proposed Lot 2 showing the existing shed, garage structure, and well



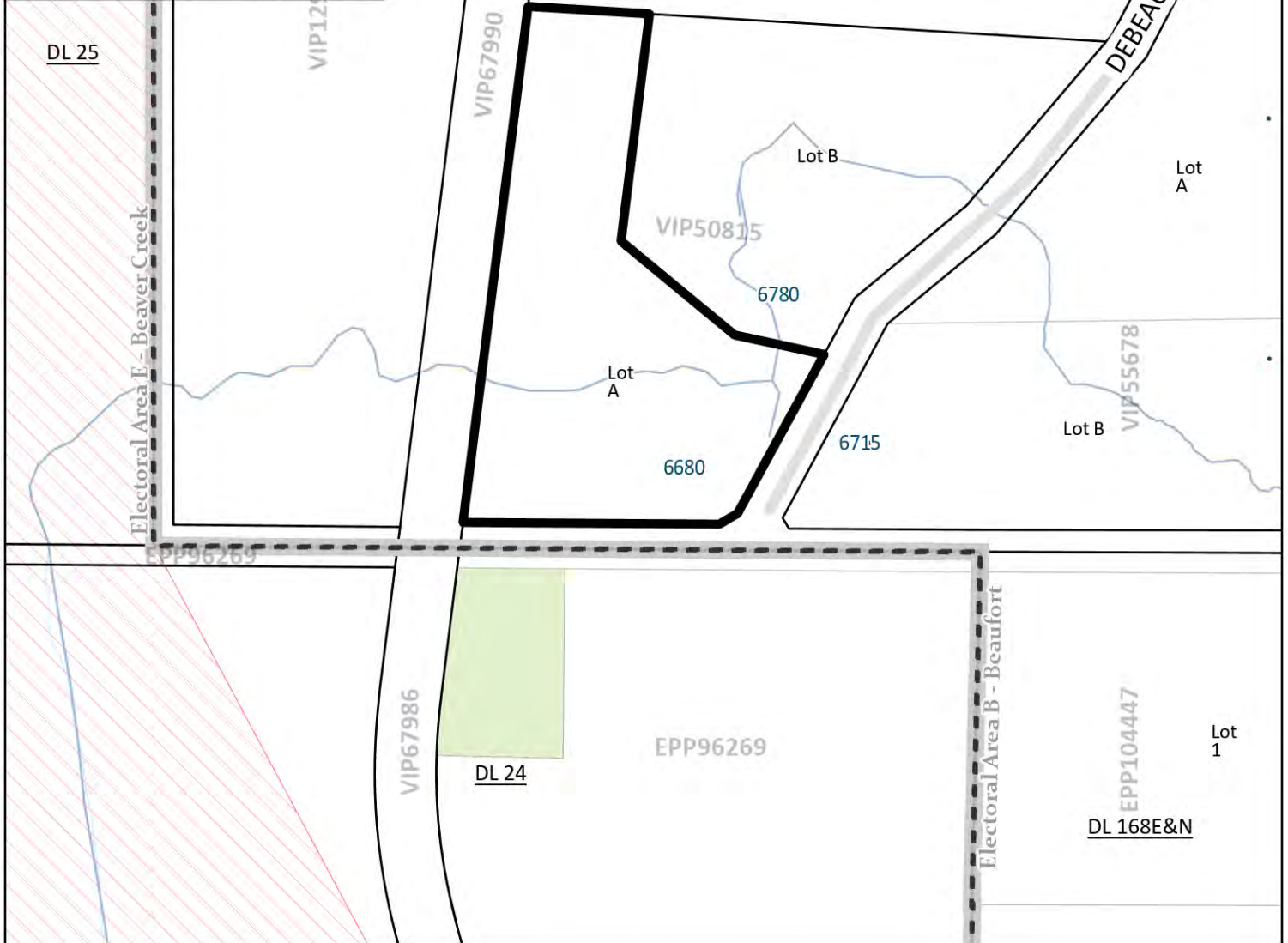
Photo showing the location of the DPA I – Riparian Areas Protection Area (15 m)



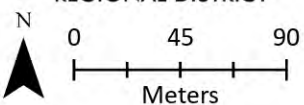
Proposed Lot 2 boundary from Kellow Road



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

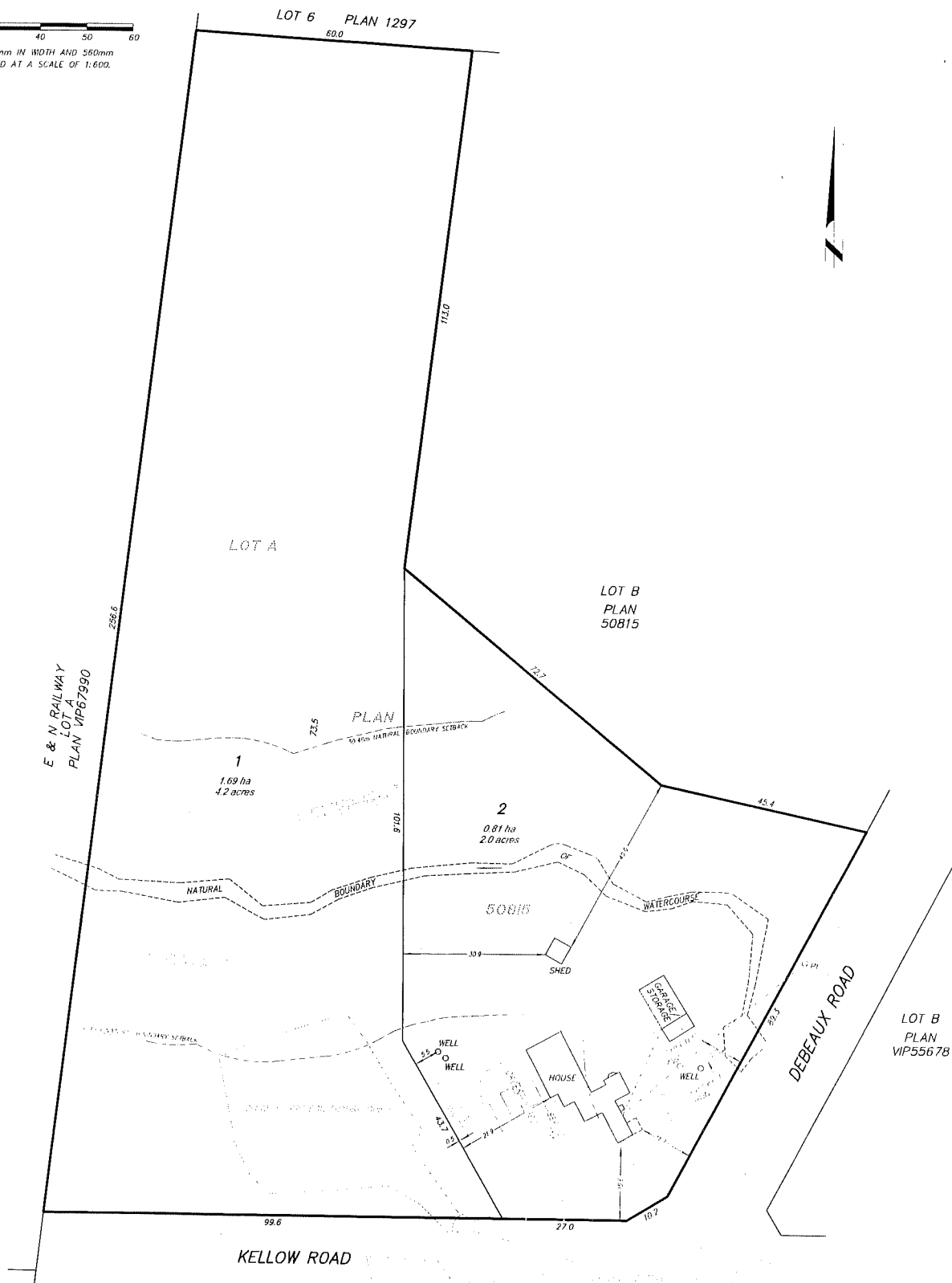
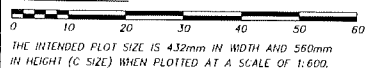


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Address: 6680 Debeaux Rd.
Legal: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815.

SCALE 1:600



THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH PROPERTY BOUNDARIES.
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS
OTHERWISE INDICATED AND ARE DERIVED FROM PLAN 50815
JURISDICTION: ALBANY-CLAYCOUNT REGIONAL DISTRICT
CURRENT PARCEL ZONING: RURAL DISTRICT (A2)
PROPOSED PARCEL ZONING: SMALL HOLDINGS DISTRICT (A1)
FID NO 016-144-138
THIS LOT IS SUBJECT TO LTO CHANGE NUMBER: M76300
CIVIC ADDRESS: 6680 DECEAUX ROAD,
PORT ALBANY, BC

DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha DENOTES HECTARES
PP O DENOTES POWER POLE

[illegible]

PRISM

223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
EMAIL: info@prismlandsurveying.ca
FILE NUMBER: 25-172-5
DRAWING NUMBER: 25-172 P&DWG
DATE: 2026/03/24

May 26, 2026

Regional District Board and Staff

City of Port Alberni

4850 Argyle Street

Port Alberni, BC V9Y 1V8

RE: Letter of Intent – Zoning Bylaw Amendment for 6680 Debeaux Road, Port Alberni, BC, V9Y 8T9

Dear Regional District Board and Staff,

Please accept this letter as a formal application to amend the Zoning Bylaw for the property legally described as **Lot A, Loop Farms, Alberni District, Plan 50815**, municipally addressed as **6680 Debeaux Road, Port Alberni, BC**.

The purpose of this application is to rezone the property from **A2 (Rural Agriculture)** to **A1 (Rural Residential)** to facilitate a two-lot subdivision and the construction of a single-family dwelling on the newly created parcel.

To support this application, we respectfully provide the following information:

Site Context and Proposed Development

The subject property is approximately **6.2 acres** in size and currently contains a single-family dwelling. The proposed subdivision would create:

- **Proposed Lot 1:** approximately 4.2 acres
- **Proposed Lot 2:** approximately 2.0 acres

One single-family dwelling would remain on the existing parcel and one new single-family dwelling would be constructed on the newly created parcel.

Consistency with the Official Community Plan

The proposed rezoning and subdivision are consistent with the objectives of the Official Community Plan by providing an additional housing opportunity within an established rural residential area. The proposal represents a modest increase in residential density while maintaining large rural lot sizes and preserving the character of the surrounding neighbourhood. The proposed parcel sizes comply with the minimum lot size requirements of the A1 zone.

Neighbourhood Compatibility

The proposed subdivision is compatible with existing and planned development in the area, including the residential subdivision located across Debeaux Road (District Lot 24, Alberni District, Plan EPP96269). The proposed lot configuration and future dwelling locations have been planned to respect neighbouring properties through appropriate setbacks, preservation of existing vegetation where practical, consideration of privacy, and maintenance of the area's rural character.

Infrastructure and Servicing

The property is expected to connect to the Cherry Creek water system in the near future (summer 2026), at which time the existing wells will be decommissioned. Water servicing for the proposed parcels will be provided through municipal connection and/or private well infrastructure as approved by the applicable authorities. Each lot will be serviced by an independent septic system designed and installed in accordance with applicable regulations. Access, drainage, and servicing improvements will comply with all municipal and provincial requirements.

We believe this proposal represents a logical and responsible use of the property that is compatible with surrounding development patterns and consistent with long-term community planning objectives. We appreciate Council's consideration of this application and look forward to working with City staff throughout the review process.

Sincerely,


Ruslan Prisajny


6680 Debeaux Rd, Port Alberni, BC, V9Y 8T9

Gibson and Sons Consulting Ltd.
811 Wildgreen Way, Parksville
gibsonandsons65@gmail.com
250-240-1724

Mr. Ruslan Prisajny
6680 Debeaux Road
Port Alberni, BC
[REDACTED]

May 4, 2026

Dear Mr. Prisajny,

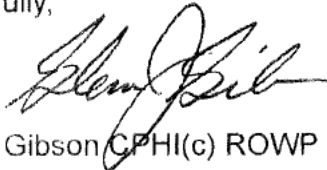
Re: Proposed 2 lot subdivision of Lot A Loop Farms of Plan 50815 in the Alberni LD at
6680 Debeaux Road, Port Alberni

Recently I conducted a site inspection of your on-site domestic wastewater system, I did not witness any potential Health Hazard as prescribed by the Health Act Regulations and believe the system is functioning as per design. This septic system meets all required setbacks and has no potential breakout downslope. I also dug observation holes and permeameter tests to determine a reserve area for domestic waste treatment on this proposed Lot 2. There is both a primary and reserve area for sewage treatment on the proposed lot 1 for at grade type 1 systems, please see plan.

Attached is also a completed site/soil information sheet.

If you have any questions, please contact us.

Respectfully,



Glenn J. Gibson CPHI(c) ROWP



Cc Ms. Rachel Hamling, Prism Land Surveying Ltd.

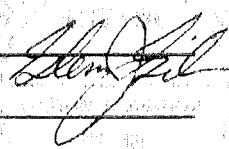
6680 Debeaux

Site Assessment Information

Port Alberni

Site Information	Lot Number <u>1</u>		Lot Number <u>2</u>		Lot Number _____	
Lot Size (ha)	<u>1.69</u>		<u>.81</u>			
Overall Lot Slope (%)	<u>3-4</u>		<u>4-5</u>			
Lot Dimension (m)	<u>Please See Plan</u>					
Sewage Discharge Info	Primary	Reserve	Primary	Reserve	Primary	Reserve
Slope Within Sewage Discharge Area (%)	<u>1-2</u>		<u>Existing</u>	<u>1</u>		
Sewage Discharge Area (m ²)	<u>128</u>	<u>128</u>		<u>50</u>		
Sewage Discharge Area Dimensions m	<u>21x6</u>	<u>21x6</u>		<u>4 trenches 12m x 1m</u>		
Depth of Native Mineral Soil	Primary	Reserve	Primary	Reserve	Primary	Reserve
Observation Hole #1	<u>72</u>	<u>#3 65</u>		<u>70"</u>		
#5	<u>71</u>	<u>#4 65 #6 101</u>		<u>70"</u>		
Soil Texture	<u>Gravelly coarse sand - Favorable</u>					
PERCOLATION TEST RESULTS	Primary	Reserve	Primary	Reserve	Primary	Reserve
Test Hole	<u>1 min.</u>	<u>1 min.</u>	<u>✓</u>	<u>57 sec. to 1 min.</u>	<u>20 sec.</u>	

Pictures of the holes are available

Date(s) of Observations/Tests:	<u>April 16, 2026</u>
Test Performed by:	<u>Glenn Gibson</u>
Signature of Applicant or Agent or Qualified Professional:	<u></u>
Date:	<u>May 7, 2026</u>



LOT A, LOOP FARMS, ALBERNI DISTRICT,
PLAN 50815



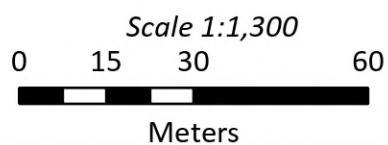
Subject Property



ACRD Water Atlas

ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Prepared 2026-06-24
Sources: Microsoft, VantorProv. BC,
ParcelMapBC; ACRD, Airbus DS 2023





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1543

**A BYLAW TO AMEND BYLAW NO. P1287
ELECTORAL AREA B - BEAUFORT OFFICIAL COMMUNITY PLAN**

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

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

1. TITLE
This bylaw may be cited as the Beaufort Official Community Plan Amendment Bylaw No. P1543.
2. Schedule B, the plan map, is hereby amended by redesignating LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815 from 'Rural Use' to 'Small Lot Rural Use' as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,
Public Hearing held this day of ,
Read a second time this day of ,
Read a third time this day of ,

Adopted this day of ,

Corporate Officer

Chair of the Regional Board

This schedule is attached to and forms part of the Beaufort Official Community Plan Amendment Bylaw No. P1543, 2026



2026-06-24 10:51



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1544

OFFICIAL ZONING ATLAS AMENDMENT NO. 804

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni Clayoquot Zoning Atlas Amendment Bylaw P1544.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815 from Rural (A2) District to Small Holdings (A1) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,
Public Hearing held this day of ,
Read a second time this day of ,
Read a third time this day of ,

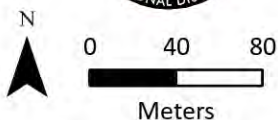
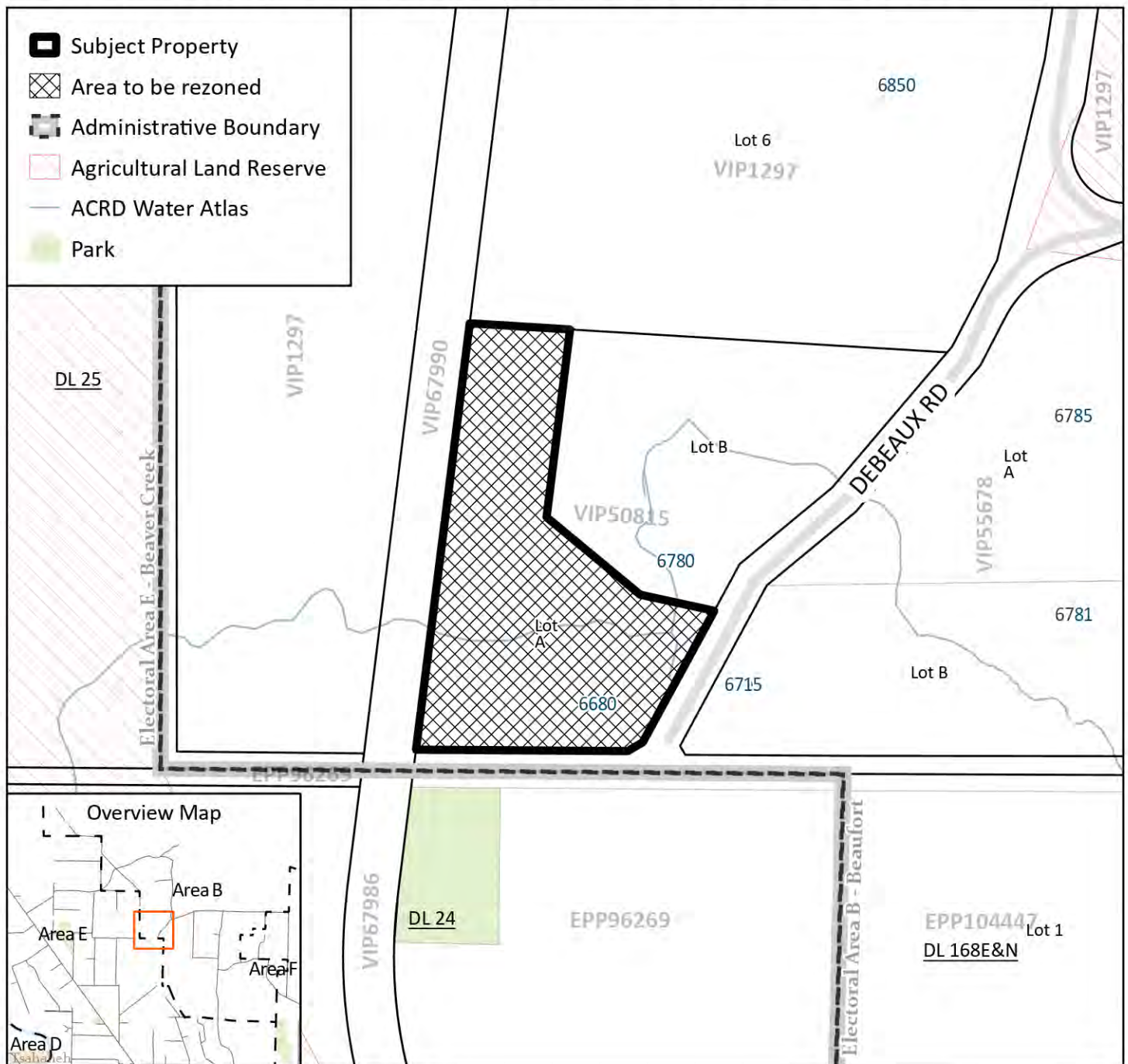
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1544, 2026



Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815

To be rezoned from Rural (A2) District to Small Holdings (A1) District.



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Alima Khoja, Planner 1

Meeting Date: August 26, 2026

Electoral Area: D - Sproat Lake

Subject: Rezoning RD25006 - 10125 Stirling Arm Crescent (Coulson Forest Products Ltd)

Recommendation:

THAT Bylaw P1541, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a first, second, and third time.

Property Information:

Civic Address:	10125 Stirling Arm Crescent				
Legal Description:	LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604				
PID:	023-488-891	Folio:	770-03260.170	ALR? (Y/N):	N
				Lot Area (ha):	1.47 (3.62 ac)

Background:

The subject property was rezoned in October 2024 to a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District to accommodate the construction of a personal storage building intended for the secure storage of personal vehicles and equipment.

The current application seeks amendments to the existing SA CD District zone to accommodate revisions to the site design to allow for the proposed building footprint of 2,490 m², while maintaining the previously approved use of the property for personal storage. The amended SA CD zoning would include:

- an increase in the maximum permitted lot coverage from 15% to 20%;
- a reduction in the minimum side yard setback on the east lot line from 6.0 m to 5.0 m;
- a reduction in the minimum side yard setback on the west lot line from 6.0 m to 3.0 m;
- a reduction in the minimum rear yard setback from 10.0 m to 7.5 m to accommodate retaining walls supporting an accessible walkway; and
- a minimum 5-metre-deep landscaped area, or combination of landscaping, screening and native vegetation, must be provided and maintained along all lot lines, with the exception of areas for vehicle access and an area along the southwest lot line where a 3.0 m landscape area is permitted to accommodate the retaining wall and walkway. Additional landscaping and screening along the remainder of the rear lot line would be provided by the property owner and secured by a Restrictive Covenant that has been agreed to as a condition of rezoning.

Previous Board Consideration & Public Notification

The Board of Directors considered the application at the July 22, 2026, meeting and resolved to consider first reading of Bylaw P1541 at a future date and that notice be given in accordance with s. 467 of the *Local*

PL20250088/RD25006

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Government Act. A notice to property owners and residents within 100 metres of the property was mailed on August 7, 2026. Notices were advertised in the August 12 and August 19 editions of the Alberni Valley News. The notice and background information were posted on the ACRD website, and a notice of first reading was placed on the development application sign at the property. To date, no correspondence from the public has been received. If any responses are received prior to the August 26 meeting, staff will inform the Board.

Referral

Technical agency referral requests were sent out on August 6, 2026. Referral requests were sent to the following agencies:

✓ Vancouver Island Health Authority	✓ Hupacasath First Nation
✓ Ministry of Transportation & Transit	✓ Tseshaht First Nation
✓ Sproat Lake Fire Department	✓ ACRD Building Inspection
✓ School District No. 70	

When the bylaw was first considered by the Board on July 22, 2026, the Board confirmed that the adoption of Bylaw P1541 would be subject to:

- The property owner agreeing to the registration of a Restrictive Covenant and Easement to secure connection to the neighbouring communal strata sewage disposal system.
- The property owner agreeing to the registration of a Restrictive Covenant to secure and maintain the landscaped buffer area along the rear property line, substantially in accordance with the approved site plan.
- Confirmation from the Sproat Lake Fire Department that access and fire safety measures are in place to provide adequate fire protection to the site.
- Meeting all technical referral agency requirements.

The proposed structure would be situated on the south end of the property in an area that would be screened from the road. The structure would be visible from the neighbouring acreage residential properties to the east and south; however, an expanded landscape buffer is required through the SA CD zone to provide screening and mitigate impacts on adjacent residential uses. The landscape plan that accompanies the proposal provides additional reserved landscape areas in the rear of the property ranging from 5 m deep at the southwestern rear lot line to 17 m deep at the southeastern rear of the parcel.

It is recommended that the Board proceed with the rezoning and give three readings to Bylaws P1541. The applicant is required to satisfy the above conditions prior to adoption of Bylaw P1541.

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



SITING CONTEXT
Scale: 1" = 100'-0"

PROJECT DATA

LEGAL ADDRESS
LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604

PARCEL IDENTIFIER
_023-488-891

CIVIC ADDRESS
STIRLING ARM CRESCENT

ZONING
SA CD - STIRLING ARM CRESCENT COMPREHENSIVE DEVELOPMENT DISTRICT

LOT SIZE
1.486 ha - 3.622 ACRES

BUILDING AREAS
2485.77 m² - MAIN FLOOR LVL 1
843.84 m² - MEZZANINE
335.17 m² - BASEMENT
225.25 m² - ROOFTOP PATIO

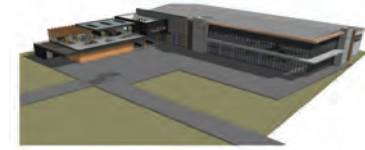
BUILDING COVERAGE [LVL1 - measured to the outside face of exterior walls]
PROPOSED ALLOWED 20% = 2832m² / PROPOSED 2490 m² 17%

PARKING
ALLOWED - MINIMUM 4 / MAXIMUM 10

BUILDING HEIGHT
ALLOWED 10m - PROPOSED 9.5m



Scale: 1" = 30'-0"
SITEPLAN 1



PERSPECTIVE VIEW

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
architecture + design

Tanis Frame Architect AIBC LEED AP
PO BOX 1328 Cumberland BC V0R 1S0
T: 250.650.7901 E: info@thujaarchitecture.ca

NO.	DATE
STEP 1A REVIEW	09-21-2023
RELEASED DEVELOPMENT PERMIT REVIEW	11-07-2023
RELEASED CLIENT REVIEW	12-21-2023
RELEASED CLIENT REVIEW	01-10-2024
BP CORRECTIONS	03-06-2025
RELEASED CLIENT REVIEW	03-18-2025
RELEASED CLIENT REVIEW	10-16-2025
STEP 1A ZONING REVIEW	05-15-2026

PROJECT

COULSON AUTOSPORTS

DRAWING

SITE PLAN

SCALE AS NOTED	PROJECT NO. AS24
DATE	DRAWN BY TFJ/SJW/GA
SHEET	

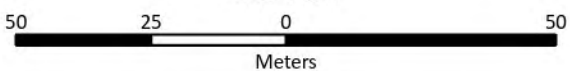
A1.0



**LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN
VIP63604**

-  Subject Property
-  AV Stream Atlas
-  Parcels

Scale 1:1,400

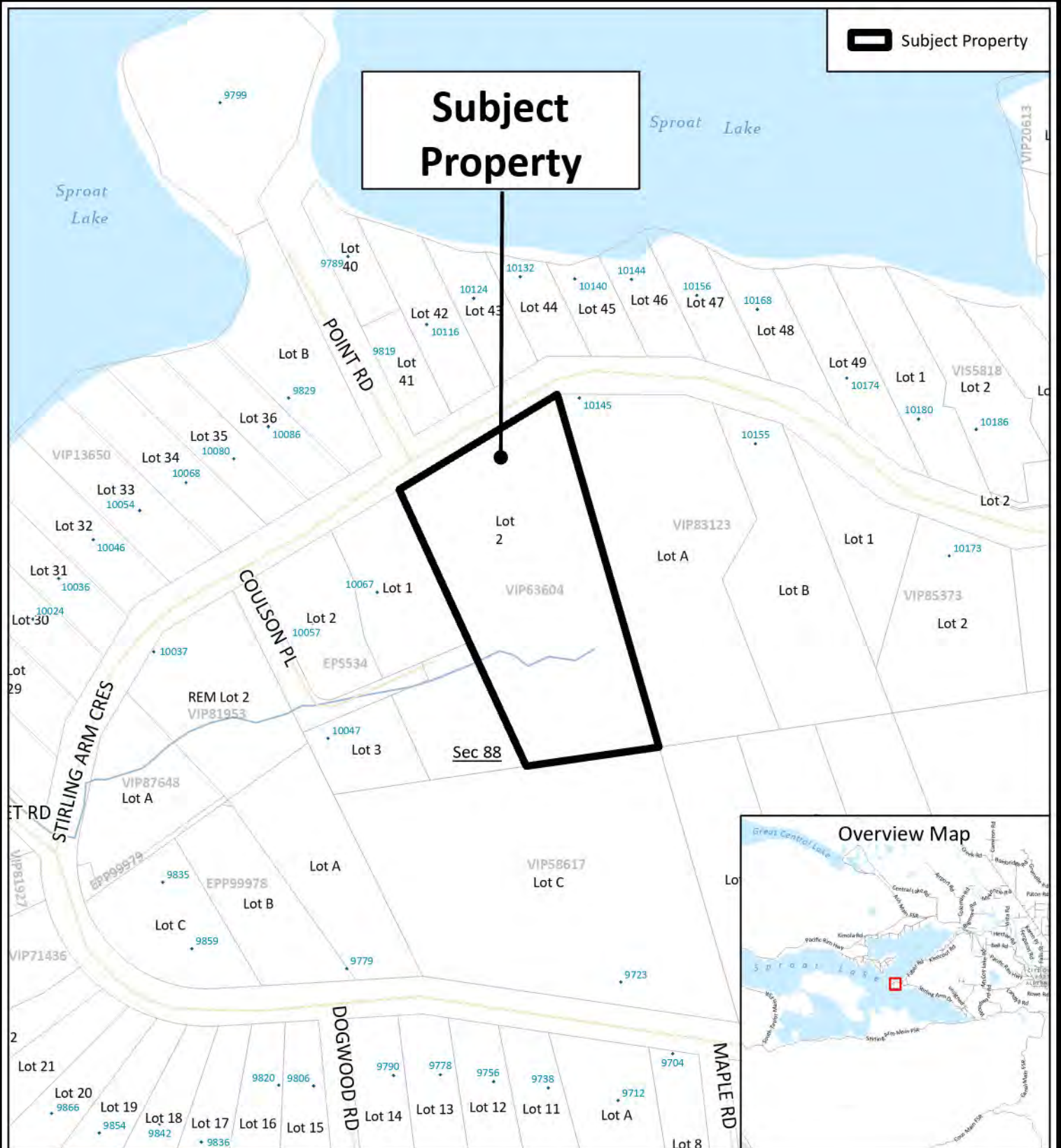


Prepared 2024-06-11
Sources: © OpenStreetMap (and)
contributors, CC-BY-SA,
ParcelMapBC; GeoBC; ACRD

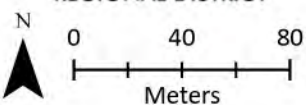
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purposes.

 Subject Property

Subject Property



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Legal Description: LOT 2 SECTION 88 CLAYOQUOT
DISTRICT PLAN VIP63604



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1541

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1541.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

a. Amending Section 167 Stirling Arm Crescent Comprehensive Development (SA CD) District – 167.2 Conditions of Use as follows:

- (1) Closed indoor storage uses shall be for personal vehicles and personal equipment only. There shall be no commercial rental of storage space and no on-site commercial sale of vehicles or equipment.
- (2) All permitted uses shall be housed completely within an enclosed building except for permitted parking areas. A minimum of four (4) parking spaces and a maximum of ten (10) parking spaces shall be provided on the property.
- (3) Building siting shall comply with minimum building setbacks of 5 metres on the east side lot line and 3 metres on the west side lot line.**

- (4) A minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, shall be provided and maintained along all lot lines except:
- a. for necessary vehicular access and egress points; and
 - b. along the southwest lot line where a minimum landscape area of 3 metre is permitted to accommodate the structure, a retaining wall, and egress walkaway.

- (5) Vehicle parking areas shall not be located within any required front, rear, or side yard setback.

- b. Amending Section 200, Schedule II – Bulk and Site Regulations, for the Stirling Arm Crescent Comprehensive Development (SA CD) District as follows:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
SA CD	200	1 hectare	20%	50	24.6	See Section 167.2.3	32.8 2 storeys

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,

Read a second time this day of ,

Read a third time this day of ,

Adopted this day of ,

Corporate Officer

Chair of the Regional Board



To: ACRD Board of Directors

Meeting Date: August 26, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP25007 - 9348 Stirling Arm Drive (Van Humbeck)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP25007 subject to:

- a. **Neighbour notification as per Local Government Act s.494.**
- b. **Issuance of a civic address for the existing Accessory Dwelling Unit and proposed short-term rental accommodation in accordance with ACRD Bylaw 1018 House Numbering Regulations in the Electoral Areas.**
- c. **Health and Life safety inspection by the ACRD Building Inspector.**
- d. **Confirmation from a Registered On-site Wastewater Practitioner that the sewage disposal system can accommodate the proposed use.**

Development Proposal: The applicant proposes operating a short-term vacation rental within an existing detached Accessory Dwelling Unit (ADU) with approximately 1,000 sq. ft. in floor area and containing two (2) bedrooms. The property owner resides full-time in the principal single-family dwelling on the parcel and will be available onsite to manage the rental.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission (APC) reviewed the application at their August 13, 2026 meeting. The APC passed a motion to support the TUP application as presented.

Property Owner(s): Janis D Almond-Van Humbeck / Martin J Van Humbeck

Applicant/Primary Contact: Martin J Van Humbeck

Property Information:

Civic Address:	9348 Stirling Arm Dr				
Legal Description:	LOT A, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN VIP57690				
PID:	018-502-300	Folio:	770-01511.000	ALR? (Y/N):	N Lot Area (ha): 0.49 (1.21 ac)
Current Zoning:	RA1 - Acreage Residential District		Proposed Zoning:	n/a	
Current OCP:	Sproat Lake, Residential Use		Proposed OCP:	n/a	
Development Permit Area(s):	DPA I – Foreshore and Riparian Areas Protection (30 m)				

PL20250027 / TUP25007

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Current Use & Description:	The subject property contains a principal single-family dwelling located near the shoreline of Sproat Lake, as well as a detached two (2) bedroom accessory dwelling unit situated near the northern property boundary and accessed from Stirling Arm Drive.
----------------------------	--

Surrounding Zoning and Land Use			
North:	Forest Reserve (A4) District	South:	Waterfront (WF1) District
East:	Acreage Residential (RA1) District	West:	Acreage Residential (RA1) District

Services:

- a) **Sewage Disposal:** On-site wastewater disposal system. The applicant has submitted a report from a Registered On-site Wastewater Practitioner indicating that there is an extra-large combination of septic fields on property. It is noted that the sewage disposal system is functioning as intended and can support the additional proposed use.
- b) **Water Supply:** On-site water supply.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area
- d) **Access:** Access to the parcel is from Stirling Arm Drive.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Residential Use in the Sproat Lake Official Community Plan (OCP). This designation provides for a range of residential uses and housing types including vacation rentals, recreational properties, small lots and acreages. No development is proposed within the development permit areas identified on the property. Section 3.2 of the OCP discusses general planning policies which apply to all properties within the OCP area. Section 3.2.11 allows the ACRD Board of Directors to issue Temporary Use Permits in accordance with s. 493 of the *Local Government Act*.

This proposal complies with the policies and objectives of the Sproat Lake Official Community Plan.

- b) **Zoning:** The parcel is zoned Acreage Residential (RA1) District. The RA1 zone generally allows for One single family dwelling, Home Occupations, as well as Accessory buildings and uses. The Zoning Bylaw permits one (1) Accessory Dwelling Unit on lots with a minimum 0.4 ha lot size within the RA1 District. The current zoning does not permit STR use. A temporary Use Permit is required.

	Current: RA1
Minimum Lot Area (ha)	0.16
Minimum Lot Width (m)	27.4
Principal & Accessory Front Yard Setback (m)	12.1
Principal Side Yard Setback (m)	4.5
Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9

Watercourse Setback (m)

30

This proposal is not in compliance with the ACRD Zoning Bylaw, and the TUP application is required for the STR use.

Temporary Use Permit Conditions: A TUP to allow the short-term rental of an existing Accessory Dwelling Unit approximately 1,000 sq. ft. and containing two (2) bedrooms on the property may be issued to the following conditions and any other conditions the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued for the operation of a short-term rental within an existing detached accessory dwelling unit (ADU) containing two (2) bedrooms and approximately 1,000 sq. ft of floor area, situated in the northeast portion of the property located at 9348 Stirling Arm Dr.
2. The Short-Term rental must be registered with the Province of British Columbia as per the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of four (4) guests at any one time.
4. The STR shall accommodate a minimum of two (2) off-street parking spaces on the property.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The owner or designated caretaker must live on-site or be available to attend the property within 20 minutes.
7. No camping or overnight accommodation in a recreational vehicle shall be permitted as part of the STR use on the property.
8. Contact information for the owner or caretaker in addition to a copy of the TUP must be visible in a public location.
9. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
10. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

Comments:

To operate a short-term rental in the Province, all property owners must register their property in accordance with the *Short-Term Rental Accommodations Act*. All owners must indicate that their rental complies with local land use bylaws. Upon registry, where business licenses are not required, the applicant must provide alternative documentation indicating compliance with the ACRD Zoning Bylaw.

The Short-Term Vacation Rentals Temporary Use Permit Policy, adopted by the ACRD Board in 2018, provides guidelines for the regulation of properties where property owners intend to operate an STR. The policy supports the application of a TUP to permit the operation of an STR. The Board of Directors may require specific conditions such as number of guests permitted, quiet times, and required parking spaces.

The applicant intends to operate a short-term vacation rental within an existing detached ADU approximately 1,000 sq. ft. and containing two (2) bedrooms. The applicant resides full-time in the principal single-family dwelling on the parcel and will be available onsite to manage the rental. The applicant has submitted a site

assessment letter by a Registered Onsite Wastewater Practitioner (ROWP) indicating that the sewage disposal system is functioning as intended and can support the additional proposed use.

It is recommended that the Board proceed with the public input and neighbour notification process prior to making a decision on the TUP application. It is further recommended that a condition of the TUP include a review of the health and life safety requirements of the structure by the ACRD Building Inspector.

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

Site Photos



Looking towards cottage unit for proposed STR use



Existing Single-family dwelling on the property



Access from Stirling Arm Drive



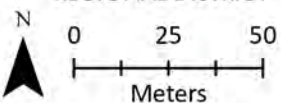
- Administrative Boundary
- Subject Property
- ACRD Water Atlas



Subject Property



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Address(s): 9352 Stirling Arm Drive (Cottage)
Legal Description(s): LOT A, DISTRICT LOT 120, ALBERNI
DISTRICT, PLAN VIP57690



Stirling Arm Drive

19

20

21

Cottage

Sproat
Lake

Proposed Residence
Mr. & Mrs. M. VanHumbeck
Lot 20, D.L. 120, Plan 7770
9348 Stirling Arm Drive
Port Alberni, BC.

SPECIFICATIONS

REFER TO SITE PLAN NOTES UNDER GENERAL NOTE SHEET
PLOT PLAN DIGITIZED FROM ACRES 4 POLLOCK
SITE CERTIFICATE
REFERENCE GRADE SHOTS OF 0', +2', +6' ARE GUESSESTIMATED
DUE TO POSITIONING OF HOUSE ON PROPERTY
THESE SHOTS WILL VARY FROM ONES ON DRAWINGS
CONTRACTOR TO VERIFY GRADE FOR CONCRETE
FOUNDATION HEIGHTS

ENGINEERING OF CONCRETE WALLS TO CONFORM TO PART
9.5.4 N.B.C.

REV DATE BY			DESCRIPTION
DR.	MAC		LOT PLAN
CH.	MAC		Site Orientation
DATE	10/07/93		VanHumbeck Residence, Port Alberni, BC
SCALE	N/A		
A1			VNHML07.GCD LP
			REV. SHT. 1/10

The
design
PLANT

The (Van-Isle) DESIGN PLANT Co.
Phone/FAX 804 723-1981

DENIS FRANCOEUR BACKHOEING LTD.

6614 ANDREWS LANE

PORT ALBERNI, B.C. V9Y 8T5

250 724 1789 or 250 720 7757

denifran@shaw.ca

Letter of Assessment

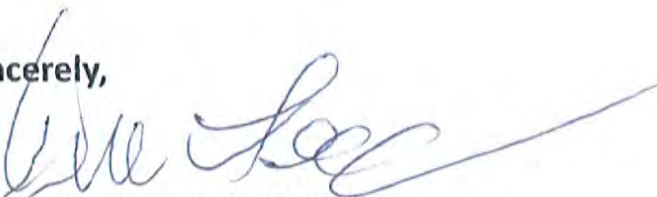
May 29, 2025

On May 27, 2025, I conducted a complete site assessment at 9348 Stirling Arm Drive in Port Alberni as requested by the Homeowner Martin Van Humback.

After inspection and pipe cleaning we found the septic system to be in good working condition. There is also an extra large combination of septic fields on the property.

The sewer system is in good condition to accept the proposed additional use as requested.

Sincerely,


Denis Francoeur, ROWP





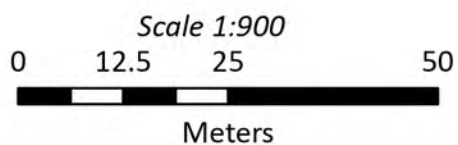
LOT A, DISTRICT LOT 120, ALBERNI DISTRICT,
PLAN VIP57690

 Subject Property



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Prepared 2026-07-27
Sources: Prov. BC, ParcelMapBC; ACRD





TUP25007

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

Name: JANIS D ALMOND-VAN HUMBECK, MARTIN J VAN HUMBECK,

Address: 9348 STIRLING ARM DR, PORT ALBERNI, BC

With respect to:

Legal Description: LOT A, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN VIP57690

PID: 018-502-300

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This permit is issued for the operation of a short-term rental within an existing detached accessory dwelling unit (ADU) containing two (2) bedrooms and approximately 1,000 sq. ft of floor area, situated in the northeast portion of the property located at 9348 Stirling Arm Dr.
2. The Short-Term rental must be registered with the Province of British Columbia as per the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of four (4) guests at any one time.
4. The STR shall accommodate a minimum of two (2) off-street parking spaces on the property.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The owner or designated caretaker must live on-site or be available to attend the property within 20 minutes.
7. No camping or overnight accommodation in a recreational vehicle shall be permitted as part of the STR use on the property.
8. Contact information for the owner or caretaker in addition to a copy of the TUP must be visible in a public location.
9. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
10. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit

was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

This permit was issued this [DAY] of [MONTH], [YEAR].

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors **Voting Structure:** Electoral Area Directors

From: Alex Dyer, General Manager of Planning & Development

Meeting Date: August 26, 2026

Subject: Rezoning RE21021 – 7881 Beaver Creek Road (Paquette)

Recommendation:

THAT Bylaw P1449, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be adopted.

Property Information:

Civic Address	7881 Beaver Creek Road						
Legal Description	AMENDED PARCEL B (DD 8096N AND 21394N) OF THE WEST 1/2 OF DISTRICT LOT 31, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12418						
PID	008-409-986	Folio	687.000	ALR? (Y/N)	No	Lot Size	3.1 ha (7.7 ac)

Background:

The property owner is applying to rezone a portion of their 3.1 hectare (7.7 acre) property located at 7881 Beaver Creek Road from a split-zone of Small Holdings (A1) District and Two Family Residential (R2) District to Acreage Residential (RA2) District in order to accommodate a two lot subdivision. The area to be rezoned is a +/- 0.55 hectare (1.4 acre) portion lying outside of the Agricultural Land Reserve (ALR) on the south side of the property adjacent to Beaver Creek Road. The remainder of the property would retain the split-zone of Small Holdings (A1) District and Rural (A2) District zoning and there would be no changes to land within the ALR.

Bylaw P1449 received second and third readings on February 8, 2023 following a public hearing held on January 30, 2023. The Board received the public hearing report and minutes at the February 8, 2023 meeting, which included referral agency comments. There were two (2) members of the public in attendance at the public hearing and no comments received from the public expressing any opposition to the rezoning. Referral agency comments were received from the Ministry of Transportation & Infrastructure (now Ministry of Transportation & Transit), Island Health, ACRD Building Inspection, and ACRD Community Service – Beaver Creek Water. All referral agency responses noted that their interests were unaffected or recommended that the rezoning application be approved subject to conditions outlined in the responses.

When the Board first considered the rezoning application at the September 7, 2022 meeting, the Board confirmed that adoption of the rezoning would be subject to the following conditions:

PL20210089/RE21021

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Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and
Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

- a. Confirmation from a Registered On-Site Wastewater Practitioner that the property is capable of accommodating on-site sewage disposal to a minimum 1 acre density; and
- b. Meeting technical referral agency requirements.

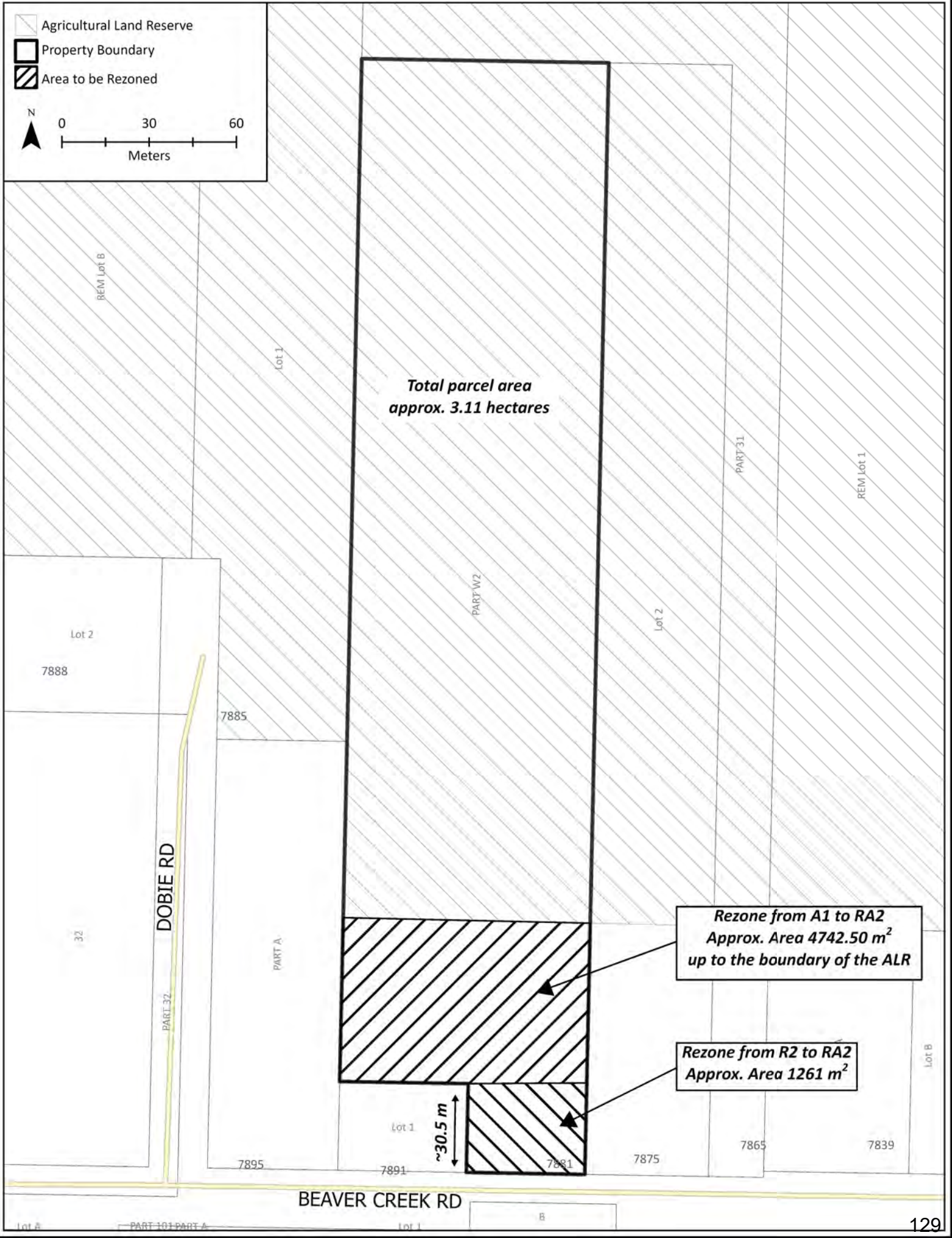
Following the public hearing and third reading of the bylaw by the Board, the property owners put the application on hold while they considered whether to assess the sewage disposal capacity in order to proceed with the development. The applicants have since reactivated their application and have engaged Pacific Rim Wastewater Solutions Ltd. to assess the wastewater capability of the site. The assessment from the Registered On-site Wastewater Practitioner (ROWP) has confirmed that the proposed density will allow for suitable area and soil conditions within both proposed lots that will comply with Island Health's regulations and Sewerage System Standard Practice Manual. The ROWP assessment satisfies the sewage disposal capability condition required by the Board.

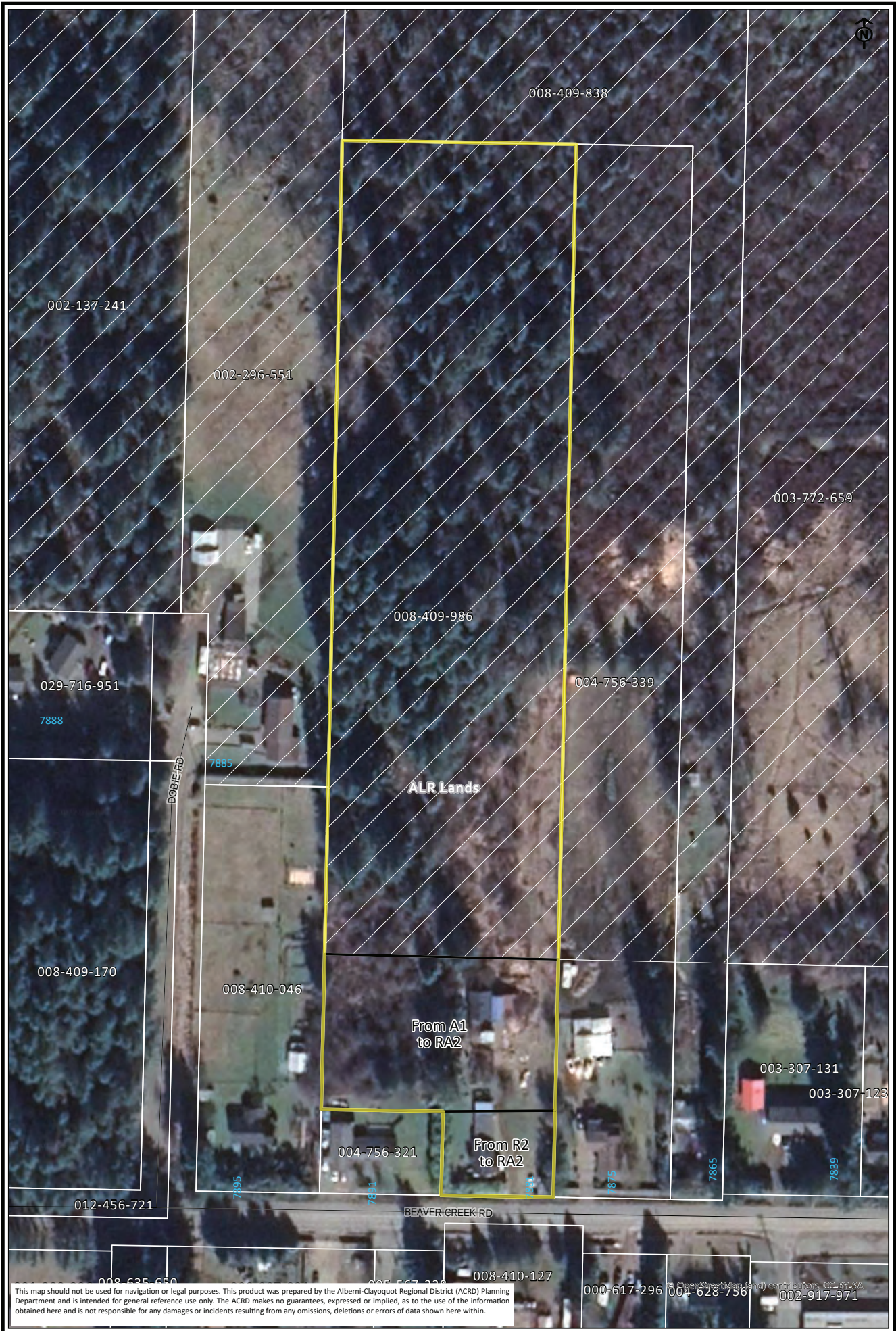
No additional information relating to this rezoning application has been received following the public hearing that was held in January 2023. It is staff's opinion that all conditions of rezoning have now been satisfied and staff recommend that the Board proceed with adopting Bylaw P1449 to complete the rezoning process. The next step in the development process will be for the applicants to proceed with the subdivision application process with the Ministry of Transportation and Transit.

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





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1449

OFFICIAL ZONING ATLAS AMENDMENT NO. 751

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1449.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion AMENDED PARCEL B (DD 8096N AND 21394N) OF THE WEST 1/2 OF DISTRICT LOT 31, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12418 from a split zone of Small Holdings (A1) District and Two Family Residential (R2) District to Acreage Residential (RA2) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 7th day of September, 2022
Public Hearing held this 30th day of January, 2023
Read a second time this 8th day of February, 2023
Read a third time this 8th day of February, 2023

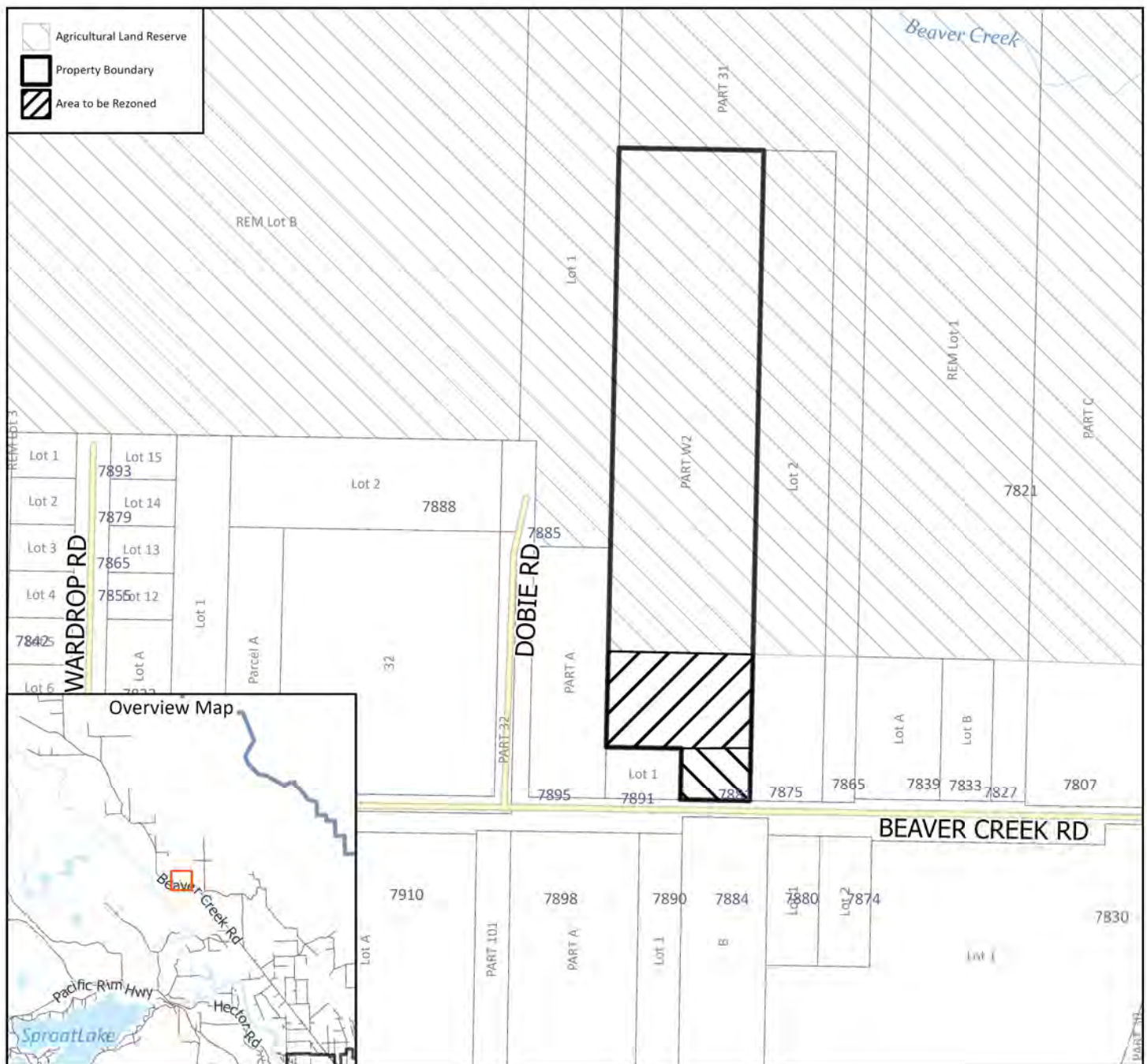
Adopted this day of ,

Corporate Officer

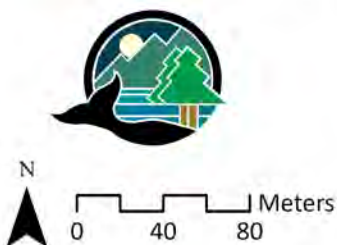
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1449,
Zoning Atlas Amendment Bylaw



Legal description: a portion of AMENDED PARCEL B (DD 8096N AND 21394N) OF THE WEST 1/2 OF DISTRICT LOT 31, ALBERNI DISTRICT, EXCEPT PART IN PLAN 12418



-  To be rezoned from Small Holdings (A1) District to Acreage Residential (RA2) District
-  To be rezoned from Two Family Residential (R2) District to Acreage Residential (RA2) District.



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Alex Dyer, General Manager of Planning & Development

Meeting Date: August 26, 2026

Electoral Area: E - Beaver Creek

Subject: Rezoning RE22009 – Public Hearing Report – 5750 Falls Street (Tilley)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors receive the public hearing report.

THAT the Alberni-Clayoquot Regional District Board of Directors receive the public hearing minutes.

THAT Bylaw P1465, Beaver Creek Official Community Plan Amendment Bylaw, be read a second time.

THAT Bylaw P1465, Beaver Creek Official Community Plan Amendment Bylaw, be read a third time.

THAT Bylaw P1466, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a second time.

THAT Bylaw P1466, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a third time.

THAT Bylaw P1482, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a second time.

THAT Bylaw P1482, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a third time.

Property Information:

Civic Address:	5750 Falls Street				
Legal Description:	PARCEL F (DD 13367N) OF SECTION 7 ALBERNI DISTRICT				
PID:	008-395-586	Folio:	303.000	ALR? (Y/N):	N
				Lot Area:	5.6 ha (13.74 ac)

Background:

A public hearing for Bylaws P1465, P1466 and P1482 was held in person at the ACRD office and electronically using Zoom on August 6, 2026, at 5:30 pm. The hearing was chaired by Susan Roth, Director for Electoral Area 'E' – Beaver Creek. The ACRD General Manager of Planning & Development, Planning Technician / Bylaw Enforcement Officer, and Planning Assistant participated in the hearing, as well as the applicants Glen and

PL20220053/RE22009

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Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Carleen Tilley, Tyson and Penny Tilley, and Trent and Jessica Tilley. In addition to the applicants, there were 16 members of the public in attendance.

Bylaws P1465, P1466, and P1482 were given first reading by the Board on April 22, 2026. A public hearing was delegated to be held by the Area Director at that time. On July 17, a notice of public hearing was mailed to all the residents and property owners within 100 m of the property. The notice was advertised in the July 22 and July 29 editions of the Alberni Valley News. The notice and background information were available at the office and posted on the ACRD website, and a notice of the public hearing date was placed on the development application sign at the property.

Public Comments

There were twenty-two (22) letters of public correspondence received ahead of the public hearing. Six (6) of the letters received expressed general opposition to the proposed campground development and sixteen (16) of the letters were form letters that expressed general support. There was also a neighbourhood petition received ahead of the public hearing signed by forty (40) members of the public expressing support for the rezoning application.

The letters and petition are attached to the public hearing minutes as Appendix 'B' and the public correspondence comments were summarized in detail by Planning staff in the hearing. All comments made by members of the public in attendance at the hearing are detailed in the minutes.

Development Proposal:

The property owners are applying to rezone the 5.6 hectare property to allow for a 100-site campground with campground amenity facilities and two caretaker dwellings. The campground would be intended for tourist and seasonal temporary accommodation and open year-round. It would be fully serviced with campsites located on the east half of the property a minimum of 60 metres from the Somass River. The Campground Commercial (C8-C) District would be created as a new site-specific zone that would apply to this development.

To support their application, the applicants have submitted professional reports from Engineers assessing on-site wastewater disposal capability, assessing geotechnical hazards at the site, and establishing a Flood Construction Level, a traffic study assessing accessibility for emergency vehicles and the impact on the surrounding road network, and a letter of support from the Tseshat First Nation.

When the Board first considered this application on April 22, 2026, the Board confirmed that adoption of the rezoning would be subject to:

- a. Support from the Tseshat and Hupacasath First Nations.
- b. The applicants agreeing to a covenant to limit the siting of all campsites to a Flood Construction Level established by a Geotechnical Engineer and to certify that the property is safe for the intended use as it relates to seasonal flooding and tsunami inundation.
- c. Agreement to include the property within the Beaver Creek Water Service Area and confirmation that the Beaver Creek Water System can service the 100-site campground, or confirmation of a suitable alternative for water servicing.
- d. Confirmation from a Registered On-Site Wastewater Practitioner that the property has the capacity to accommodate on-site sewage disposal for the 100-site campground.
- e. Issuance of a Commercial Access Permit from the Ministry of Transportation & Transit.
- f. Completion of a traffic study to assess the impact of the development on the road network.
- g. Registration of an Easement over the existing driveway to provide continued access to the neighbouring property described as Parcel E, District Lot 7.

- h. Meeting all technical referral agency requirements.

Referral Agency Responses

Technical agency referral requests were sent out on April 30, 2026. Referral requests were sent to the following agencies:

✓ Vancouver Island Heath Authority	✓ Tseshaht First Nation
✓ Ministry of Transportation and Transit	✓ Hupacasath First Nation
✓ ACRD Community Services – Beaver Creek Water	✓ School District No. 70
✓ Beaver Creek Fire Department	✓ ACRD Building Inspection

The agency referral responses that were received recommended approval subject to comments provided in the responses (Appendix 'A'). Referral responses were received from the Ministry of Transportation and Transit, Island Heath, and the Beaver Creek Fire Department.

- The Ministry of Transportation and Transit response noted that the applicants must obtain a commercial access permit for the access from Falls Street and that landscaping and signage must not encroach onto the Falls Street right-of-way.
- The Island Health response noted that aspects of the development that will require close monitoring include noise disturbances, campfire activity, and dust from unpaved access roads, and that accessible washroom facilities should be provided as per BC Parks standards for the full accommodation of the campground.
- The Beaver Creek Fire Department response noted that adequate water supply must be provided for fire suppression, proper turning radiuses for emergency vehicle access must be provided, and that FireSmart principles should be followed.

Recommendation:

Given the support expressed from some members of the public at the public hearing and the professional assessments that the applicants have submitted, which intend to address and mitigate some of the neighbourhood concerns that were also received at the hearing, staff recommend that the Board proceed with the consideration of the rezoning application.

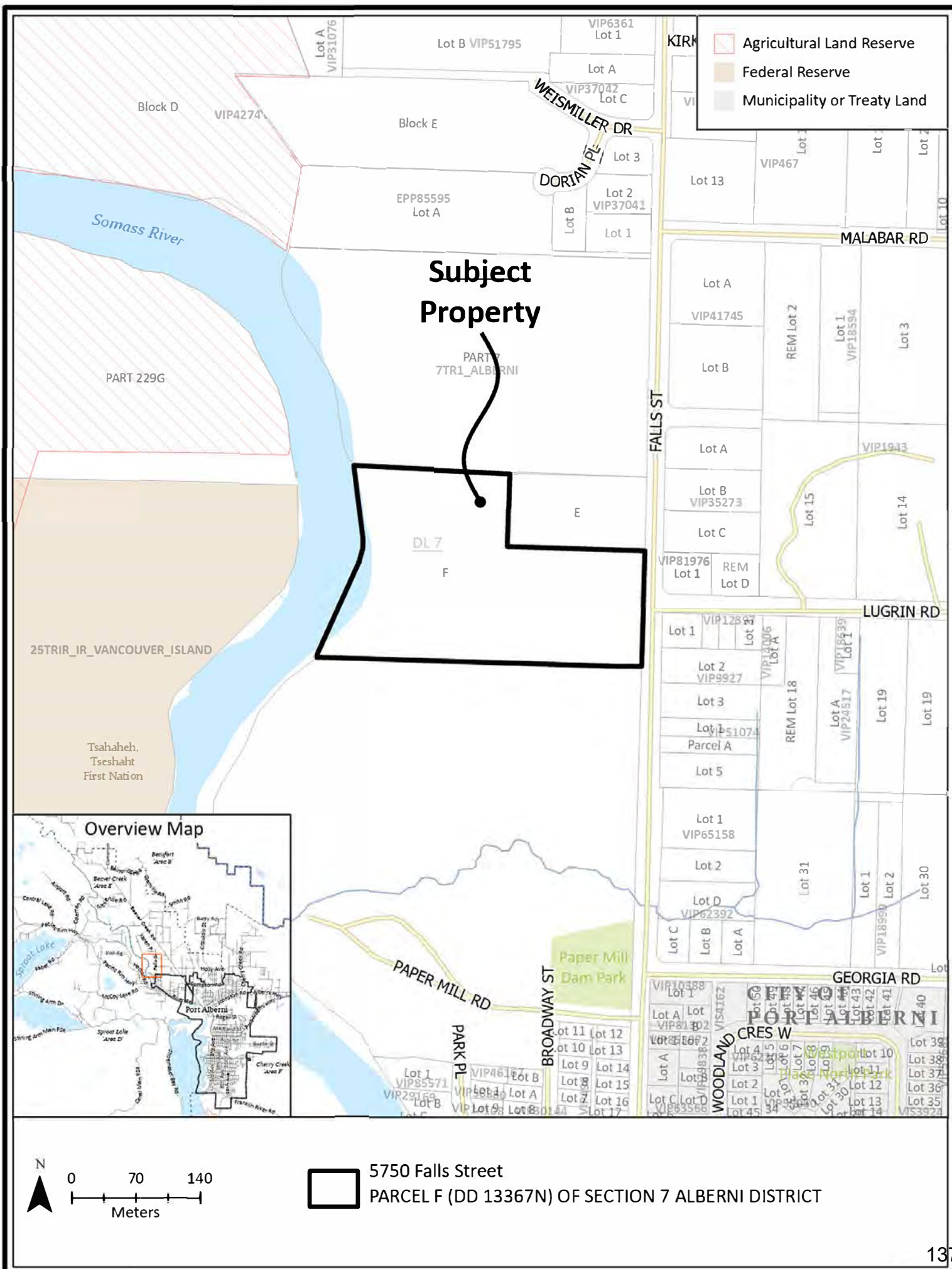
The proposed campground would be located a minimum of 60 metres from the Somass River and built up to be above the minimum Flood Construction Level recommended by the Somass Watershed Flood Management Plan. The proposal would intend to limit the impact on the sensitive river ecosystem and the rezoning would remove the intensive uses currently permitted under the existing A4 District zoning such as log dumping and transportation, portable sawmilling, aquaculture, and resource extraction.

It is recommended that the Board receive the public hearing report and minutes, and give second and third readings to Bylaws P1465, P1466, and P1482. Following third reading, staff will work with the applicants to ensure that all conditions of rezoning are satisfied prior to the Board considering the bylaws for adoption.

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





Minutes of a Public Hearing held electronically using Zoom, call-in, and in-person at the Alberni-Clayoquot Regional District Boardroom on August 6, 2026.

Chair	Susan Roth, Area "E" Director Beaver Creek
Staff	Alex Dyer, General Manager of Planning and Development; Kerri Creighton, Planning Technician & Bylaw Enforcement Officer; and Maddie Graham, Planning Assistant
Applicant	Tilley's Plumbing – 5750 Falls Street
Members of the Public	23

1. The hearing was called to order at 5:30 pm. Chair Roth recognizes and appreciates that we are holding this hearing within the traditional territories of the Tseshaht and Hupacasath First Nations.
2. Chair Roth introduces herself and Planning staff. Chair Roth explains that the hearing is being held electronically using Zoom, is live streaming and is being recorded. She then asks staff to explain Zoom features and hearing procedures.
3. Alex Dyer explains the use of Zoom, Zoom features and necessary hearing procedures. [HE] also confirms that the hearing is being recorded and live streamed on the ACRD website and invites any public watching the live stream to join the zoom meeting. The recording is available to the public on our website.
4. Chair Roth explains that the subject of the hearing is Bylaws P1465, P1466, and P1482. This bylaw is applicable to 5750 Falls Street and is necessary to facilitate rezoning from Forest Reserve (A4) to a site-specific Campground Commercial (C8-C) District, to construct a 100-site campground, campground amenity facilities and two caretaker dwellings. She asks that any questions about an unrelated topic be directed to staff after the hearing. She then asks staff to read out the Notice of Public Hearing.
5. The notice is read by Kerri Creighton as follows:

A Public Hearing for proposed development in Electoral Area 'E' – Beaver Creek has been scheduled to consider Application # RE22009, Bylaws P1465, P1466, & P1482.

HEARING DETAILS

When: Thursday, August 6, 2026, at 5:30 pm

Where: Electronic, call-in or in-person attendance at the Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC

WHAT'S THIS ABOUT?

Property Owner/Applicant: T. Tilley

The subject property is located at 5750 Falls Street and is legally described as PARCEL F (DD 13367N) OF SECTION 7 ALBERNI DISTRICT.

PL20220053

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Bylaws P1465, P1466, & P1482 are necessary to rezone the subject property in order to construct a fully serviced 100-site campground, campground amenity facilities, and two caretaker facilities to be used year-round for tourist and seasonal temporary accommodations.

Bylaw P1465 is a Beaver Creek Official Community Plan Amendment Bylaw to redesignate the land use from Residential Use to Commercial Use.

Bylaw P1466 is a Zoning Text Amendment Bylaw to amend the ACRD Zoning Bylaw to add section 128C Campground Commercial Use (C8-C) District.

Bylaw P1482 is a Zoning Atlas Amendment Bylaw to rezone the subject property from Forest Reserve (A4) District to Campground Commercial (C8-C) District.

The Public Hearing will be held by the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District. The Board resolution making this delegation, copies of Bylaws P1465, P1466, & P1482, and all relevant background documents are available for review at the ACRD office and are available as supplementary information on the ACRD website at www.acrd.bc.ca/events/6-8-2026/.

Planning staff are available to answer questions in person, through email, or by phone during regular office hours from 8:00 am to 4:30 pm, Monday through Friday, from July 17, 2026 to August 6, 2026, excluding statutory holidays.

Anyone who feels their interest in property will be affected by the proposed bylaws will be afforded a reasonable opportunity to be heard. You can participate in the Public Hearing in-person, electronically or by phone. Full instructions to do so can be provided by contacting Planning staff. In addition, participation instructions are included in the supplementary information available at www.acrd.bc.ca/events/6-8-2026/. The Public Hearing will be conducted from the ACRD office located at 3008 Fifth Avenue, Port Alberni, BC.

Written correspondence can be submitted to the ACRD by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to publichearings@acrd.bc.ca

Email and fax submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions can be provided at the public hearing or in advance. Written submissions provided in advance of the public hearing must be received no earlier than 8:00am on July 17, 2026, and no later than 4:00pm on August 6, 2026. Submissions provided ahead of the public hearing outside of these parameters will not be included.

If you have questions Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

Alberni-Clayoquot Regional District, Planning Department. 3008 Fifth Ave, Port Alberni, BC V9Y 2E3, Phone: 250-720-2700, Email: planning@acrd.bc.ca

6. Chair Roth explains the purpose of the public hearing and that minutes are being taken. She then asks staff to introduce the proposal.
7. Alex Dyer introduces the proposal and includes the following:

The property owners are applying to rezone their 5.6 hectare property at 5750 Falls Street to allow for a 100-site campground with campground amenity facilities and two caretaker dwellings. The campground would be intended for tourist and seasonal temporary accommodation and open year-round. It would be fully serviced with campsites located on the east half of the property a minimum of 60 meters from the Somass River. The Campground Commercial (C8-C) District would be created as a new site-specific zone that would apply to this development

The agency referral responses that were received recommended approval subject to comments provided in the responses (attached as Appendix 'A'). Responses were received from the Ministry of Transportation and Transit, Island Health, and the Beaver Creek Fire Department. The Ministry of Transportation and Transit response noted that the applicants must obtain a commercial access permit for the access from Falls Street and that landscaping and signage must not encroach onto the Falls Street right-of-way. The Island Health response noted that aspects of the development that will require close monitoring include noise disturbances, campfire activity, and dust from unpaved access roads, and that accessible washroom facilities should be provided as per BC Parks standards for the full accommodation of the campground. The Beaver Creek Fire Department response noted that adequate water supply must be provided for fire suppression, proper turning radiuses for emergency vehicle access must be provided, and that FireSmart principles should be followed.

Copies of the agency referral responses are available for public review linked on the ACRD website and hard copies are available in the Board Room. The agency responses will form part of the public hearing report considered by the Board (Appendix 'A').

There were twenty-two (22) letters of public correspondence received ahead of the public hearing (attached as Appendix 'B').

- Six (6) of the letters received expressed general opposition to the proposed campground development noting concerns about the impact on the livability of the residential neighbourhood, conflicts with the Beaver Creek Official Community Plan, noise, public safety, impacts from campfires on air quality and wildfire risk, cumulative impacts on the area from similar campground uses, interaction with neighbouring commercial activity, concerns about the public notification for the meeting, and the impact of the development on traffic including increased overall traffic, safety for pedestrians, the capacity of River Road to handle additional traffic, and the sightlines for those coming down Falls Street and onto River Road with a recreational vehicle.
- Sixteen (16) of the letters received expressed general support with the form letters highlighting the benefit to the local economy, preservation of green space, promotion of managed recreation spaces, and campground management that respects neighbours. Another letter of support noted the benefit of extra accommodation for visitors, affordable alternative lodging, and preventing street and parking lot camping.

There was also a neighbourhood petition received ahead of the public hearing signed by forty (40) members of the public expressing support for the rezoning application.

Copies of the public correspondence and the applicant's submission are available for public review linked on the ACRD website and hard copies are available in the Board Room. The agency responses will form part of the public hearing report considered by the Board (Appendix 'B').

The Official Community Plan and Zoning Amendment bylaws were given first reading by the Board on April 22, 2026 at which time the public hearing was delegated to be held by the Area Director. When the Board first considered this application on April 22, the Board confirmed that adoption of the rezoning would be subject to the following conditions:

- Support from the Tsésaht and Hupacasath First Nations.
- The applicants agreeing to a covenant to limit the siting of all campsites to a Flood Construction Level established by a Geotechnical Engineer and to certify that the property is safe for the intended use as it relates to seasonal flooding and tsunami inundation.
- Agreement to include the property within the Beaver Creek Water Service Area and confirmation that the Beaver Creek Water System can service the 100-site campground, or confirmation of a suitable alternative for water servicing.
- Confirmation from a Registered On-Site Wastewater Practitioner that the property has the capacity to accommodate on-site sewage disposal for the 100-site campground.
- Issuance of a Commercial Access Permit from the Ministry of Transportation & Transit.
- Completion of a traffic study to assess the impact of the development on the road network.
- Registration of an Easement over the existing driveway to provide continued access to the neighbouring property described as Parcel E, District Lot 7.
- Meeting all technical referral agency requirements.

The Tsésaht First Nation provided a letter dated July 3, 2025, that expressed support for the rezoning to develop a sustainable and accessible campground on the property. The letter notes that the proposed campground aligns with Tsésaht's shared goals of promoting outdoor recreation, environmental stewardship, and economic development, and highlights the proposal's emphasis on sustainable practices to preserve the area's natural resources. The letter from Tsésaht was received by the Board on April 22 and is included in the development proposal information package. The rezoning application was also referred to the Hupacasath First Nation for their consideration and no response was received.

The applicants engaged Lewkowich Engineering Associates to assess any potential geotechnical hazards at the site that would impact the proposed development, including tsunami inundation, seasonal flooding, and slope stability. The Lewkowich report, dated March 4, 2024, established a 9.5 metre Flood Construction Level that would apply to the finished ground elevation for the camping area, which may be achieved by landfill in the areas east of the existing clubhouse structure with an existing 8-10 metre elevation. This area where fill may be placed is located approximately 75 metres away from the River. The report concluded that the site is considered safe and suitable for the proposed development of a 100-site campground, provided the recommendations in the report are followed.

The applicants engaged McElhanney Engineering to review the on-site sewage disposal requirements for the proposed campground. McElhanney provided a letter dated October 27, 2025 detailing their assessment and concluding that there is sufficient area of suitable soils to allow for the viable construction of an on-site sewage disposal system to service the 100-site campground in compliance with Island Health's Sewerage System Regulation.

The applicants engaged Watt Consulting Group to assess the traffic impact from the proposed development. Watt provided a report, dated January 10, 2025, that assessed the traffic volume generated from the development and concluded that it will not significantly impact traffic operations on the adjacent roadway due to low trips generated from the campground and low to moderate existing traffic volumes on the corridor. The proposed driveway width is 9 m which is deemed typical for a campground; the site access is located at an appropriate distance from adjacent driveways and intersections to avoid any sightline issues; and there are sufficient turn movements within the proposed internal road system to allow for navigation by large motorhomes, RVs, and fire trucks. The Ministry of Transportation and Transit is requiring the issuance of a Commercial Access Permit for Falls Street prior to the applicants proceeding with the campground development.

The three technical reports were received by the Board on April 22, 2026 and are included in the development proposal information package available for public review linked on the ACRD website and hard copies are available in the Board Room.

For water servicing, the property lies outside of the Beaver Creek Water Service Area but lies directly adjacent to the boundary with properties to the north and east included within the service area. The applicants have requested that the ACRD include the property within the service area to allow the development to connect to Beaver Creek Water. The applicants have engaged with Beaver Creek Water Service staff to determine the requirements to connect to the water system. An agreement to either include the property in the service area and to connect to the water system, or a suitable alternative for water servicing, will be required prior to adoption of the bylaws. If the development proceeds and the applicants intend to construct a private water system to service the campsites, an operating permit from Island Health will be required under the Drinking Water Protection Act and Regulations.

In addition to the technical matters addressed, the conditions of rezoning approval that will need to be satisfied prior to the Board considering the bylaws for adoption include the registration of a covenant to limit the siting of all campsites above the Flood Construction Level established by the Engineer, and the registration of an easement to allow for continued access to the neighbouring Parcel E property to the north that presently shares the internal driveway.

8. Chair Roth invites the applicant to add any information or comments.
9. Tyson Tilley, 5750 Falls Street – Not at this time, I think you have pretty much covered it all. Thank you.
10. Chair Roth invites members of the public to add any information or comments.
11. Bob Collins, 5955 Hector Road - My name is Bob Collins, I'm here with my wife, Anne. We live at 5955 Hector Road. The property that is across and slightly upriver from the development. I will speak in two capacities. I'm a farmer there, and I'm sure the applicants already know what kind of noise, sounds, sights and occasional smells come from the farm. They've been there for a long while, and I haven't had any complaints from them yet. I'm assuming there will be none. I just want to state that's unlikely to change from our standpoint. My wife and I also have Arrowvale Campground, which is considerably upriver. 35 years ago, we went through the same proposal and the same process that this is going through now. When I started there, I used to do the SWAT, the Strengths, Weaknesses, Opportunities, and Threats Analysis, and my concern at the time was, what if

somebody started a campground? We didn't go very many years down that road when the threat got to be, what if nobody starts another campground? Because campgrounds were disappearing in the valley, and there hasn't been any meaningful uptake of campground facilities since then, and I think if we're going to grow the tourism industry in the Valley, we need to have some kind of infrastructure to get people in there. We know how many million people go by on the highway every year to Tofino. It is an opportunity for a tourism economy in the Valley if we can get some more infrastructure that's been sadly lacking. And I'm pleased that this is coming forward, and I hope it happens, because it's going to grow more industry. Our campground employs 8 people other than our family now. Typically, half of them, at least, are youth getting summer jobs. Some of those jobs are very seasonal. Some of them last 6, 7, 8 months a year. We have one full-time employee on the property now, so there are opportunities for jobs, for young people, for associated businesses that can do this. So, I welcome the proposal. It seems like all the hoops are out there, and I had to jump through them. Some of the concerns that were expressed at the time have not come to fruition. They have never been an issue. And I think it's not an impossible thing to keep people from lighting a thousand fires and screaming all night. You may get the odd one that tries it, but it doesn't get to be a main thing. We find now the fire ban is in effect for most of the tourist season, and people are out there with propane fires. Which you see when you can burn wood, I would say half the people are out there with propane fires anyway. Not to digress. Good luck.

12. Chair Roth – Thank you, would anyone else like to speak? Yes, please go ahead.

13. Nicole Mitchell, 5621 Falls Street - I live on Falls Street, just down from the proposed site. I'd just like to say that me and my family are very much for this proposal, and we think it would be a great addition to the Valley, to our neighborhood. We moved back to the Valley because of the way of life in Port Alberni. And this will just help increase that ability for other people to enjoy the Valley. Some people are worried about increased traffic, but I think the increased traffic is going to be good traffic. It's bringing traffic to the Valley, it's bringing traffic to our stores, it's bringing traffic to the community where people are going to learn what the Valley is like. It might bring people moving into the Valley, it's going to increase tourism, it's going to increase the visibility of Port Alberni to many, many people. I don't think the traffic is going to be a huge issue. It's not like 100 campers are coming in and out all day long. They're going to be coming in waves. I have lived on that street for a long time. It is a very decent street. It is a little bit busy, but that is just the way of the world today, that people are using vehicles for everything, but I think that it would be sad if this did not go through. The ability to showcase Port Alberni in any way that we can and bring people here to the Valley would be great. This is a great family. The campsite is going to be on family property, it's going to have rules, they're going to have caretakers, there will be quiet time, I'm sure, so it's not going to be a free-for-all party place. I think it's going to be very exciting to have this in the Valley. Thank you.

14. Director Roth – Thank you Nicole, would anyone else like to speak? Yes, please go ahead.

15. Jen Rogers, 5797 Falls Street - I live on Fall Street as well, and I'm not completely opposed to this project, but I do have some concerns. I am concerned by the size. I think a 100-site campsite is quite large, and I think it's a bit much for that particular area, and I worry about the strain that it will put on the River, I see what it's like down there in the Spring, especially during fishing season, and that's a concern for me. My other question that I'm worried about is how many sites are going to be long-term? If we're talking about a 100-site campsite, and you're saying that you're going to have year-round residents, how many of those people are going to be year-round residents? Because I think

that does change the feel of a campground. Those are some of the concerns. I understand we want to balance and bring people into the Valley, I bought that particular parcel of land, because there was not a big campground or a lot of, a commercial space around it, so that is my concern. 100 sites seems very large to me.

16. Chair Roth – Thank you, would anyone else like to speak? Go ahead.

17. Brandon Ford, 5544 Park Place - Actually, there's one property that divides me from them. I support what they're going forward with. I think as a family, they're going to run this better than what the proposed Paper Mill Dam Park idea was, so I'm quite happy to see them moving forward with it. Knowing this family for many years, and know how they operate, what they do, and the pride they take in that property, I do have full faith and trust in what they're doing. It is close to my house, so I do believe it's a good thing and probably a better opportunity. It leaves us with our park for the general public to go into Paper Mill Dam still, lets it become open to the city residents, everyone who goes for a swim there, and it's kind of the best of both worlds.

18. Chair Roth – Thank you Brandon, would anyone else like to speak?

19. Sam Kraus, 6010 Lugin Road – I'm a Port Alberni resident, business owner and someone who cares deeply about the future of this community. I live just around the corner from the proposed development, so I am not speaking as someone looking at this project from a distance. I will be one of the neighbours who experience the outcome of this decision firsthand. I'm here this evening to speak in support of the proposed campground development at 5750 Falls Street. I believe Port Alberni has a tremendous opportunity to grow our tourism economy in a way that respects the character of our community while creating long-term economic benefits. We often talk about attracting more visitors, supporting local businesses and creating reasons for people to stay longer. Projects like this are part of making that happen. The applicants have spent years working through engineering studies, environmental considerations, traffic analysis, wastewater planning, and site consultations. They have also worked collaboratively with Tseshat First Nations, meanwhile the project remains subject to significant technical conditions before it can proceed. All this gives me confidence that this project has been approached responsibly and will continue to do so throughout development as once operational. As someone who lives nearby, I recognize the traffic will increase to some degree. That is simply the reality of any new development. I think it's something that should be considered and managed. But, on the traffic study completed for the application, I don't believe it represents a deterrent to the project's success of something that should prevent this development from moving forward. Like any growing community, we need to balance manageable impacts with long-term opportunities. As someone involved in business and community development throughout the Alberni valley, I also know that tourism infrastructure doesn't just benefit the campground owners. Visitors spend money at restaurants, grocery stores, breweries, outdoor retailers, gas stations, and local attractions. They discover our trails, rivers and businesses, and many return again or eventually use to invest here themselves. I don't think we should say yes to every development proposal that comes before us. But I do think we should support projects that have been thoughtfully planned, are appropriately serviced and contribute positively to our local economy. To me, this proposal checks those boxes. I encourage the Board to support the rezoning application and allow for it to move forward. Thank you.

20. Chair Roth – Thank you, would anyone else like to speak?

21. Leila Ellwood, 6285 Lugin Road - I have some concerns about putting in 100 sites in this area. This is a residential neighborhood. It's been zoned as a residential neighborhood. To see it change that drastically is very concerning. The road, Falls Street, already has one property that they own that has already been turned into an RV site. Paper Mill Dam is looking at being turned into an RV site as well, then this property would have another 100 sites on it, which feels to be incredibly large. There is no street lighting in this area at all. It is absolutely pitch black at night. We have streetlights at the end of our driveway, just so that people walking can see their way through. In the morning, when my kids go to ride the bus, they are in pitch black out there. The roads are not wide enough to have a shoulder for them to stand on while they're waiting. It's incredibly narrow for people walking. There are a lot of people that walk, and if you are on Falls Street and there's two vehicles passing, you are in the ditch. You're right off the road. I wrote a couple things just to bring up today, and I'm hoping that these will be heard. I want to be clear that my concerns are not about tourism or campgrounds in general. Tourism is very important to the region, and my concern is whether a 100-site campground is appropriate for this location.

The most important issue to me is the Official Community Plan. This area is identified as Residential, and residents have purchased homes and invested in Beaver Creek with the understanding that the planning framework provides some certainty about the future character of the community. This application would change that vision by converting residential designated land into a large commercial tourism operation. I believe the Board should require a strong public benefit making that kind of a change in this area. I also ask the Board to consider what Beaver Creek needs long-term. We're facing housing challenges, and many people are struggling to find suitable housing. Some people have turned to living in RVs because housing options are limited. Converting residential designated land into a campground does not help address this need for permanent housing opportunities, and this reduces our residential area. My major concern is the scale of the proposal. A 100 RV site campground is not a small change. During peak periods, this could mean hundreds of people, RVs, trailers, vehicles, deliveries, ongoing activity in an area that's traditionally been residential. This, combined with traffic that already comes from the property. This also cannot be viewed in isolation. The applicant already has another campground, and then with Paper Mill down there, at what point does Falls stop being a residential community and become just a tourism corridor? I'm also very concerned about the traffic and safety. Falls Street is a rural road without sidewalks, or wide gravel shoulders, no street lighting, children waiting for the buses. Traffic from this and the other, if the proposal in Paper Mill Dam goes through, will either have to head down Falls Road or come through Lugin Road. Either one of them really aren't great options. I see you've done a traffic control already, which seems to say that it would only add 25 cars a day, which I kind of challenge myself.

Another concern for my family is air quality. The smoke settles in this area. It's a strange thing in this area, where when you come up Falls Road, the smoke just sits in that area. My son has very serious respiratory issues, and the air quality is something we all must consider. Adding 100 campsites is going to make a huge difference to that.

I also have concerns about, the information that residents received during the consultation process. The notice was difficult to see from the road. The hearing is being held in August, when many residents are away. I've talked to some of them, and they were not able to come out tonight. The information provided on door-to-door conversations did not match what I later found in the application documents.

Finally, I asked the Board to consider the precedent this decision creates. If residential land can be changed from commercial tourism, residents need to understand what protections remain for other residential areas. It's a decision about more than one property, and it's the future for Falls Road. I respectfully ask the Board and the official committee to uphold the Official Community Plan and consider the cumulative impacts of yet another campground development. Thank you.

22. Chair Roth – Thank you, would anyone else like to speak?

23. Keith Ellwood, 6285 Lugin Road - Just a couple of other points. I'd just like the Board to recognize, some of the letters that were sent in that are in favor of the proposal. It is the same letter, for every individual that signed it, this is not unique ideas coming from individuals that support, it's the same letter over and over again. I'd also like to recognize that the petition is signed by people that are not part of the community as well, or the neighborhood. I will reiterate a few things that my wife talked about. Moving into Port Alberni, moving to BC, real estate is not cheap. You look for places where you spend your time and your efforts trying to find a place that you can call home. A place that you can afford. A place where your kids can grow up. In making those decisions, you use the information that's available to you at the time, and we need to have some type of consistency or expectation that things aren't going to change drastically. This is not a small change. This is a drastic change to our little neighborhood. And it's something that only benefits a family, and it's going to have an adverse effect on the rest of the folks in the immediate area. I think if we're looking at projects in the community, they should benefit the entire community or at least be neutral. This is not going to be neutral for a lot of people in the community. It's going to be a negative. And we know it's going to be negative. We know that there's going to be uncertainty around property values in the immediate area. We know that it's the people that are around the immediate area that are going to be left holding the bag on this, while one family benefits. And that's my concern as well. Thank you.

24. Chair Roth – Thank you. Would staff and or the applicant like to respond to anything?

25. Alex Dyer - I don't think staff have anything to add, but if the applicant would like to add any comments or address any of the comments, that would be great.

26. Tyson Tilley - Yeah, I'll just say that I can't remember who mentioned the comment, but about fishing in the River. That part of our property that boundaries on the River is in a closed fishing zone, so nobody can ever fish there. It's closed. So, there's that. It's also not a residential property, it's Forest Reserve is its current zoning. So, I just want to add that in, and I think that's about it.

27. Chair Roth – Thank you, anything else Alex?

28. Alex Dyer - Well, I just want to note that we don't have any attendees online right now, but if you are watching the livestream on the YouTube website right now, and would like to participate in the meeting, you will need to click into the Zoom invite linked on the ACRD website. If anybody signs in for the end of the hearing, you will have a chance to speak. Just to reiterate again, and you will hear from Director Roth about it, but this is the final opportunity for public comments on this application, so if you are here tonight and you would like to make either first or second or third

comments or anything that you would like to do, make sure you do so before the end of the hearing. Director Roth will be reading out the final notice for providing your comments. Great feedback so far, and we really appreciate your involvement and your interest in this. Thank you.

29. Chair Roth – Thank you Alex. At this time, please be advised that members of the Board of Directors cannot receive new information related to these bylaws between the end of this hearing and making a final decision on the bylaws. If any board member does so, the hearing could be invalidated and would have to be held again. With that in mind, does anyone have any final comments?
30. Leila Ellwood, 6285 Lugin Road - I just wanted to say I'm kind of confused. One of the members of the Tilly family came to my door yesterday and notified me about this, and some of the comments that were made there don't align with what has been said here tonight, or what was written in the paperwork. One of them being, she told me they don't actually intend on doing 100 sites. But it seems that is the intention, doing 100 sites. The other comment was, that there won't be any fire pits, because it'll all be propane, but there will be fire pits, and it won't all be propane. I'm trying to think of the other comments, but I talked to one of the girls across the street who said, oh yeah, this lady had come by, she was very nice, but she was just asking me what I thought of the Regional District and things going on in the neighborhood, and I told her I hadn't really heard anything, and she said, oh, I won't bother you then. I feel like the people in our neighborhood should have been informed more, especially if they are making contact with people and if they are saying they don't know about it, then they need to be informed about it. I'm kind of frustrated by the whole process of it, because this is the first we really heard of it, and we're already this far into it. There was some signage put up. It was well within the driveway. It's hard to see from Falls Street because it's behind the trees. Until you get right to the driveway. So, I don't like this. I don't like that we're being told on the street that it would be a much smaller site, but it's actually going to be much larger.
31. Chair Roth – Thank you, would you like to respond?
32. Alex Dyer - I'd just like to make a comment on the public notification process, so everybody's aware of what we do. There is a minimum standard that the *Local Government Act* sets that we must follow, and that is the two newspaper advertisements in consecutive newspapers, so this was advertised in the previous Wednesday and the previous Wednesday before that in the Alberni Valley News. There is a public notice that is mailed out to all the residents within 100 metres of this property. So, if you are outside of that 100 metre radius, you don't receive a letter from us, but we do also have the sign that is posted on the property that lets you know that, that an application's been made, and that a public hearing is upcoming. So, I know it's not a perfect system, but a lot of what we need to do on the public notification side is established by the *Local Government Act*. Also, highlight that we do have the information available on our website for this meeting date as well. And we have had that throughout the notice period, which has been there for just under the last 3 weeks or so. With that, I'll pass it back to you.
33. Chair Roth – Thank you Alex. Yes, please go ahead and come up to the podium.

34. Keith Ellwood, 6285 Lugin Road - I'm just curious as to why letters were only sent to residents within 100 meters.
35. Alex Dyer – Yes, the ACRD has a Development Procedures Bylaw that establishes that number. So that's a notification radius that the ACRD Board uses for all of the rezonings, the notices for development variances, and temporary use permits, and public hearing notices. So, that number isn't required by legislation, that's required by our local bylaws that we have here in the community.
36. Keith Ellwood, 6285 Lugin Road - Sure, I agree with it. I think the folks that are within that 100 metre radius are the ones that are impacted the most, so I would assume that that's one of the reasons, or the logic behind it. And I would also just say that it's the folks that are within that 100 metre radius that should have the most impact, opinion, or thoughts on what should happen in that local area, right? It's the folks that are going to be affected by it the most. So, I just want to make sure that that's recognized as well, and that's a few people in this room.
37. Chair Roth – Thank you, yes please come up.
38. Nicole Mitchell, 5621 Falls Street - Sorry, I just wanted to add a couple things. Everybody's comments and feelings are definitely valid and important. I just wanted to note that, one person mentioned about the road being dark and small, and I totally agree with that, but I don't think that should impact this project, because that's not this project's fault that the road is tiny and dark. I'd also like to hope that the weight of the Collins' comments, take a lot into consideration, considering they've been through this, they know what it's like to run a campground, and that they feel that this is an important project. And, as far as I'm understanding, we're not going from 0 to 100 campsites. I'm understanding that they're going to gradually work up to this. 100 campsites is a scary thought to some people, I get it. People don't like change; we go straight to the negatives. But I believe that the project is a stepping stone and will go from small to bigger if it is successful. So, I just wanted to add that. Thank you.
39. Chair Roth – Thank you Nicole, yes please go ahead.
40. Jen Rogers, 5797 Falls Street - I was just wondering about the question about long-term sites versus tourist sites, if you had any information about what your plans were for that, just in terms of percentages or anything like that?
41. Tyson Tilley - We did have a discussion about that a couple meetings ago. I believe, Alex, and I don't know if you have any comment on that, but I guess it kind of comes down to what the public demand would partially be as well. But I'll turn it over to you. Thanks.
42. Alex Dyer - Yeah, thank you. The zoning does restrict permanent residency, the Campground C8-C zoning that would be proposed for this site does highlight that, in this zone a campsite means an established site within a campground for the temporary location and siting of recreational vehicles or tents as a temporary recreational use for a period not to exceed 180 days in any calendar year. Whether that use is continuous or intermittent, and it also goes on to say that there shall be no year-round or permanent occupation of a campsite, so the intent is to restrict that. Now I will let the

applicant speak to whether it's more of a nightly campground or a seasonal spot where you would have your campsite for 6 months or so. I just want to highlight that the zoning does limit the permanent year-round occupancy on the site.

43. Tyson Tilley - Yeah, and at this point, we don't really know which way it's intended to go, because it's kind of driven by demand. Obviously, we have to stay within the guidelines of the bylaws. If people want to stay for 180 days, we're not going to tell them to leave after 10 days. We'll work with the public.
44. Keith Ellwood, 6285 Lugin Road – I think the question was regarding permanent residency. So, the question is not regarding 180 days, it is about permanent residency.
45. Tyson Tilley - Yeah, so permanent would be 360 days. So, no, there won't be permanent residents. Its not allowed.
46. Keith Ellwood, 6285 Lugin Road – Is there a way for bylaw officers to police that right now in a practical way?
47. Alex Dyer - Yeah, certainly challenging, yes, absolutely. Our bylaw enforcement service is a complaint-based process. We receive a complaint and we investigate with the property owner. If we were to receive a complaint that X number of campsites or campers have been there for the full year, we would reach out to the property owners and have a conversation about that, and if they're in contravention, then we have process to seek compliance there. It is a challenging environment. We don't have a lot of enforcement staff, and that's not the direction that the Regional District has gone in the past. So, the bylaws are there, but it's always difficult to enforce, for sure.
48. Chair Roth - Now, I don't see any hands up. I'm going to call for the first time for any further representations on the bylaws. If there are any comments.
49. Alec Dyer – I am not seeing any participants online, but I will flag that with you if anybody joins.
50. Chair Roth - Okay. I'll call for the second time for any further representations on the bylaws.
51. Chair Roth - I'll call for the third time for any further representations on the bylaws. Hearing no further comments, I declare this meeting terminated, so there's no more discussion. Thank you.
52. Hearing is terminated at 6:22 pm.

Certified Correct:

Susan Roth, Director for Electoral Area E – Beaver Creek

Minutes Prepared by:

Maddie Graham

Maddie Graham, Planning Assistant


**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**
BYLAW REFERRAL RESPONSE
BYLAW NO.: P1465, P1466, P1488
ACRD FILE NO.: RE22009

APPLICANT NAME: Glen & Carleen Tilley

ACRD CONTACT: Alex Dyer, MCIP, RPP, General Manager of Planning & Development

Date of Referral: April 30, 2026

☐

 Approval Recommended for
Reasons Outlined Below

☐

Interests Unaffected by Bylaw

☒

 Approval Recommended Subject to
Conditions Below

☐

 Approval NOT Recommended Due
to Reasons Outlined Below

The Ministry of Transportation and Transit (MOTT) has no objections to rezoning the subject property from Forest Reserve District (A4) to a site-specific Campground Commercial (C8-C) District subject to the following:

The applicant is responsible for obtaining a commercial access permit for a driveway on Falls Street

Landscaping and signage must not encroach onto the Falls Street dedication. All landscaping and signage should be located entirely on private property.

Agency (please print): Ministry of Transportation and Transit

Name (please print): Tammy Thompson

Title: Sr. Development Services Officer

Signature:

Date: May 4, 2026

RE22009

 Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).



BYLAW NO.: P1465, P1466, P1488

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to Reasons Outlined Below

The 100-site campground is located in close proximity to adjacent residences. As a result, potential concerns may arise, including noise disturbances during operational periods, which could contribute to nuisance impacts for nearby residents. In addition, campfire activity will require close monitoring, as smoke emissions may affect local air quality and could impact individuals spending extended periods in the surrounding area.

However, Island Health is in support of the campground, especially preservation of mature trees to enhance recreational opportunities. Exposure to the natural outdoors supports physical activity and mental wellbeing.

- The unpaved access road/ driveway will require collaboration with MOTT to reduce potential dust that may be generated from high traffic entering the campsite during the summer. Potential dust management measures may include speed reduction and spraying suppressants (water as the suppressant not ideal during drought season)
- There should be consideration for adequate number and siting of the washrooms (toilets and handwashing stations for waste management and reduce risk of communicable disease

o Number of washrooms should be able to accommodate between 400 to 800 people (assuming max 4 adults or 8 people total per campsite as per BC Parks standards)

o May want to include another toilet facility at the other end of the campsites to increase accessibility

Agency (please print): Island Health

Name (please print): Wendy Nguyen

Title: Environmental Health C

Signature:

Date: 5/28/26

RE22009



BYLAW NO.: P1465, P1466, P1488

ACRD FILE NO.: RE22009

APPLICANT NAME: Glen & Carleen Tilley

ACRD CONTACT: Alex Dyer, MCIP, RPP, General Manager of Planning & Development

Date of Referral: April 30, 2026

☐

Approval Recommended for
Reasons Outlined Below

☐

Interests Unaffected by Bylaw



Approval Recommended Subject to
Conditions Below

☐

Approval NOT Recommended Due
to Reasons Outlined Below

Concerns we have are water supply. for fire supression and access for trucks with proper turning radius for apparatus's and will this follow Provincial park regulations towards fire pits and how trees should be limbed according to fire smart principles.

Agency (please print): Beaver Creek Fire Dept

Name (please print): Mike Kobus

Title: Fire Chief

Signature:

Mike Kobus

Digitally signed by Mike Kobus
Date: 2026.05.28 12:02:04 -07'00'

Date: 5/28/26

RE22009

Maddie Graham

From: Wendy Friberg [REDACTED]
Sent: July 24, 2026 2:55 PM
To: Planning Shared
Subject: Fwd: RE22009/PL20220053

[CAUTION] This email originated from outside of the ACRD

----- Forwarded message -----

From: **Wendy Friberg** [REDACTED]
Date: Fri, 24 Jul 2026 at 14:48
Subject: RE22009/PL20220053
To: Alex Dyer <adyer@acrd.bc.ca>

Hi Alex,

Re: Proposed 100 unit Campground off Falls Street

I have reviewed the following: "https://www.acrd.bc.ca/dms/documents/planning-and-development/public-hearings/2026/re22009_development_info_package.pdf" and have noted that the campground will be for "tourist and seasonal temporary accommodation and open year-round".

I live in Westporte Place and when the Transportation Study was done for the latest proposed expansion of Rainbow Gardens, the capacity of River Road to handle the additional traffic coming off Russell Street was included in the study. In the summer it often takes quite a while to access River Road heading east. Since I believe the new roundabout may increase the continuity of traffic heading west towards Falls Street, this increases the difficulty of turning east/left off of Falls Street onto River Road/Hwy 4.

I have a question regarding the Watt Consulting Group's Traffic Impact Assessment Study which does not include:

1. The capacity of River Road to handle the additional traffic coming down Falls Street.
2. Since the intended use of the campground will include tourist use, I am also concerned about the sight lines and River Road access for those coming down Falls Street with a truck and trailer or large motorhome and intending to head West towards Tofino/Ucluelet.

Are these perhaps something that should also be included in the Traffic Impact Assessment Study?

Thank you for taking the time to read my concerns and I look forward to your reply.

Sincerely,

Wendy Friberg

Maddie Graham

From: Michelle Coates [REDACTED]
Sent: August 6, 2026 10:53 AM
To: Public Hearings Shared
Subject: Rezoning for 100 site campground

[CAUTION] This email originated from outside of the ACRD

Hello. My name is Michelle Coates. I live at [REDACTED] Lugin road across from the Tilly's property and up the road from Paper Mill Dam. I am opposed to this rezoning for use as a 100 site campground as this is a peaceful, quiet area. It would bring a lot of noise, possible mischief and traffic. There are many local residents that walk the area with their friends, companions and dogs and I feel this could effect their safety as Falls road is already a busy road. I feel safe in this neighbourhood and feel this could impact the safety in the neighbourhood due to mischief and attraction to the area. We could also get more wildlife life like bears attracted to garbage. Sincerely, a concerned neighbour Michelle and Derrick Coates.

Sent from my iPhone

Maddie Graham

From: jared best [REDACTED]
Sent: August 6, 2026 11:54 AM
To: Public Hearings Shared
Subject: Campground on Falls

[CAUTION] This email originated from outside of the ACRD

Hi, I live at [REDACTED] falls street and I definitely oppose the changes to the OCP regarding this campground in our community. This road is far busy enough and we enjoy the river with it being busy enough as reasons why we bought here in the first place. Living across the road definitely makes this a concerning issue. Her daughter will be in attendance tonight to oppose it, as I will not be able to make it unfortunately.

Thanks, Jared Best

Get [Outlook for Android](#)

Maddie Graham

From: Leila Ellwood [REDACTED]
Sent: August 6, 2026 1:13 PM
To: Public Hearings Shared
Subject: Re: Proposed Official Community Plan Amendment and Rezoning – 5750 Falls Street, Beaver Creek

[CAUTION] This email originated from outside of the ACRD

Chair and Members of the Board,

My name is Leila Ellwood, and I am a resident of Beaver Creek. I respectfully ask the Board to reject Bylaws P1465, P1466, and P1482.

My opposition is not to tourism or campgrounds in general. Campgrounds have an important place in our region. My concern is whether a **100-site commercial campground** is an appropriate use within an established residential community and whether this proposal is consistent with the long-term vision set out in the Beaver Creek Official Community Plan.

1. The proposal conflicts with the Official Community Plan

The Official Community Plan designates this area for **Residential Use**. That designation exists to provide certainty for residents and to guide future development in a way that reflects the community's long-term vision.

Families have purchased homes and invested in Beaver Creek with the reasonable expectation that surrounding land would remain primarily residential. This application asks the Board to amend that vision to accommodate a large private commercial campground.

The Official Community Plan should only be amended when there is a clear and compelling public benefit. I have not seen evidence that this proposal provides such a benefit.

2. A 100-site campground is incompatible with the surrounding neighbourhood

This is not a minor rezoning.

The proposal would permit a commercial campground with up to **100 campsites**, campground amenities, caretaker residences, and year-round tourist accommodation along with a trucking and gas company that already exist at this property.

Unlike residential housing, campgrounds generate:

- Constant turnover of visitors.
- Increased vehicle traffic.
- Campfires and outdoor cooking.
- Outdoor recreation and gatherings.
- Evening activity.
- Noise from people, pets, vehicles, and campground operations.

These are fundamentally different land uses than those expected in a residential neighbourhood.

3. The cumulative impact on this area must be considered

This application should not be viewed in isolation.

The applicant has already obtained approval for another campground further south on Falls street. And operates a 12 site campground there. There is also a proposal involving adjacent parkland of Paper Mill Dam that will create another RV campground immediately beside this property.

Each proposal may appear reasonable when considered individually. However, together they represent a significant shift in the character of this small area from a residential community toward a concentration of commercial tourism uses.

I ask the Board:

At what point does Falls street stop being a residential community and become a tourism corridor?

Planning decisions should consider the cumulative impact of multiple developments, not simply each application on its own.

4. Traffic and public safety

Falls Street and Lugin road are rural roads with no sidewalks and no street lighting.

Residents regularly walk along this road, cycle, and walk their dogs. During much of the school year, children including mine wait for school buses along the roadside before daylight.

Adding the traffic associated with a 100-site campground, including RVs, trailers, service vehicles, deliveries, staff, and visitors—raises legitimate concerns about pedestrian safety.

5. Air quality, campfires, and wildfire concerns

Another significant concern is the effect this development could have on local air quality.

Our neighbourhood already experiences periods where smoke from residential wood stoves and fireplaces lingers instead of dispersing. For reasons related to local weather conditions and topography, smoke often settles in this area and can remain for extended periods.

My family experiences these conditions firsthand. My son has respiratory issues, and air quality is already an important concern for us.

A campground with up to 100 campsites has the potential to substantially increase the number of campfires during periods when they are permitted. Even if not every campsite has a fire each evening, the cumulative effect significantly increases smoke in the surrounding neighbourhood.

During a conversation at my home, the applicant told me that campfires would not be an issue because of seasonal fire bans. While fire bans certainly reduce campfire use during periods of elevated wildfire risk, they are temporary. For much of the year, campfires are permitted, and the rezoning being considered today would authorize the campground regardless of whether a fire ban happens to be in effect.

For that reason, I do not believe concerns about air quality and campfire smoke can be dismissed by referring only to temporary fire restrictions.

I also ask whether an independent wildfire risk assessment has been completed and whether local fire services support a campground of this scale in this location.

6. Impacts on neighbourhood livability

The proposed campground will introduce increased traffic, noise, visitor activity, and commercial operations into an established residential area.

Residents purchased homes expecting a residential neighbourhood—not a large commercial tourism and trucking operation.

While campground rules may exist, enforcement can be difficult, particularly during evenings, weekends, and holiday periods when campgrounds are busiest.

The burden of these impacts will be borne primarily by neighbouring residents while the commercial benefit accrues largely to a single private landowner.

7. Concerns regarding the public process

I also have concerns regarding the public consultation process.

The required public notice sign was placed well back from the roadway within the property and partially screened by trees, making it difficult to see from Falls Street.

The public hearing has been scheduled during August, when many residents may be away on vacation or otherwise unavailable to participate.

I was also advised by another neighbour that when the applicant approached her property, she asked whether the neighbour was aware of any changes happening in the area. When my neighbour replied that she was not aware of any changes, she advised me that the applicant simply responded that she would not bother her and ended the conversation without explaining the proposed development.

I recognize that applicants may speak with neighbours about their proposals; however, I believe residents should receive clear and complete information so they can make informed decisions about developments that will significantly affect their community.

I also had a conversation with the applicant when she visited my home before the hearing. During that discussion, I expressed concern about the proposed 100-site campground and was told that they were simply applying for more campsites than they ever intended to build. I was also told that the property was already industrially zoned and that a mill could be built there.

After reviewing the public hearing documents myself, I found that the application seeks to amend the Official Community Plan from Residential and rezone the property from Forest Reserve to Campground Commercial. Those conversations reinforced my belief that the Board should evaluate this proposal based on the written application and planning evidence before it, rather than informal assurances provided during neighbourhood visits.

8. Questions I respectfully ask the Board to consider

Before approving this application, I ask the Board to consider the following:

- How does this proposal align with the Official Community Plan's Residential designation?
- What compelling public benefit justifies changing the Official Community Plan?
- Has an independent Traffic Impact Assessment been completed?
- Has an independent wildfire risk assessment been completed?
- Can Falls Street safely accommodate the increase in RV and vehicle traffic?
- Have emergency services assessed the increase in seasonal population?
- Who will bear the cost of any required road or infrastructure improvements?
- How will campground rules, noise complaints, and other impacts be enforced?
- Has the Board considered the cumulative impact of multiple campground developments in Beaver Creek?

Existing Commercial Activity and Full Impact Assessment

I am also concerned that the full extent of existing and proposed commercial activity on this property has not been clearly addressed.

The property has been already used for a trucking operation in addition to campground activities. The proposed rezoning would allow a significant expansion of commercial tourism use through a 100-site campground.

The Board should consider the combined impact of all activities occurring on this property, including vehicle movements, noise, traffic, and the overall change from the residential character envisioned in the Official Community Plan.

Before approving this application, I ask the Board to clarify how existing trucking operations and the proposed campground will coexist and whether the cumulative impacts have been fully assessed.

This hearing is not about whether campgrounds are valuable—they are.

The applicant is asking the Board to amend its own Official Community Plan, rezone residential land for commercial tourism, and industrial use for a trucking business approve a development that will permanently change the character of this area.

Residents have already seen campground developments approved on this road, and there is an additional campground proposal immediately next to this property. When these developments are considered together, they represent a gradual but significant transformation of this area away from the residential community envisioned in the Official Community Plan.

The impacts of this proposal extend beyond traffic and noise. They include air quality, pedestrian safety, neighbourhood character, wildfire concerns, and the long-term confidence residents place in the Regional District's planning process.

The Official Community Plan exists to provide certainty and protect the long-term vision for Beaver Creek. I respectfully ask the Board to uphold that vision, protect the reasonable expectations of existing residents, and deny Bylaws **P1465, P1466, and P1482**.

Thank you for your time and consideration.

Respectfully submitted,

Leila Ellwood

Beaver Creek Resident

Maddie Graham

From: [REDACTED]
Sent: August 6, 2026 1:53 PM
To: Public Hearings Shared
Subject: Falls road proposed campsite
Attachments: IMG_7304.jpeg; IMG_7305.jpeg

[CAUTION] This email originated from outside of the ACRD

To whom this may concern,

As per the proposal for a campsite on Falls road. I have attached a copy of the letter my neighbor sent me to avoid confusion. I am against putting in 100 campsites at this location. As a resident on lugrin road I will be directly affected by 100 campsites being used this close to my home. The amount of traffic and noise being brought about by this change will ruin the feel and safety of the environment that I chose to buy my home. People move out beaver creek for privacy, safety and open spaces. This will be disrupted by a consistent flow of people and vehicles. There are free-range livestock and children in the area. Having a campsite close to that can be detrimental to the safety of the area, the animals and its residence. Children out here can go over to the neighbors house and not worry because its a safe area to live. Putting in a year round campsite will change that, because no one can guarantee the intentions of the people camping next to them.

According to the attached letter this information went out mid july and yet I was not informed about it until a lady came to my door yesterday. She asked if I knew about the proposal and when I didn't she thanked me and went on her way. It was a neighbor who told me about the proposal the next day. I believe letters should of gone out or at the very least emails to inform the public of this proposal. Also the people canvassing door to door should be giving people who dont know the information regarding any changes.

In conclusion, I am against putting 100 campsites on Falls road .
Thank you,
K. Brown

Sent from my Galaxy

Maddie Graham

From: Kayla Best [REDACTED]
Sent: August 6, 2026 3:39 PM
To: Public Hearings Shared
Subject: Hello my name is Kayla Best. I live at [REDACTED] falls st. I oppose changing the OCP community plan. Our vehicles are constantly getting dusted out by the Tilly's driveway from all the traffic going in and out and that will become even worse if a campsite i...

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This email originated from outside of the ACRD

Sent from my iPhone

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

CHERYL GRAHAM

Name

FALLS ST

Address

Signature

Aug 2 / 2026

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

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This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Charlie Macder
Name

Address

Beaver Creek Rd.

[Redacted Signature]

Signature

Aug 3/26
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Robin Maedel
Name

BEAVER CREEK
Address


Signature

Aug 03/26
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Donelle Sawatzky
Name

Marham Road
Address: Port Alberni, BC

Donelle Sawatzky
Date

5

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Stephani Grover
Name

[Redacted] Alberni Hwy
Address

[Redacted]

July 31 2026
Date

6

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Russell Schut
Name


Signature

 Granville Rd
Address Port Alberni.

July 30 2026
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Craig Mitchell

Name

Falls St

Address

[Redacted Signature]

Signature

July 30 / 2026

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Tyler Hope
Name
[Redacted] Beaver Creek RD
Address

[Redacted Signature]
Signature
07/30/26
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

ROB J. KUC

Name

[Redacted Signature]

Signature

ALBERNI HIGHWAY

Address

JULY 30/2026

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Rich Newirth
Name


Signature

 Falls St.
Address Port Alberni BC
V9Y 8K6

July 30th, 2026
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Karen Newirth
Name


Signature

 Falls St.
Address Port Alberni, BC
V9Y 8K6

July 30th, 2026
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Name

[Redacted Name]

Address

[Redacted Address]

FALLS

Signature

DREW FRAZER

Date

JULY 30, 2025

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

RHOYALLE T AYANE

Name



Falls St. P/A

Address

July 30/26

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Mitchell Graham

Name



Signature



Address

Fall St, Port Alberni

July 30th / 26

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

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As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Danine Lecuyer
Name

[Redacted] Falls Road
Address

[Redacted Signature]
Signature

July 31/26
Date

Support for rezoning application RE22009 located at 5750 Falls Street

	Name	Address	Signature	Date
16.	Rob Longeway	██████ LAKESHORE RD - PORT ALBERTA	[REDACTED]	July 30/26
17.	BOB SPRENK	██████ BROWN RD PORT ALBERTA		JULY 30/26
18.	K. Larsen	██████ Fisher		July 30/26
19.	Paul Mayer	██████ Burde St		July 31 /26
20.	MAC MCKENNY	██████ South DRIVE		July 30/26
21.	Fred Vos	██████ Tilly Rd		" " "
22.	BLB MAORICE	██████ TILLY RD		JULY 30/26
23.	Johnny Stuyt	██████ Withers Rd		July 30/26.
24.	Gord Byers	██████ Chapman Rd		July 30/26
25.	GLEN TILLEY	██████ FALLS ST		JULY 31/26
26.	Mike Leah	██████ Phantom Rd	Sept, 31, 26	
27.	Raybourne McLaughlin	██████ Pacific Rim Hwy	July 31/26	

Support for rezoning application RE22009 located at 5750 Falls Street

	Name	Address	Signature	Date
28.	Karrer	P.A. Alwyn St		July 30/26
29.	L. ANDOW	P.A. CYPRESS		✓
30.	T. Coney	P.A. Maitland St		July 30/26
31.	B. HAWKINS	North Morgan Cres		July 30/26
32.	D Coulson	Brethour, Sid		July 31/26
33.	B Seguin	Beaver Creek		Aug 1/26
34.	D. Dalziel	Karen Pl		Aug. 4/26
35.	B CLUTESI	Wallace Pt Alberni		Aug 4/26
36.	C Eskola	Exton St Pt Alberni		Aug 4/26
37.	S. CLUTESI	Pacific Rim Pt Alberni BC		Aug 4/26

Support for rezoning application RE22009 located at 5750 Falls Street

[illegible]

Support for rezoning application RE22009 located at 5750 Falls Street

	Name	Address	Signature	Date
43.	Justin Brooks	[REDACTED] Thompson Rd	[REDACTED]	Aug 2 nd 2026
44.	Jodie Gabbit	STIRLING APT 102		AUG 14/25'
45.	CAM STRACHAN	[REDACTED] S.A. DR		AUG 4 26
46.	Haley Nikkel	[REDACTED] Beaver Creek Rd		Aug/4/26
47.	JESSE POOLIN	[REDACTED] BEAVER CREEK RD		AUG 10/4/26
48.	BRENNAN TOURANGEAU	[REDACTED] SANDERS RD		Aug 5 th , 26
49.	Kristy Tourangeau	[REDACTED] Saunders Rd N		Aug 5 th , 26
50.	Brad Harknett	[REDACTED] Walker Rd		Aug 5 th /26
51.	Brenden Seiderly	[REDACTED] Beaver Creek Rd		Aug 4 th /26

Support for rezoning application RE22009 located at 5750 Falls Street

[illegible]

I strongly support the rezoning on 5750 Falls Street and in favor of the proposed planning of the property. I feel that locals as well as tourists/visitors will benefit from this as Port Alberni moves forward and grows, this development will be an asset to your community.

Positive points:

Extra overnight spots for locals and visitors (spending more money in our town)

Affordable alternative lodging for sports teams, family reunions, weddings, tourists, fisherman, hikers, outdoor adventurers

Preventing street / Walmart camping

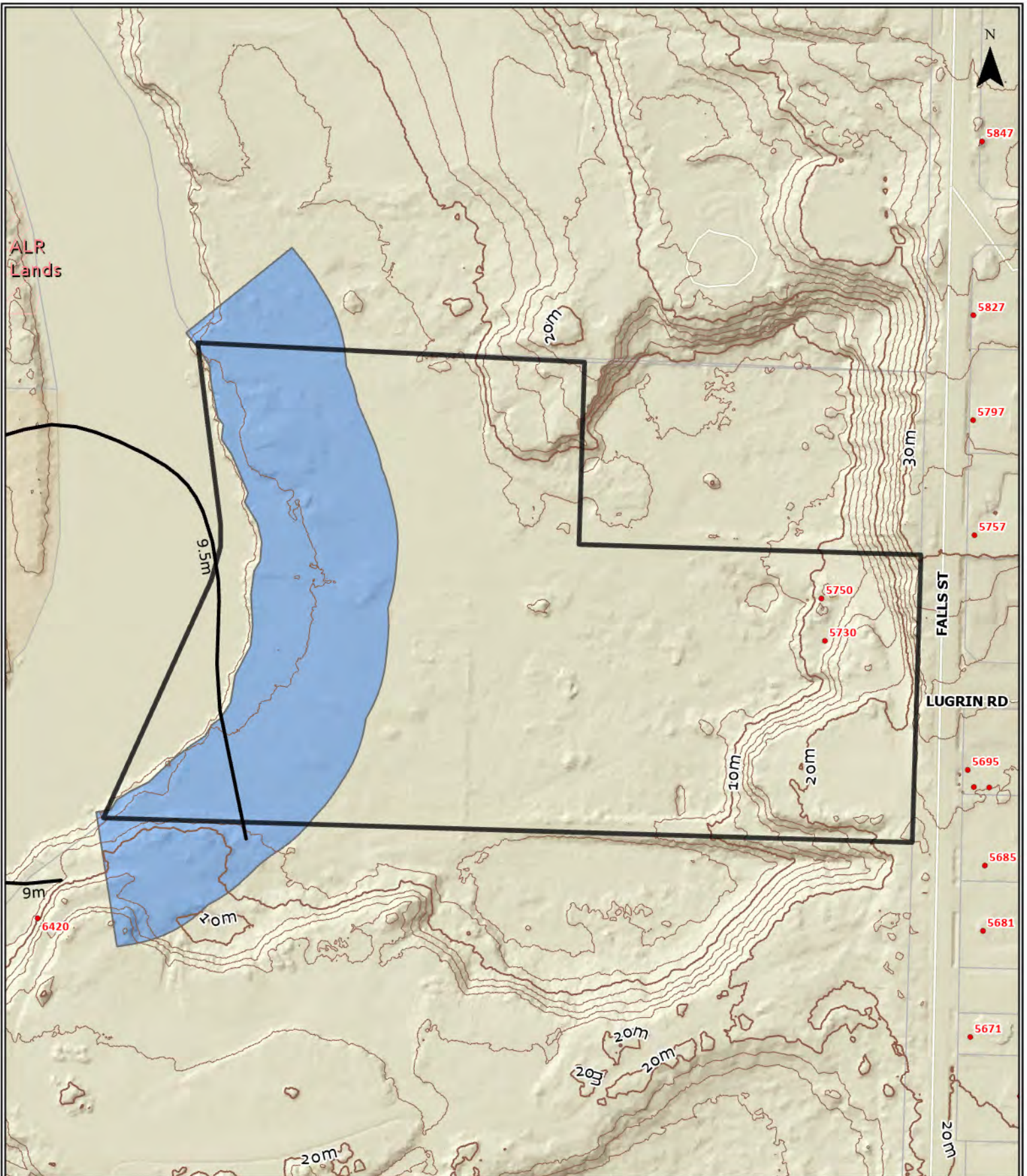
Negative points:

Traffic increase – only happens with community growth

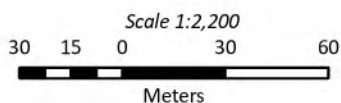
Carleen Tilley

Aug 4th / 2020

Carleen Tilley



5750 Falls Street
PARCEL F (DD 13367N) OF SECTION 7 ALBERNI DISTRICT

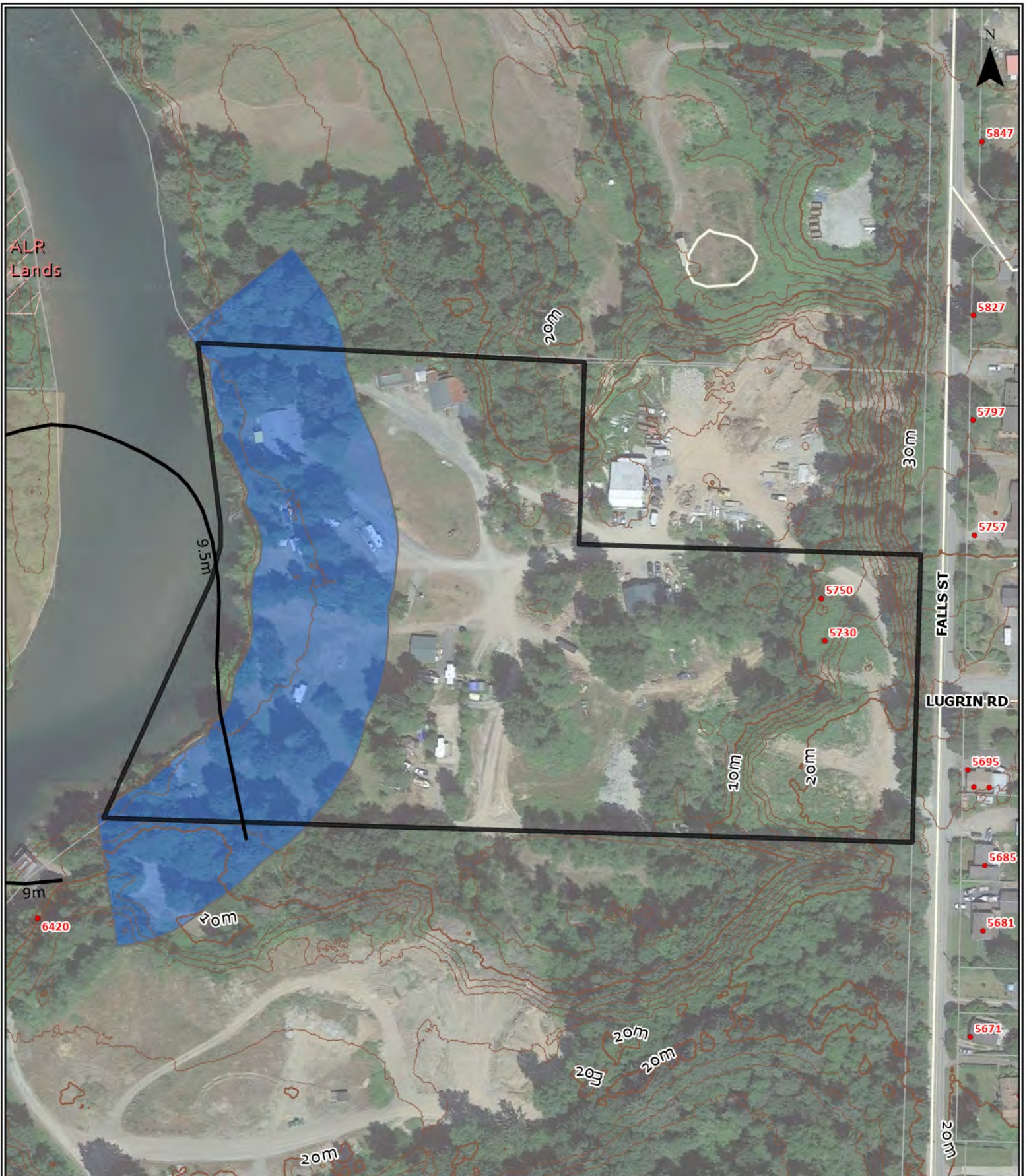


- Subject Property
- 60m from Somass River
- Contour Interval
- 2m
- 10m
- Somass Watershed Flood Construction Level



Prepared 2023-07-06
Sources: ; ParcelMapBC;
GeoBC; ACRD

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



5750 Falls Street
PARCEL F (DD 13367N) OF SECTION 7 ALBERNI DISTRICT

Scale 1:2,200
30 15 0 30 60
Meters

- Subject Property
- 60m from Somass River
- Contour Interval
- 2m
- 10m
- Somass Watershed Flood Construction Level



Prepared 2023-07-06
Sources: © OpenStreetMap
(and) contributors, CC-BY-SA;
ParcelMapBC; GeoBC; ACRD

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



A BYLAW TO AMEND BYLAW NO. P1291
BEAVER CREEK OFFICIAL COMMUNITY PLAN

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

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

1. TITLE

This bylaw may be cited as the Beaver Creek Official Community Plan Amendment Bylaw P1465.

2. Schedule A of Bylaw P1291, Map No. 2 Land Use Designations, is hereby amended by redesignating: PARCEL F (DD 13367N) OF SECTION 7 ALBERNI DISTRICT from Residential Use to Commercial Use as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 22nd day of April, 2026

Public hearing held this 6th day of August, 2026

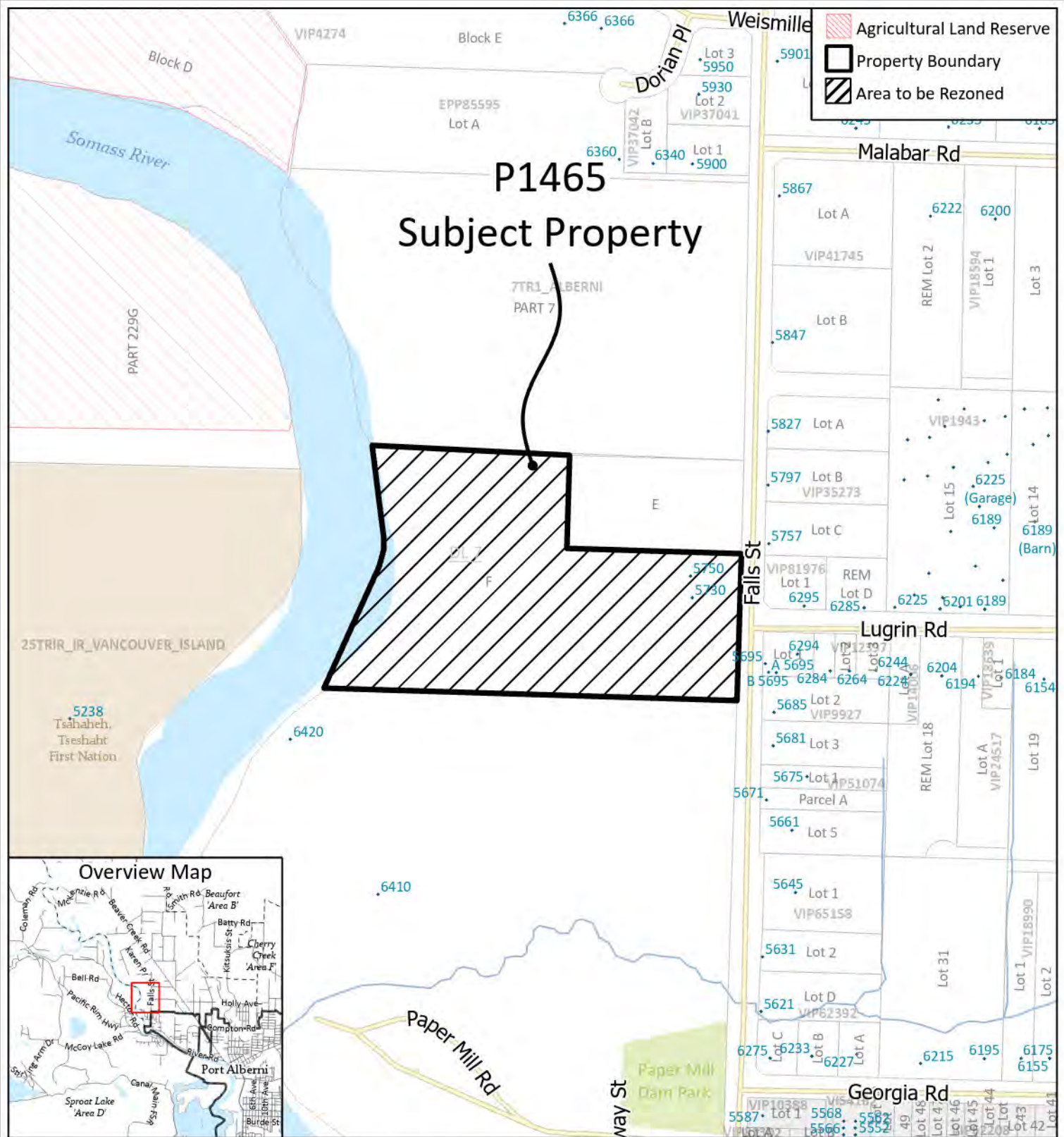
Read a second time this day of ,

Read a third time this day of ,

Adopted this day of ,

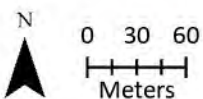
Corporate Officer

Chair of the Regional Board



Bylaw P1465 (Tilley) - 5750 Falls Street

Legal description: PARCEL F (DD 13367N) OF SECTION 7
ALBERNI DISTRICT



 To be redesignated from Residential Use to Commercial Use.



A BYLAW TO AMEND THE REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT ZONING BYLAW NO. 15, 1971

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning Bylaw No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1466.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

- a. Adding section “128C Campground Commercial (C8-C) District” and subsections to read as follows:

128C Campground Commercial (C8-C) District

This District provides for facilities to accommodate tourists and vacationers in tents and recreational vehicles in areas which are particularly located and suited to such uses.

128C.1 Uses Permitted

- (1) Campgrounds
- (2) Two (2) single family dwellings
- (3) Accessory buildings and uses

128C.2 Conditions of Use

- (1) In this zone “campsite” means an established site within a campground for the temporary location and siting of recreational vehicles or tents as a temporary recreational use for a period not to exceed 180 days in any calendar year, whether the use is continuous or intermittent.
- (2) Maximum number of campsites shall not exceed 100 within the C8-C District.
- (3) No recreational vehicle or tent shall be located other than on an established campsite.
- (4) There shall be no year-round or permanent occupation of a campsite.

- (5) All campsites shall be located a minimum of 60 metres from the natural boundary of the Somass River.
- (6) All campsites shall be located a minimum of 15 metres from the rear lot line and 4.5 metres from side lot lines. A minimum 4.5 metre buffer area of landscaping or natural vegetation screening must be provided between campsites and neighbouring uses.
- (7) The single family dwellings shall not be used as short term vacation rental units.
- (8) A single family dwelling or campsite shall not be a separate strata unit.
- (9) In this zone “accessory buildings and uses” includes office facilities; clubhouse; retail store; washroom, shower, and laundry facilities; parking; gazebos; picnic shelters; structures containing garbage, recycling, and organics collection; and structures required to contain fire, emergency, water, sewer, and electrical infrastructure.

- b. By amending Section 200, Schedule II – Bulk and Site Regulations, to include the following line item:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (Feet)			Maximum Height (feet)
				Front	Rear	Side	
C8-C	330	10 acres	25%	40	30	15	30

- c. By amending Section 4.3, Interpretation, to include “C8-C” on the line which references “C districts”.
- d. By amending Section 5.1, Designation of Districts, to include “128C Campground Commercial (C8-C) District” in the Commercial Section.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 22nd day of April, 2026
 Public hearing held this 6th day of August, 2026
 Read a second time this day of ,
 Read a third time this day of ,

Adopted this day of ,

 Corporate Officer

 Chair of the Regional Board



A BYLAW TO AMEND THE REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT ZONING BYLAW NO. 15, 1971

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning Bylaw No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1482.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: PARCEL F (DD 13367N) OF SECTION 7 ALBERNI DISTRICT from Forest Reserve (A4) District to Campground Commercial (C8-C) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 22nd day of April, 2026

Public hearing held this 6th day of August, 2026

Read a second time this day of ,

Read a third time this day of ,

Adopted this day of ,

Corporate Officer

Chair of the Regional Board



To: ACRD Board of Directors

From: Brooke Eschuk, Planner 1

Meeting Date: August 26, 2026

Subject: Beaufort Official Community Plan 'What We Heard' Report Survey 1

Purpose:

To provide the Board of Directors a summary of 'What We Heard' from Beaufort Community members through Survey #1. As part of the Electoral Area Official Community Plan (OCP) reviews, regular information reports will be provided to the ACRD Board of Directors.

Summary:

The OCP Planning team has compiled the results of the first survey of the Beaufort OCP update project. The Survey 1 'What We Heard' report provides a summary of responses from those who self-identified as Beaufort residents, those that own property in Beaufort but reside elsewhere, and renters in Beaufort. All survey responses (raw data) including those from outside of Beaufort have been published on the Let's Connect website. Although only those responses from individuals who have a direct relationship to Beaufort are analyzed in detail, all survey responses are reviewed and considered.

Background:

In January 2024, the Board of Directors resolved to complete a comprehensive update to each of the six electoral area OCPs. Beaufort is the third electoral area to begin the OCP update project, and on June 10, 2026, the Board of Directors received the Beaufort OCP Update Engagement Plan. To date, the OCP team have met with the Beaufort Advisory Planning Commission and attended a Beaufort Town Hall on June 14, 2026. The Planning team introduced the project, spoke about what an OCP is, and discussed potential survey questions.

The Beaufort Survey was launched June 25, 2026, and closed on July 26, 2026. There was a total of 166 responses with 134 responses from individuals from Beaufort. This resulted in a 25.2% response rate in the community, based on population numbers from the 2021 census. These responses were compiled and included in the 'What We Heard' report which provides a summary of priorities, preferences, and topics that may need more discussion in the future. The report and raw data (all responses) are available on Let's Connect.

The survey findings indicated the top three priorities to be addressed in the OCP are:

- Protecting the rural way of life.
- Supporting agriculture by reducing barriers to farming and aligning regulations.

- Protecting the environment and water quality, which includes ensuring everyone has access to water.

Other common responses to this question included the need for fire protection; protection of property rights, grant funding for non-profits, air quality and emissions, and water quality.

Residents were asked about a range of topics such as which weather-related hazards are most concerning to them (wildfire and high winds ranked highest); connecting to community water and wastewater (42.2% oppose, 26.5% support); and whether residents support aligning ACRD bylaws with *Agricultural Land Commission Act* regulations, specifically agri-tourism accommodation regulations (76% support).

Other findings suggest more information is needed to understand how to best support farmers, how to be a good neighbour, the question of fire protection, and grant funding for emergency preparedness and other community initiatives.

The 'What We Heard' report and all of the survey responses were shared with Beaufort residents at a community barbecue held at the Beaver Creek Community Hall on August 9, 2026. The event was attended by 73 community members. Planning staff engaged with residents at the event to answer questions about the OCP project and gather additional community input to inform the development of the draft OCP text and maps.

The next steps in the project will be to continue engagement with community residents through the Let's Connect page, resident interviews, participating in community events in September, and meeting with the Beaufort Advisory Planning Commission (APC). The draft OCP text and maps will be considered by the Beaufort APC as a first step prior to Board consideration as the APC is the focus group guiding the project.

Time Requirements – Staff & Elected Officials:

This is a multi-year project. The Area C OCP update is now complete, and the Sproat Lake and Area OCP and Beaufort OCP projects are ongoing. Beaver Creek, Cherry Creek and Bamfield are the remaining three OCPs to be updated. The OCP projects are being completed by the OCP Planning staff team without support from third-party consultants.

Financial:

The Beaufort OCP update is funded through the Build Communities Strong Fund (BCSF) community funding.

Strategic Plan Implications:

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

Policy or Legislation:

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

Report Approval Details

Document Title:	Beaufort Official Community Plan What we Heard Report Survey 1.docx
Attachments:	Beaufort OCP Update What We Heard Survey 1.pdf
Final Approval Date:	August 20, 2026

This document and all of its attachments were approved and signed as outlined below:



Alex Dyer, MCIP, RPP, General Manager of Planning & Development



Cynthia Dick, General Manager of Administrative Services



Daniel Sailland, MBA, Chief Administrative Officer



BEAUFORT OCP UPDATE

'WHAT WE HEARD' SUMMARY REPORT - SURVEY #1

AUGUST 2026



INTRODUCTION

This report summarizes what we heard from the Beaufort OCP Survey #1. This survey ran from June 25 – July 26, 2026, via the OCP project page (<https://www.letsconnectacrd.ca/beaufort-ocp>) and intends to guide community planning priorities.

The input received in this survey was carefully reviewed by the OCP project team. Responses were analysed and grouped to understand key themes.

To review the full survey results, please visit the project page on Let's Connect. While all survey responses have been considered and are available for review, this analysis focuses on responses from individuals who identified themselves as Beaufort residents, renters, or property owners in Beaufort EA (B), as these respondents have the most direct connection to the community. The survey analysis includes direct quotations from respondents. These quotes are presented in the report verbatim.

SUMMARY

The Beaufort Survey #1 received a total of 166 responses - 134 of those responses were from individuals who self-identified as a resident, property owner, or renter in the electoral area resulting in a 25.2% response rate.

Beaufort's top three priorities to be addressed in the Official Community Plan update identified by respondents are to:

- protect the rural way of life – this means maintaining larger lot sizes

- support agriculture – reduce barriers to farming in Beaufort
- protect the environment and water quality – ensuring that everyone has access to water

Overall, Beaufort residents were clear about their preferences on:

- the need for housing flexibility
- the need to align of ACRD bylaws with Agricultural Land Commission regulations
- minimum lot sizes

There are still some questions remaining around:

- how to reduce and align regulations impacting farmers
- the desire for fire protection in Beaufort
- grant funding opportunities for community emergency preparedness, farming supports, or others.

Beaufort residents value the feeling of autonomy, privacy, and self-sufficiency. They support their farming neighbours and want to maintain their rural way of living. They strive to be good neighbours, and feel communication is important.

Residents support their neighbours in building and operating a business on their property and want to ensure those businesses are within property setbacks, not causing disturbances, and are not endangering the environment or water quality.

Several findings relate to future Zoning bylaw updates. These findings help us understand what's important for Beaufort where policy direction can be set in the OCP such as:

- minimum lot size
- density and type of housing
- storage of vehicles/equipment and parking

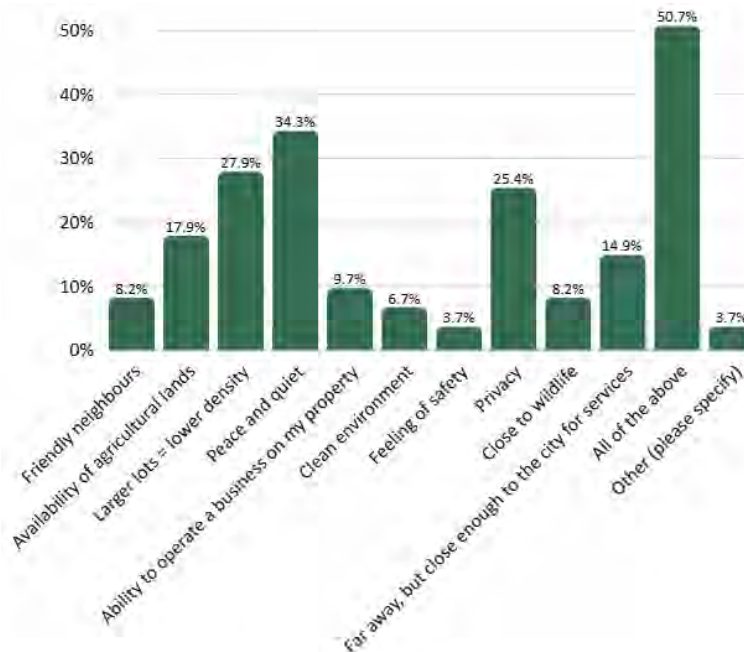
SURVEY RESULTS

Q1. Respondents self-identified their relationship to Beaufort as:

- 121 Beaufort residents (75.2% of responses)
- 8 individuals who own property in Beaufort, but live elsewhere (5%)
- 5 Beaufort renters (3.1%)
- 24 individuals living in a neighbouring Electoral Area or in Port Alberni (14.9%)
- 3 individuals who selected “Other” to describe their relationship to Beaufort (1.9%)

Q2. Knowing why community members chose to live in Beaufort helps share what’s important to residents.

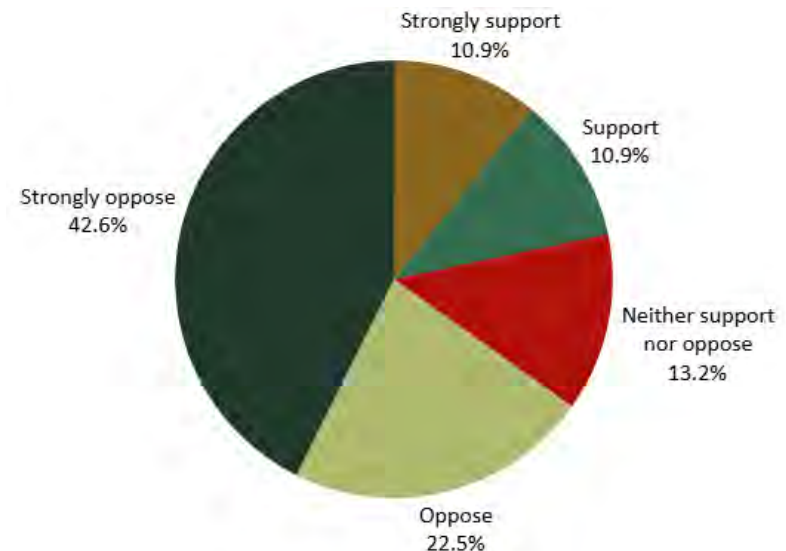
“Please rank the top three reasons from the list below OR choose ‘all of the above’: I chose to live in Beaufort because:”



This helps identify what priorities the OCP and future planning projects should include (i.e. larger lots as a priority means larger lot sizes should be supported in the Zoning Bylaw Update). The graph shows there are many reasons why residents chose to live in Beaufort with 50% of respondents stating ‘all of the above’. Some of the top reasons include peace and quiet (34.3%), large lots (27.9%), and privacy (25.4%).

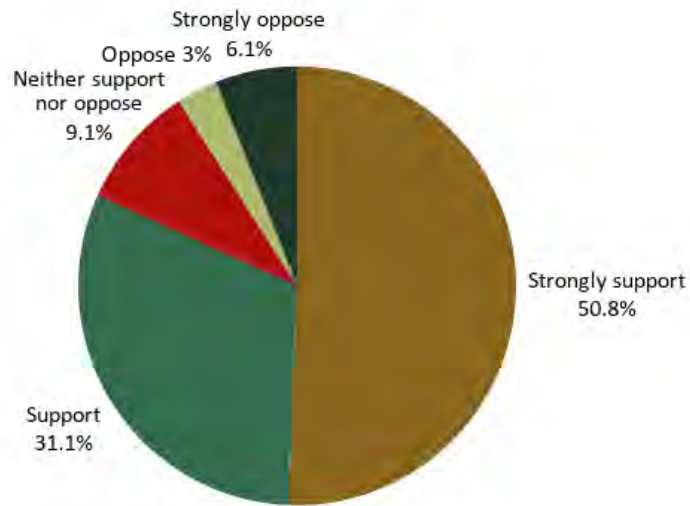
Q3. The pie chart below shows that 65% of Beaufort residents oppose the subdivision of lots into properties smaller than two acres in size. This shares that Beaufort residents value low density development and space between neighbours.

“The current minimum lot size in Beaufort is 0.8 hectares (2 acres). Do you support allowing subdivision to create properties smaller than 0.8 hectares (2 acres) in Beaufort?”



Q4. When asked if community members support allowing the construction of an additional full-sized home on properties 2 acres or larger, results show most community members (82%) support this. Comments stated that this could help property owners provide additional dwellings for their families or add to Beaufort’s rental stock. The OCP guides where and what types of housing are encouraged in Beaufort, while the Zoning Bylaw provides the specific rules for each property, such as lot size, permitted housing types, setbacks, and the number of homes allowed.

“We have heard community members would like the flexibility to construct an additional full-sized dwelling on properties 2 acres or larger in size. Would you support allowing the construction of additional homes on properties 2 acres or larger?”



Q5. Community members were asked to choose what types of housing they’d like to see in Beaufort. Many survey respondents chose single detached dwellings (67.4%); accessory dwelling units (34.8%), or selected ‘all of the above’ (31.1%). This indicates Beaufort

residents want the flexibility to live in a variety of structures on their properties.

“Which types of housing would you like to see in Beaufort? Select your preferences:”

Housing type	% of support
Single detached dwelling units	67.4%
Accessory dwelling units	34.8%
Secondary suites	31.1%
Multi-family residences (duplex, triplex, etc.)	5.3%
Tiny homes	25%
RVs	19.7%
All of the above	31.1%

Q6. When asked what weather events were causing residents the most concern wildfire, high winds, and drought were ranked as the top three most concerning. Data from this question will be used to understand environmental challenges faced by residents and support grant funding opportunities.

“Which weather related events are you most concerned about impacting your property? Rank 1-5, 1 being most concerning:”

Housing type	Average rank
Wildfire	1.54
High Winds (Bomb Cyclone)	2.48
Drought	2.65
Snow	3.77
Flooding	4.08

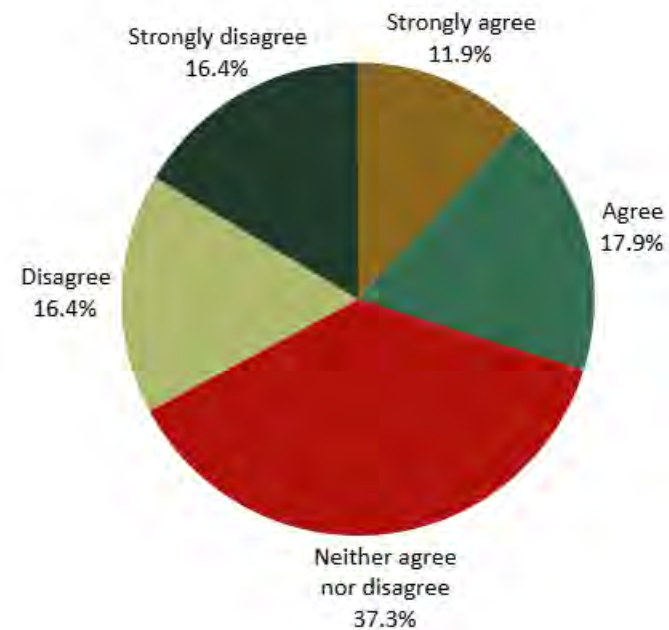
Q7. Community members were asked how they feel the effects of weather-related events in Beaufort should be lessened. 79 respondents answered this question, with many indicating they believe individual preparedness and implementing FireSmart principles on their properties is important. In addition, respondents believe that neighbours should support each other during weather events where power may be out or roads are closed. Many responded that the province could better maintain road rights-of-way and remove debris. Finally, many respondents talked about mitigating risk by limiting recreational and industrial activities in dry forests. Advocating to industry for stronger forestry management practices was discussed by many.

Some survey responses include:

- “It is difficult to control the weather. Best to keep people informed of extreme weather events and mitigating actions they may take. ie conserve water, fire smart program around residences.”
- “Firesmart your property. Have an emergency plan in place. Know (and help) your neighbour”
- “Maintaining a mature forest throughout the region. Stop the commercial harvesting of the forests.”

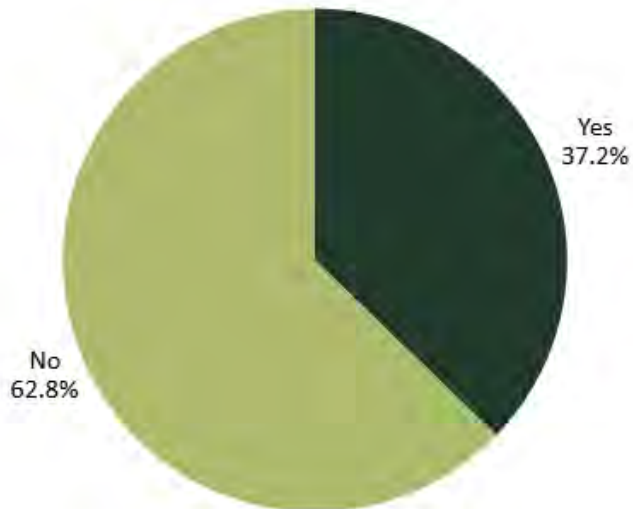
Q8. Community members were asked to identify their level of support for additional Parks and Trails in Beaufort. Survey results find there are mixed opinions on this topic, with the largest number of respondents stating they neither agreed nor disagreed. This question may be a topic of further discussion.

“To what extent do you agree or disagree with the following statement? Beaufort needs more Parks and Trails.”



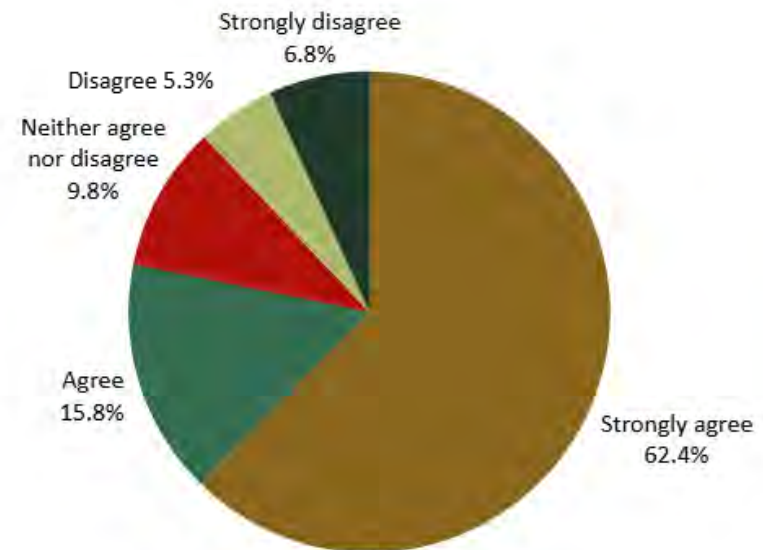
Q9. While the ACRD does not have jurisdiction over public roads in Beaufort, advocacy policies can be included in the OCP to state the desire of the area. In response to feedback, residents were asked if they would like to see policies that advocate for the installation of bike lanes on Beaver Creek Road. 62.8% indicated that is not a priority.

“Should the ACRD advocate to the Ministry of Transportation and Transit for bike lanes on Beaver Creek Road?”



Q10. Community members were asked what permitted uses they would like to see on trails. Responses from this question (88%) highlight a variety of uses on trail are desired by community members.

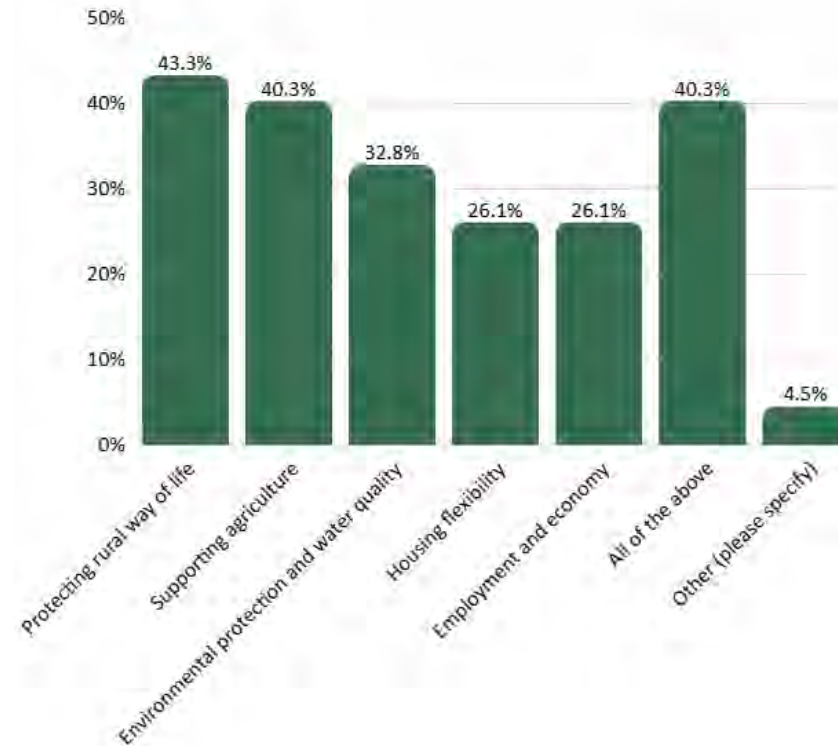
“Should motorized/mixed uses be permitted on all trails in Beaufort? Mixed uses could be horses, bikes, walkers, ATVs, etc.”



Q11. Beaufort residents selected their top three priorities that should be addressed in the OCP. Understanding what issues are most important for residents to maintain their quality of life helps draft an OCP that supports residents and farmers, provides guidance to decision makers and doesn’t cause unnecessary limits or restrictions. Protecting the rural way of life (43.3%) and supporting agriculture (40.3%) were indicated as the most important to residents of Beaufort, however all topics rated above 26%. ‘Other’ priorities included the need for:

- Fire protection
- Property rights protection
- Increased grant funding for non-profits
- Air quality and emissions
- Water quality

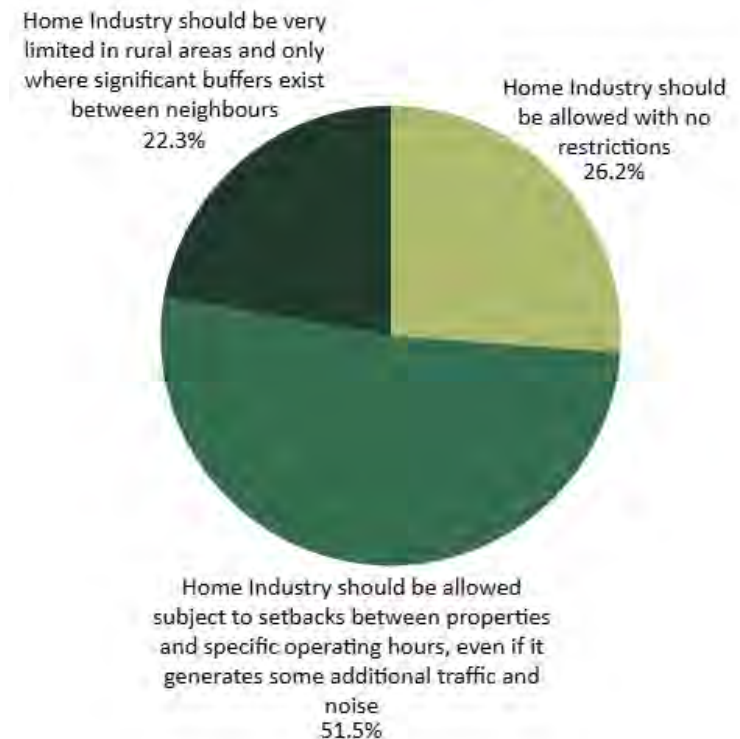
“Please choose your top 3 priorities for Beaufort OR select “all of the above.”



Q12. The community indicated that the ability to operate a business on a residential property is very important. To best determine how neighbours would like to manage this, they were asked about home business and industry, and what limits or parameters would best suit property owners and neighbours in Beaufort. Beaufort residents are generally supportive of home business and home industry, but with the provision that setbacks and buffers between properties are in

place and that operating times are maintained. This data will also inform future zoning bylaw updates.

“Home Industry is defined as a business conducted in a structure outside the primary residence on a property. It may include processing, manufacturing, assembly, repair work, trades, contracting or similar activities. These types of businesses are generally noisier, and more impactful on the environment and/or neighbours. Which statement BEST reflects your view about Home Industry:”



Q13. Many Beaufort residents have been talking about a ‘good neighbour’ policy. Question 13 asked survey respondents to describe what this means. The majority of respondents (91) suggested that having respect for their neighbour, their property, and their autonomy are most important to them. Survey responses say having open discussions with neighbours when problems arise is the best way to prevent or resolve issues. Having friendly relationships with neighbours helps respondents feel safe in Beaufort. However, some residents feel a ‘good neighbour policy’ doesn’t work fairly for everyone. This leaves some feeling hesitant and uncomfortable when resolving conflicts with neighbours on their own. These residents feel having clear bylaws and support is most beneficial to prevent and resolve conflicts.

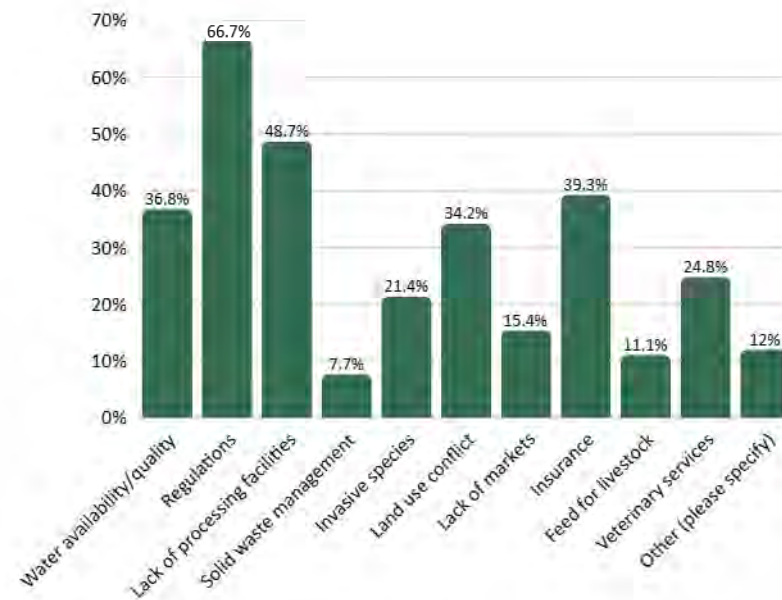
Some survey responses include:

- “Looking out for each other. Eyes and ears are everywhere and that makes me feel safe. If disaster were to strike, I know I can go to my neighbors for help. It’s a safer community out here-not like in town where you can’t trust souls on the street. If anything shady is trying to happen out here, you best believe my neighbors are watching”
- “No disrespect or fighting”
- “As weird as this sounds, it means following the rules and bylaws. That's what keeps people from annoying or bullying others...”
- “To be considerate and respectful in everything, especially regarding noise and mess. Also, a good neighbor is someone who will look out for their neighbor during a crisis.”

Q14. A number of barriers were highlighted by Beaufort residents. Difficulty with insurance, provincial and local regulations, and a lack of processing facilities were most commonly selected. Further

conversations on these topics will be helpful to gather more detail and prioritize ways to support farmers in the most effective way possible. This could include direct OCP policy or a variety of options from recommendations for amendments to the Zoning bylaw, grant funding, or other solutions.

“What are the biggest barriers to farming in Beaufort? Select the top 5.”

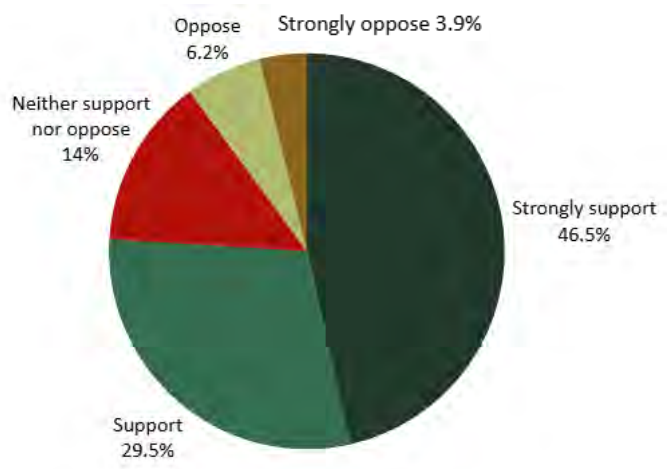


‘Other’ barriers included:

- Lots large enough to make farming economical
- Land prices
- Lack of mentorship from experienced generational farmers
- Funding and support from higher levels of government
- Contamination of water sources from waste from farms

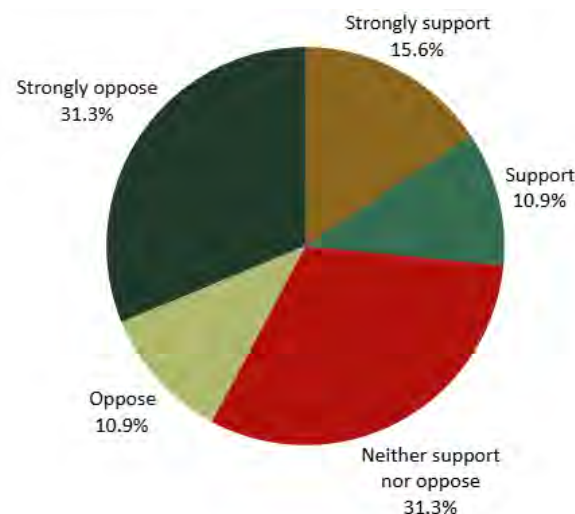
Q15. Agri-tourism was indicated as an important emerging economic sector in conversations prior to the survey launch. Allowing agri-tourism accommodation provides more opportunities for farmers to support the operation of their farm by supplementing income streams. Currently, although the ALC allows farms with ‘farm status’ to have short-term accommodations on their farms, the ACRD zoning bylaw does not. This misalignment requires farmers to apply for a Temporary Use Permit to allow a use that is already permitted under the ALC. The survey findings suggest Beaufort residents support (29.5%) or strongly support (46.5%) the alignment of the zoning bylaw with ALC regulations.

“Under Agricultural Land Commission (ALC) rules, properties on Agricultural Land Reserve with farm status are allowed to have a limited number of short term rentals (called ‘agri-tourism accommodation’) to help support their farming activities. However, the ACRD Zoning Bylaw does not currently allow short-term rentals on these farms, requiring farmers to apply for a temporary use permit if they wish to access this ALC permitted use. Do you support updating the ACRD Zoning Bylaw to align with ALC?”



Q16. If the ACRD were to pursue the connection of the Beaver Creek water to Beaufort, the project would need to be included in the Official Community Plan for grant funding purposes. To understand how the community feels about servicing needs, residents were asked in the survey. From the findings below, 42.2% of Beaufort residents either strongly oppose (31.3%) or oppose (10.9%) the extension of water services.

“Do you support creating community water and wastewater service connections in Beaufort?”



Q17. There are several topics that the Province requires Regional Districts to include in Official Community Plans. Establishing targets for reducing Greenhouse Gas Emissions is an area that the ACRD must include information on in the OCP. Beaufort residents were asked for their ideas of what steps the ACRD could take to reduce its emissions. Most of the 62 residents who responded are more concerned about other OCP topics than they are about reducing emissions. Skepticism and uncertainty toward reducing greenhouse gas emissions emerged

as the most common theme. Many respondents questioned the importance or effectiveness of ACRD GHG reduction initiatives, while others emphasized local autonomy, and higher priorities such as forest management, agriculture, wildfire prevention and waste diversion.

Some survey responses include:

- “Do a better job fighting fires and create an aggressive wild fire mitigation program. This will improve air quality, reduce greenhouse emissions on a much greater scale than anything else. Leave land owners alone.”
- “Plant trees! They trap carbon. And support farmers to plant orchards.”
- “Nothing meaningful. Seriously, Canada is building more pipelines, BC is fracking etc. etc. so anything the ACRD does is wasted time and energy better applied elsewhere. Check what other districts have already done and had approved, then imitate; it'll be cheaper and guaranteed to meet provincial requirements. Maintaining our forest cover is a win-win though - habitat and carbon storage.”
- “I don’t think Beaufort has a problem, as far as the ACRD is concerned I have no input”

Q18. Community members demonstrated very clearly that supporting farmers in Beaufort is a top priority. When asked how the ACRD could support farmers to catch and store water for irrigation over the dry summer months, survey respondents (80) suggested that grants and other incentives to install water collection and storage systems would be of most help. Policies in support of grant funding applications could be included in the OCP to support water capture and storage initiatives. Many of the water issues such as availability and access fall

under provincial jurisdiction (*Water Sustainability Act*): i.e. drawing water from creeks, lakes, rivers.

Some survey responses include:

- “Help farmers dig dugouts and ponds! So much water falls every winter...we should be storing it!”
- “Find a way to speed up processing times for requests to amend/create water licenses with the province.”
- “Please tell me!!! id love to know. i'm working with the AIF and the only option they are giving me is dug outs... there needs to be more - key line design, swales, we need to hold on to more winter water...”
- “Tell the province to allow it without trying to charge for water use, its expensive enough to purchase tank and set up the pumps etc.”

Q19. While the Official Community Plan doesn’t regulate the number of animals a farm can have, it does assign land use designations such as agricultural use. This establishes policy direction that informs future zoning regulations. The Code of Practice for Agricultural Environmental Management (AEM Code) under the *Environmental Management Act* governs manure storage and application, nutrient management, runoff prevention, and protection of watercourses. This may influence required setbacks for pens, paddocks and barns from property lines and watercourses. The *Prevention of Cruelty to Animals Act* is the provincial legislation that outlines the required standards of care for animals in British Columbia. This may set base square footage required per animal to keep them healthy.

Producers must ensure there is sufficient land or approved management practices to properly handle manure and ensure the welfare of animals is protected. When asked if there should be any restrictions on livestock on properties 5 acres or larger, many respondents stated there should be no restrictions as long as animals

are healthy and well cared for. Of the 93 responses submitted to Q19, many suggested density should be left to higher levels of government to regulate and should depend on the type of animal. Others were mainly concerned about environmental impacts. Some survey responses include:

- Animal husbandry guidelines are available. People should be able to grow food.
- Mostly just animal welfare controls. You can't have 50 head of cattle safely on 5 acre, etc.
- Should be dependent on the type of livestock. 200 pigs is much more impactful with smell and waste disposal than 200 chickens.
- Restrictions should reflect best practices that animal advocacy groups such as the SPCA have already established. The ACRD should not be dictating what and how many animals that can be owned or cared for without the support of organizations that specialize in knowledge, care and conditions of those animals

Q20. Residents and property owners were asked about whether there should be limits on the storage or parking of RVs, boats, sea cans or other equipment on rural properties. The OCP provides long-term community vision and policy direction, while specific rules about the storage or placement of vehicles, and equipment are addressed through the zoning bylaw. The responses to this question will be used to inform future Zoning Bylaw amendments.

103 people responded to this survey question. Survey respondents feel strongly that they should have personal autonomy and the ability to use their land as they choose. However, many residents had concerns related to visual impacts, environmental protection, and conflicts between neighbours. Overall, residents believe farmers

should have the ability to store working farm equipment necessary for the operation of the farm. Some survey responses include:

- "None at all, so long as they are not leaking fluids everywhere, or posing a fire risk with bad wiring, or housing large populations of rats and mice."
- "Private property owners should decide what to do on their property. Education on being environment sensitivity should be recommended."
- "Limit the number based on the number of dwellings on the property and the type of equipment except farm equipment. If there are two dwellings, then you should support two RVs or two boats but if there's only one dwelling then why are four or five RVs or boats needed. Unless it's a home based business, there's no reason for anyone to have multiples of recreational equipment. Properties should not turn into scrap yards or hoarding situations."
"If homeowners were considerate and not messy, this would not be a problem. Another rule isn't going to stop someone that is already breaking the rules and will reduce freedom for the honest, hardworking person that might need a seacan for a season.... Any unsightly mess should be disallowed and cleaned up by the homeowner to respect their neighbors."

Q21. Of the 104 survey responses received for Q21, most were very clear there should be no regulations regarding the number of parking spaces properties should have. However, respondents were also clear that they did not want properties to become storage or scrap yards. Parking regulations are established by policy outside of the OCP, and responses will be considered for future policy work.



To: Alberni-Clayoquot Regional District Board of Directors

From: Shane Koren, CPA, Manager of Financial Services

Meeting Date: August 26, 2026

Subject: Board Remuneration Historical Analysis – 2000 to Current

Purpose:

To provide the ACRD Board of Directors an overview and analysis of historical Board remuneration rates in comparison to the Consumer Price Index (CPI).

Summary:

At the July 22, 2026 Board of Directors meeting, direction was given to staff to report back on the historical Board remuneration rates in comparison to CPI from 2000 to current.

Overall, the current Board Remuneration bylaw A1095 rates are averaging above CPI increases since 2000 with CPI averaging 2.08% annually and Board remuneration averaging 2.87% annually considering the expected remuneration rate levels for each remuneration type.

Background:

The comparison of Bylaw A1026 (effective 2000-2002) and Bylaw A1095 (effective Nov 1, 2026 – Oct 31, 2030) was completed which yielded the following

Remuneration Type	2000 Amount	2026 Amount	Annualized Average
Director Remuneration	3,796.00	9,489.00	3.59%
Electoral Areas Additional	2,030.00	3,367.00	1.97%
Chairperson	5,319.00	8,417.00	1.78%
Average Meeting Amount	129.25	154.60	0.69%
Vicechair	Not Listed	4,209.00	Not applicable – Implemented Nov 1, 2018

West Coast Directors	1,015.00	Not Listed	Not applicable – Removed Oct 29, 2018
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Staff considered Canada CPI, British Columbia CPI, Vancouver CPI, and Victoria CPI (effective 2000-2025) which yielded the following annualized averages

Canada CPI	British Columbia CPI	Vancouver CPI	Victoria CPI
2.22%	2.02%	2.12%	1.94%

*CPI has been relatively stable since 2000 with the exception of 2021-2025

2026 CPI is currently averaging 2.20%.

Time Requirements – Staff & Elected Officials:

Minimal staff time was used to develop this report.

Financial:

There were no financial implications of producing each report, beyond staff allocated time.

Strategic Plan Implications:

There are no strategic plan implications.

Policy or Legislation:

The *Local Government Act*, ACRD Board, Remuneration and Expenses Bylaw (Bylaw A1095) and ACRD Board Remuneration Review Policy applies.

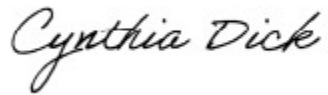
Options Considered:

N/A

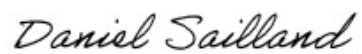
Report Approval Details

Document Title:	RFI - Historical Board Remuneration .docx
Attachments:	
Final Approval Date:	August 21, 2026

This document and all of its attachments were approved and signed as outlined below:



Cynthia Dick, General Manager of Administrative Services



Daniel Sailland, MBA, Chief Administrative Officer

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
July, 2026

	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
BUILDING TYPE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family													0	0
Accessory							2	143,841	1	80,617			3	224,458
Adds+Renos													0	0
Multi-Family													0	0
Manufactured	1	206,896											1	206,896
Agricultural													0	0
Commercial													0	0
Industrial													0	0
Institutional													0	0
Renewal													0	0
Demolition													0	0
Totals	1	206,896	0	0	0	0	2	143,841	1	80,617	0	0	4	431,354

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
2026 TO DATE

	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
BUILDING TYPE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	2	805,716	0	0	2	548,753	7	4,404,349	2	1,686,576	0	0	13	7,445,394
Accessory	2	190,000	1	570,515	1	17,596	5	399,590	2	130,617	1	109,004	12	1,417,322
Adds+Renos	0	0	0	0	0	0	5	620,000	1	1,934	0	0	6	621,934
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manufactured	1	206,896	0	0	0	0	1	7,000	0	0	0	0	2	213,896
Agricultural	0	0	0	0	0	0	0	0	0	0	1	59,718	1	59,718
Commercial	1	166,744	1	24,326	0	0	0	0	0	0	0	0	2	191,070
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewal	0	0	0	0	0	0	0	0	1	204,615	1	607,445	2	812,060
Demolition	0	0	0	0	0	0	3	3,000	0	0	2	2,000	5	5,000
Totals	6	1,369,356	2	594,841	3	566,349	21	5,433,939	6	2,023,742	5	778,167	43	10,766,394

	BAMFIELD	CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS		1			1	2	7

	YEAR TO DATE		TOTAL YEAR	
2025	29	7,114,311	98	30,000,766
2024	62	11,154,036	119	30,520,584
2023	47	8,401,340	107	21,617,844
2022	51	11,385,525	127	27,309,617
2021	45	4,669,332	109	15,945,961
2020	44	5,930,746	121	16,119,274
2019	37	5,066,394	109	14,925,682
2018	38	4,493,506	104	12,305,797
2017	34	4,195,057	103	12,826,449
2016	25	2,995,016	82	10,545,063
2015	28	2,176,279	89	8,577,170



Monthly Agreement & Grant Delegation Report

The following agreements have been executed by the CAO and or GMs for the period of July 1, 2026, to July 31, 2026:

Parties	Agreement	Purpose	Term	Fees
KPMG LLP	Contract Amendment	West Coast Emergency Cultural Awareness and Safety Plan	Extended from May 30, 2026 – Jul. 17, 2026	n/a – 1-month and 1 week contract term extension and scope adjustment
Paladin Security	Contract	Alarm Response Service	Jul. 20, 2026 – Jul. 19, 2029	Up to a maximum \$10,000.00/year, rate contract
Float Docks	Contract	Maplehurst Park Bridge Replacement	Aug. 1, 2026 – Sept. 30, 2026	\$7,784.23 excluding GST
Total Power	Support Agreement	CYAZ Generator Maintenance	Aug. 31, 2026 – Aug. 30, 2031	\$2,798.60/year for a total of \$13,993.00/5 years excluding GST

Grantor	Program	Purpose	Funding Term	Grant Amount
Union of BC Municipalities	Community to Community Program	Proposed forum session and MOU for AVRA with Tseshaht and Hupacasath	Jul. 30, 2026 – Jul. 30, 2027	\$20,000.00
Transport Canada	Boating Safety Contribution Program	Extension of the Sproat Lake Marine Patrol funding program	Jul. 24, 2023 – Mar. 31, 2027	\$50,000.00
Union of BC Municipalities	Strategic Priorities Fund	Development of a Design, Operations, and Closure Plan for the West Coast Landfill	N/A	Declined
Union of BC Municipalities	Strategic Priorities Fund	SLVFD – Harold Bishop Hall Expansion	N/A	Declined
Union of BC Municipalities	Strategic Priorities Fund	LBA – Wastewater System Expansion	N/A	Declined

Union of BC Municipalities	Strategic Priorities Fund	Bamfield Tsunami Warning System	N/A	Declined
Union of BC Municipalities	Next-Generation 911 Funding	Next Generation 911 Implementation - Extension	Aug. 3, 2023 – Sep. 10, 2027	\$45,000.00
Union of BC Municipalities	Long Term Financial Plan/ Asset Management Planning	Development of Long-Term Financial Plan Program for Alberni-Clayoquot	Nov. 25, 2024 – Jun. 25, 2026	Withdrawn
Employment and Social Development Canada	Canada Summer Jobs Program	Extension of the Sproat Lake Marine Patrol	N/A	Withdrawn



Alberni-Clayoquot Regional District

Board of Directors Meeting Schedule September 2026

DATE & TIME	MEETING	LOCATION	ATTENDEES
Wednesday, September 9, 10:00 am	Regional Hospital District	ACRD Boardroom/Zoom	Committee/Staff
1:30 pm	Board of Directors	ACRD Boardroom/Zoom	Committee/Staff
Thursday, September 10, 10:00 am	Salmon Beach Committee	Zoom	Committee/Staff
Monday, September 14, 7:00 pm	Sproat Lake Parks Commission	Harold Bishop Firehall/Zoom	Commission/Staff
Tuesday, September 15, 10:00 am	Accessibility Committee	ACRD Boardroom/Zoom	Committee/Staff
6:00 pm	Bamfield Area Services Committee	Zoom	Committee/Staff
Wednesday, September 23, 1:30 pm	Board of Directors	ACRD Boardroom/Zoom	Committee/Staff

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