



Agricultural Advisory Committee

Monday, January 19, 2026

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

7:00 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/19-1-2026/>

Register to participate via Zoom Webinar at: https://acrd-bc-ca.zoom.us/webinar/register/WN_PWdntDsRQ2km8Xk8jbi7w

- | | PAGE # |
|---|---------------|
| 1. <u>CALL TO ORDER</u> | |
| Recognition of Territories. | |
| Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website. | |
| Introductions - Committee Members and Staff present in the Boardroom and via Zoom. | |
| 2. <u>APPROVAL OF AGENDA</u>
<i>(motion to approve, including late items requires 2/3 majority vote)</i> | |
| 3. <u>DECLARATIONS</u>
<i>(conflict of interest)</i> | |
| 4. <u>MINUTES</u> | |
| a. Agricultural Advisory Committee Meeting held October 9, 2025 | 3-5 |
| <i>THAT the minutes of the Agricultural Advisory Committee meeting held on October 9, 2025 be adopted.</i> | |
| 5. <u>PETITIONS, DELEGATIONS & PRESENTATIONS (10-minute maximum)</u> | |
| 6. <u>CORRESPONDENCE FOR ACTION/INFORMATION</u> | |
| 7. <u>REQUEST FOR DECISIONS</u> | |

8. **PLANNING MATTERS**

- a. **AE24001, STAMP RIVER ENTERPRISES CORP., 7968 BEAVER CREEK ROAD (BEAVER CREEK)** **6-33**
Agricultural Land Commission Subdivision Application

THAT the Agricultural Advisory Committee recommend that the Alberni-Clayoquot Regional District Board of Directors forward ALC application AE24001 to the Agricultural Land Commission for decision with a recommendation to consider Access Option C.

34-77

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

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

9. **REPORTS**

10. **LATE BUSINESS**

11. **QUESTION PERIOD**

Questions/Comments from the public:

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

12. **ADJOURN**

Next Meeting: TBA



Alberni-Clayoquot Regional District

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

HELD ON THURSDAY, OCTOBER 9, 2025, 7:00 PM

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

MEMBERS

PRESENT:

Fred Boyko, Director, Area "B" (Beaufort)
Russell Dyson, Chairperson
Larry McMahon, Member at Large
Wayne Smith, Member at Large
Ray Dol, Member at Large

REGRETS:

Penny Cote, Director, Area "D" (Sproat Lake)
Lisa Aylard, Member at Large
Robert Haynes, Member at Large
Star Miklashek, Member at Large

STAFF PRESENT:

Amy Needham, Sustainability Planner
Charlene Harrison, Planning Assistant

OTHERS PRESENT:

Leanne Suits, Applicant
Carla Xavier, Agent

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

<https://www.acrd.bc.ca/events/9-10-2025/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 7:02 pm.

The Chairperson recognized this meeting is being held throughout the Nuuchahnulth territories.

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

Introductions - Committee Members and Staff via Zoom.

2. APPROVAL OF AGENDA

MOVED: L. McMahon

SECONDED: R. Dol

THAT the agenda be approved as circulated.

CARRIED

3. DECLARATIONS

4. MINUTES

5. PETITIONS, DELEGATIONS & PRESENTATIONS

6. CORRESPONDENCE

7. PLANNING REPORTS

- a. **AD25001, SUITS & NILSSEN-FRIGSTAD & MINISTRY OF
TRANSPORTATION & TRANSIT, 6401 VISTA ROAD & 6370 SERVICE ROAD
(SPROAT LAKE)**
Agricultural Land Commission Subdivision Application

MOVED: R. Dol

SECONDED: W. Smith

*THAT the Agricultural Advisory Committee recommend that the Alberni-
Clayoquot Regional District Board of Directors forward ALC application AD25001
to the Agricultural Land Commission for decision.*

CARRIED

8. REPORTS

9. LATE BUSINESS

L. Suits left the meeting at 7:17 pm.

10. QUESTION PERIOD

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

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

11. ADJOURN

The Chairperson adjourned the meeting at 7:18 pm.

S. Miklashek joined the adjourned meeting at 7:18 pm.

Certified Correct:

Russell Dyson,
Chairperson

Charlene Harrison,
Planning Assistant



To: ACRD Board of Directors

Meeting Date: January 28, 2026

From: Amy Needham, Sustainability Planner

File #: PL20240058/AE24001

Application Type: Subdivision in the ALR

Voting Structure: All Directors

Electoral Area: Beaver Creek

Subject: Agricultural Land Commission Subdivision in the ALR Application AE24001 – 7968 Beaver Creek Road (STAMP RIVER ENTERPRISES CORP.)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors forward ALC application AE24001 to the Agricultural Land Commission for decision with a recommendation to consider Access Option C.

Development Proposal: The owners are applying to subdivide the 26.9 ha non-ALR portion of the property from the 15.3 ha portion located in the ALR to allow for future development of the non-ALR lands along the Stamp River. The proposed subdivision requires the road right-of-way access from Beaver Creek Road through the ALR to be subdivided from parcel.

Agricultural Advisory Commission Recommendation: This application will be reviewed by the AAC at their January 19, 2026 meeting.

Property Owner(s)/Applicant(s): Stamp River Enterprises Corp. Inc. No. BC1365767

Agent: Colin Fry

Property Information:

Civic Address	7968 Beaver Creek Road						
Legal Description	DISTRICT LOT 101, ALBERNI DISTRICT EXCEPT PART IN PLANS 7121, 9698 AND 29964						
PID	008-635-650	Folio	1216.000	ALR? (Y/N)	Y	Lot Size (ha)	42.2
Current Zoning	Rural (A2) District			Proposed Zoning	N/A		
Current OCP	Rural/Residential Use			Proposed OCP	N/A		
Development Permit Area(s)	DPA I – Riparian Areas Protection						
Current Use & Description	The property is 42.2 ha (104 acres) in size, with approximately 15.3 ha within the ALR and the remaining 26.9 ha as non-ALR land. It is a vacant parcel laying south of Beaver Creek Road and northeast of the Stamp River. The flattest portion of the land lies in the ALR; the non-ALR portion slopes steeply down to a flat plateau, and then again down to the Stamp River, and is transected by several ravines. The ALR portion of the land is currently being actively logged. The non-ALR portion remains treed.						

PL20240058

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?ił'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).

Surrounding Zoning and Land Use			
North	Residential (R2) District, Small Holdings (A1) District, and Rural (A2) District - residential	South	Stamp River and Park and Public Use (P2) District – gun range
East	Rural (A2) District – rural residential	West	Stamp River

Services:

- a) **Sewage Disposal:** Onsite sewage disposal
- b) **Water Supply:** Beaver Creek Water System
- c) **Fire Protection:** Beaver Creek Fire Department
- d) **Access:** From Beaver Creek Road.
 - i. Parcel Frontage Waiver: Should the application proceed to next steps, a parcel frontage waiver will be required before subdivision can be finalized.

Planning Policy Discussion:

- a) **Official Community Plan:** The Beaver Creek OCP designates this parcel mostly as Rural Use, whose objective is to ‘maintain the predominantly rural character of the area.’ Additionally, Policy 7.2.3 encourages owners of rural acreages to maximize the agricultural potential of their land. Subdividing off the non-ALR portion and splitting the remaining ALR land into multiple sections split by road down the center of the parcel, as outlined in the applicant’s Preferred Option A, is inconsistent with Policy 7.2.3. The Agricultural Land Commission asserts that maintaining large ALR parcels maximizes their agricultural potential and this option would create two roads that split the ALR property into three sections. Similarly, Access Option B would split the ALR property into two sections. Staff recommend that the Board support Access Option C as being more consistent with Policy 7.2.3, which would dedicate two access roads along the north and east lot lines while maintaining one contiguous remainder of ALR land that is not divided up by access roads.

Policy 7.2.1 is to ‘maintain a minimum lot size of 2 hectares in areas designated as Rural.’ The proposed strata lots in each of the three proposed subdivision plans do not meet this minimum lot size requirement and an OCP amendment and rezoning will be required to facilitate the proposed future 10-lot bare land strata subdivision. However, for the current two-lot proposal to subdivide the ALR portion from the non-ALR portion of the parcel, lot size minimums are met.

There is approximately 1.42 ha (3.5 ac) on the north end of the parcel designated as Residential Use, but this portion of the property is not in the ALR. The applicants are proposing to add this residentially designated land into the ALR as part of the application to help offset the proposed use of ALR land to build access roads.

Development Permit Areas

The parcel includes a Development Permit Area (DPA I) for Riparian Areas Protection within a 30m buffer along the Stamp River, which highlights the sensitive environmental nature of the parcel. Stamp River flows have been precariously low since 2021; the low flows cause the water to warm and threaten the viability and health of spawning salmon. One of the recommendations by the Department of Fisheries and Oceans to help preserve spawning salmon is to maintain healthy riparian vegetation, which provides shade to cool the water during the high temperatures and low flows of summer. Subdivision proposals to sever off non-ALR land from the ALR portion usually point to upcoming development, as evidenced by the rural residential lot development survey attached. There are also ravines visible on the hillshade map that may indicate unmapped streams. The QEP report that must be commissioned to address the DPA I guidelines for the Stamp River should speak to the definition of other waterways on the parcel and whether they require mapping and introduction into the ACRD’s

DPA I mapping layer for development permit requirement in the event of future development.

There is no mapped Natural Hazard Areas Protection Development Permit Area for steep slopes on the parcel; however, the subject property has significant slopes across its span from Beaver Creek Road at 80m elevation down to the Stamp River at 0-20m. There are significant portions of the proposed strata lots with slopes greater than 30%, indicating high potential for erosion and slumping should development occur on or near them. Prior to any subdivision development or alteration of land within an area that may be impacted by steep slopes and erosion, the applicant will be required to engage a Geotechnical Engineer to assess the development and confirm that it is safe for the intended use.

The current two-lot proposal to subdivide the non-ALR land from the ALR land complies with the Beaver Creek OCP. Any future subdivision will require QEP assessments to consider the riparian area protection and natural hazard area guidelines outlined in the OCP.

- a) **Zoning:** The parcel is zoned A2 – Rural District, which ‘provides for the conservation of agricultural and non-urban land by the holding of land in large parcels’ and has a minimum lot size of 2 ha (5 acres). The proposed subdivision would create two lots by splitting the non-ALR land (approx. 26.9 ha) from the portion of the property located within the ALR (approx. 15.3 ha). Each of the Access Road Options would offer different access options but would not create any additional lots beyond the two proposed as part of this subdivision. The applicants have indicated that future subdivision plans would create a 10-lot bare land strata subdivision layout on the riverfront portion of lands that are located outside of the ALR.

	Current: A2
Minimum Lot Area (ha)	2.0
Minimum Lot Width (m)	100
Principal & Accessory Front Yard Setback (m)	15
Principal Side Yard Setback (m)	4.5
Principal Rear Yard Setback (m)	9
Accessory Side Yard Setback (m)	4.5
Accessory Rear Yard Setback (m)	4.5

The two-lot proposal complies with the minimum lot size requirement for Rural (A2) District zoning. Any future development of lands on the non-ALR portion to a lot size smaller than 2 ha would require a rezoning application.

Comments:

Agricultural Land Commission Requirements

Section 6 of the *Agricultural Land Commission Act* outlines the purposes of the ALC as primarily to preserve the ALR, encourage farming of ALR land, and to encourage local governments to accommodate farming on ALR land in their plans, bylaws and policies. In order to fulfill these purposes, Section 6(2) of the *Act* states that the commission must give priority to protecting and enhancing the size, integrity and continuity of the land base of the ALR. The applicant’s Preferred Access Option A and Access Option B would appear to be inconsistent with this priority of the *Act* by splitting a contiguous parcel of ALR land into multiple sections in order to accommodate roads to the proposed lot on the non-ALR portion of the property.

The ALC allows subdivision that would create a legal boundary along the ALR boundary. However, per ALC

Information Bulletin 09 – [Subdivision and Plans That Cause Subdivision in the ALR](#), if a plan of subdivision creates a boundary that will transect a portion of a parcel within the ALR, then authorization of the Commission is required. In this case, there is currently no road access to the non-ALR portion of the parcel that lies along the Stamp River, so a road right-of-way that crosses the ALR portion has been included as part of the subdivision proposal. The Information Bulletin also states that ‘a subdivision to enable a non-farm use, such as a road, is also not permitted and an application for subdivision approval is required.’

Example 3: Not permitted because the New Road transects the portion of the parcel that is within the ALR

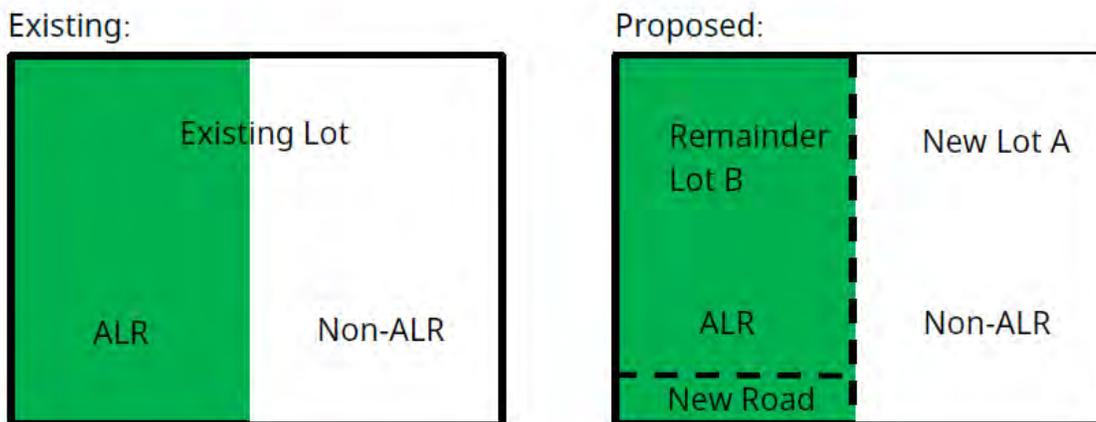


Figure 1. An example of non-permitted subdivision of ALR land from ALC Information Bulletin 09 - Subdivision and Plans That Cause Subdivision in the ALR. This example matches what is proposed for the subject property.

First Nations Engagement

As the Somass River watershed is of crucial importance to both cultural values and food sovereignty for Tseshaht and Hupačasath First Nations, upon whose traditional territory it is located, any development proposal submitted to the ACRD that has the potential to impact the Somass River, its tributaries (of which the Stamp River is one) or the watershed in its entirety, is forwarded to both First Nations for review and comment as early as possible in the development process. A reply to the referral was received from Tseshaht First Nation on August 9, 2024, outlining concerns about the proposed development and its potential effect on the Stamp River and spawning salmon populations. Subsequent engagement with both Tseshaht and Hupačasath First Nations has resulted in letters of support from both Nations with conditions outlined that must be adhered to in order for the development to proceed, including a 50-meter non-development buffer around *caah-tas* from Hupačasath and a commitment to signage on the project recognizing unceded Tseshaht territory and using Tseshaht language.

An Archaeological Overview Assessment (AOA) report for this proposal was submitted by Aquilla Archaeology, which indicates one heritage site of significance within the proposed development area – a rock shelter named *caah-tas* (meaning ‘water running downhill’) by the Hupačasath and containing evidence of previous use by First Nations. The primary recommendation of the report is to completely avoid the rock shelter and leave a buffer zone of 10m surrounding the landform untouched by ground disturbance or development. The letter of support submitted by Hupačasath and dated December 8, 2025, indicates that a 50m buffer from any development would be required.

A secondary recommendation of the Aquilla report is to complete an Archaeological Impact Assessment under a Heritage Inspection Permit, including subsurface testing, that will determine the nature and spatial extent of any

cultural materials present. Due to the site currently being unrecorded, there is risk of illegally impacting undocumented archaeological sites if proposed development occurs. The recommendations from the archeological assessments would be considered as conditions of approval for any future subdivision, rezoning, and development applications impacting this property.

Technical Requirements for Subdivision

There are several next steps involved in this application before the two-lot subdivision can be approved by the Ministry of Transportation and Transit (should the Board forward this application on to the ALC and the ALC approve the subdivision), which may include:

- A Qualified Environmental Professional (QEP) report would be required to both determine what measures are required for safe development along the sensitive riparian habitat of the Stamp River, as well as to assess existing streams on site for inclusion as Development Permit (DP) areas with their own associated development setbacks and requirements.
- A QEP report to assess and make recommendations for safe development near all slopes greater than 30% and in areas at risk of erosion and slumping, per the Beaver Creek Official Community Plan.
- A report by a Registered Onsite Wastewater Practitioner (ROWP) to confirm that safe onsite sewerage can be provided.
- Confirmation that Beaver Creek Water System connection requirements have been met and Development Cost Charge payments are provided for the number of lots proposed.
- Archeological Impact Assessment of an area of high potential identified in the Archeological Overview Assessment completed by Aquilla Archeology.
- A parcel frontage waiver for road access to the proposed subdivided lot.

Planning Staff recommend that the Board forward the application on to the ALC for decision recommending Access Option C, which keeps the ALR portion of the property contiguous. If the ALC application is approved, all technical requirements outlined in this report would be recommended as conditions of approval for any future subdivision and rezoning development of the site.

Alex Dyer

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

Reviewed by: Cynthia Dick, GM of Administrative Services

Approved by: Daniel Sailland, MBA, Chief Administrative Officer

PROPOSED BARE LAND STRATA PLAN OF PART OF DISTRICT LOT 101, ALBERNI DISTRICT, EXCEPT PARTS IN PLANS 7121, 9698 AND 29964.

SCALE 1:2000

0 25 50 75 100 150 200
 THE INTENDED PLOT SIZE IS 865mm IN WIDTH AND 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:2000.

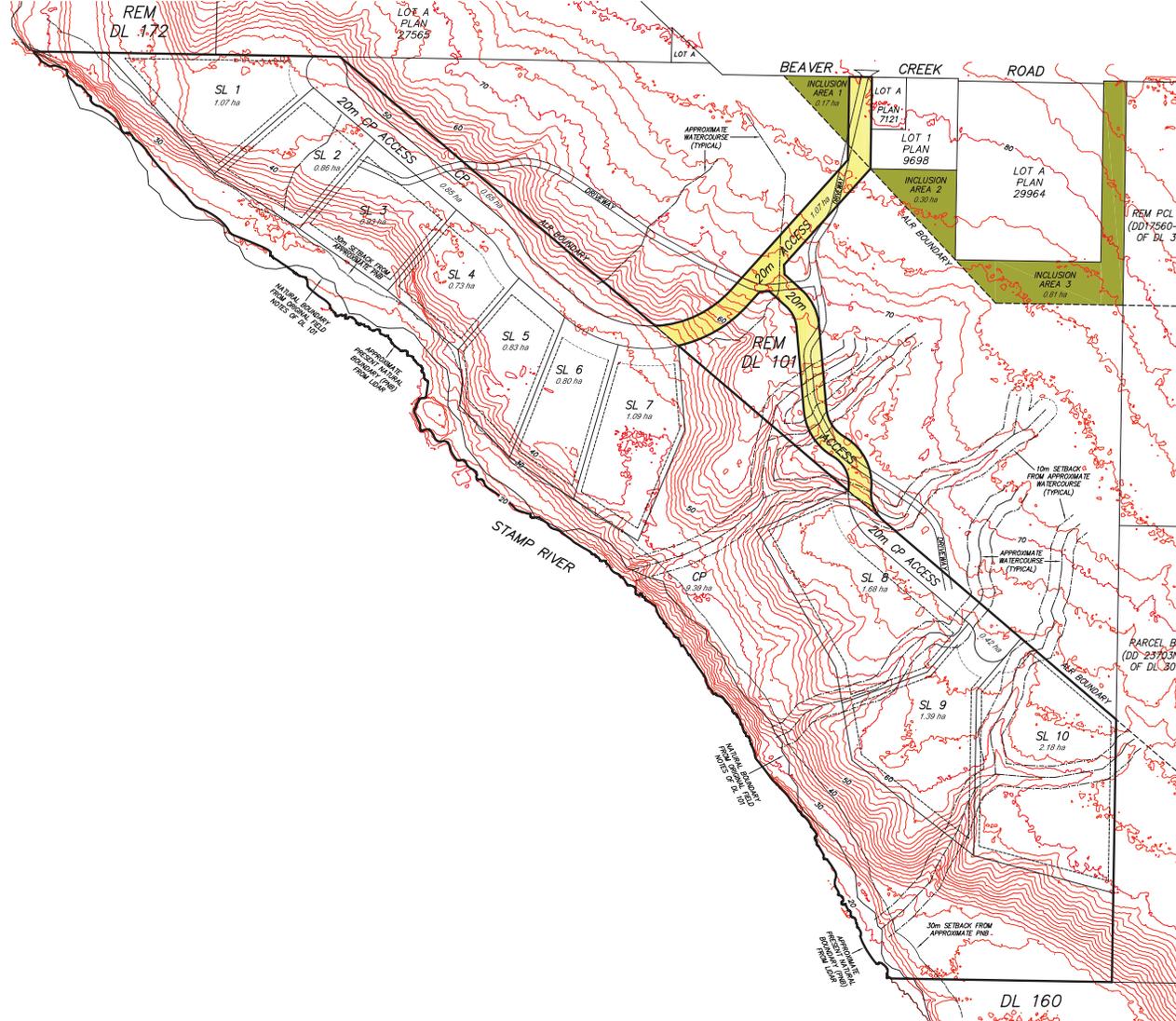
PLAN NOTES:

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH PROPERTY BOUNDARIES. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE ARE DERIVED FROM FIELD MEASUREMENTS AND LTD RECORDS. THIS PLAN SHOWS THE NATURAL BOUNDARY ACCORDING TO THE OFFICIAL FIELD NOTES OF DISTRICT LOT 101 AND AN OPINION OF THE LOCATION OF THE PRESENT NATURAL BOUNDARY BASED ON LIDAR CONTOUR DATA AND AERIAL IMAGERY. DIMENSIONS OF THE LOT UNDER SURVEY AS SHOWN ON THE OFFICIAL FIELD NOTES OF DISTRICT LOT 101 MAY NOT REFLECT THE CURRENT EXTENT OF TITLE.

PRESENT NATURAL BOUNDARY LOCATION TO BE VERIFIED BY FINAL SURVEY. ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013 DATUM, DERIVED FROM DIFFERENTIAL GNSS FREQUENCY GNSS OBSERVATIONS POST-PROCESSED USING NATIONAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE. CONTOUR INTERVAL IS 2 METRES.

CONTOURS ARE GENERATED FROM LIDAR DATA PREPARED BY UNDERHILL GEOMATICS LTD.

ACCESS OPTION 'A'



TOTAL INCLUSION AREA 1.28 ha

PROPERTY NOTES:
 JURISDICTION: ALBERNI-CLAYOQUET REGIONAL DISTRICT
 PARCEL ZONING: RURAL DISTRICT (A2)
 PID NO: 008-635-650
 THIS LOT IS SUBJECT TO LTD CHARGE NUMBER: M1980
 CMC ADDRESS: 7988 BEAVER CREEK ROAD, FORT ALBERNI, BC

BUILDING SETBACKS:
 RURAL DISTRICT (A2)
 FRONT YARD: 50 ft (15.2m)
 REAR YARD: 30 ft (9.1m)
 SIDE YARD: 15 ft (4.6m)

LEGEND

DL	DENOTES DISTRICT LOT
REM	DENOTES REMAINDER
ha	DENOTES HECTARES
SL	DENOTES STRATA LOT
CP	DENOTES COMMON PROPERTY
ALR	DENOTES AGRICULTURAL LAND RESERVE
-----	DENOTES ACOZ ZONING SETBACK LINE
-----	DENOTES 30m FNB SETBACK LINE
-----	DENOTES APPROXIMATE WATERCOURSE
-----	DENOTES 10m WATERCOURSE SETBACK LINE

No.	DATE	REVISION
1	2024/12/20	PRELIMINARY CONCEPTUAL PLAN FOR DISCUSSION
2	2025/01/23	INCREASED PROPOSED STRATA LOT SIZE, REMOVED 3 PROPOSED STRATA LOTS ON WEST, ADDED 3 PROPOSED STRATA LOTS ON EAST
3A	2025/06/04	WIDENED ACCESS ROUTES FROM 16 TO 20 METRES, HIGHLIGHT ACCESS ROUTE, SHOW AREAS TO BE INCLUDED INTO ALR

PRISM
 LAND SURVEYING LTD.
 223 FEW ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-750-9121
 FAX: 250-755-9241
 FILE NUMBER: 22-120-S
 DRAWING NUMBER: 22-120 P3A.DWG
 DATE: 2025/06/04

PROPOSED BARE LAND STRATA PLAN OF PART OF DISTRICT LOT 101, ALBERNI DISTRICT, EXCEPT PARTS IN PLANS 7121, 9698 AND 29964.

SCALE 1:2000

0 25 50 75 100 150 200
 THE INTENDED PLOT SIZE IS 865mm IN WIDTH AND 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:2000.

PLAN NOTES:

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PRESENT NATURAL BOUNDARY LOCATION TO BE VERIFIED BY FINAL SURVEY. ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013 DATUM, DERIVED FROM DIFFERENTIAL GPS. PRECISION GPS OBSERVATIONS POST-PROCESSED USING NATIONAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE. CONTOUR INTERVAL IS 2 METRES. CONTOURS ARE GENERATED FROM LIDAR DATA PREPARED BY UNDERHILL GEOMATICS LTD.

ACCESS OPTION 'B'



TOTAL INCLUSION AREA
0.89 ha

PROPERTY NOTES:
 JURISDICTION: ALBERNI-CLAYOQUET REGIONAL DISTRICT
 PARCEL ZONING: RURAL DISTRICT (A2)
 PID NO: 008-635-650
 THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M19300
 CMC ADDRESS: 7988 BEAVER CREEK ROAD, FORT ALBERNI, BC

BUILDING SETBACKS:
 RURAL DISTRICT (A2)
 FRONT YARD: 50 ft (15.2m)
 REAR YARD: 30 ft (9.1m)
 SIDE YARD: 15 ft (4.6m)

LEGEND

DL	DENOTES DISTRICT LOT
REM	DENOTES REMAINDER
ha	DENOTES HECTARES
SL	DENOTES STRATA LOT
CP	DENOTES COMMON PROPERTY
ALR	DENOTES AGRICULTURAL LAND RESERVE
-----	DENOTES ACRO ZONING SETBACK LINE
-----	DENOTES 30m FMB SETBACK LINE
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-----	DENOTES 10m WATERCOURSE SETBACK LINE

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3A	2025/06/04	WIDENED ACCESS ROUTES FROM 16 TO 20 METRES, HIGHLIGHT ACCESS ROUTES, SHOW AREAS TO BE INCLUDED INTO ALR
3B	2025/06/04	MOVED EASTERN ACCESS TO EAST PROPERTY BOUNDARY, HIGHLIGHT ACCESS ROUTES, SHOW AREAS TO BE INCLUDED INTO ALR

PRISM
 LAND SURVEYING LTD.
 223 FEW ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 FAX: 250-752-9241
 FILE NUMBER: 22-120-S
 DRAWING NUMBER: 22-120 P38.DWG
 DATE: 2025/06/04

PROPOSED BARE LAND STRATA PLAN OF PART OF DISTRICT LOT 101, ALBERNI DISTRICT, EXCEPT PARTS IN PLANS 7121, 9698 AND 29964.

SCALE 1:2000

0 25 50 75 100 150 200
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ACCESS OPTION 'C'



TOTAL INCLUSION AREA 1.03 ha

PROPERTY NOTES:
 JURISDICTION: ALBERNI-CLAYOQUET REGIONAL DISTRICT
 PARCEL ZONING: RURAL DISTRICT (A2)
 PID NO: 008-635-650
 THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M9820
 CMC ADDRESS: 7988 BEAVER CREEK ROAD, FORT ALBERNI, BC

BUILDING SETBACKS:
 RURAL DISTRICT (A2)
 FRONT YARD: 50 ft (15.2m)
 REAR YARD: 30 ft (9.1m)
 SIDE YARD: 15 ft (4.6m)

LEGEND

DL	DENOTES DISTRICT LOT
REM	DENOTES REMAINDER
ha	DENOTES HECTARES
SL	DENOTES STRATA LOT
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3B	2025/06/04	MOVED EASTERN ACCESS TO EAST PROPERTY BOUNDARY, HIGHLIGHT ACCESS ROUTES, SHOW AREAS TO BE INCLUDED INTO ALR
3C	2025/06/04	MOVED CENTRAL ACCESS TO NORTH PROPERTY BOUNDARY, MODIFIED COMMON PROPERTY ACCESS AND STRATA LOT BOUNDARIES, HIGHLIGHT ACCESS ROUTES, SHOW AREAS TO BE INCLUDED INTO ALR

PRISM
 LAND SURVEYING LTD.
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 PHONE: 250-752-9121
 FAX: 250-752-9241
 FILE NUMBER: 22-120-S
 DRAWING NUMBER: 22-120 P3C.DWG
 DATE: 2025/06/04

COLIN FRY & ASSOCIATES CONSULTING LTD.

MAILING ADDRESS: 903 EDINBURGH STREET, NEW WESTMINSTER, BC V3M 2V2
 ~ TELEPHONE: (604) 209-5359 ~ EMAIL: COLIN.FRY.ASSOCIATES@GMAIL.COM

APPLICATION TO SUBDIVIDE LAND IN THE ALR

Application ID: 10073

Applicant: Stamp River Enterprises Corp.

Property Description: PID: 008-635-650

District Lot 101, Alberni District, Except Part in Plans 7121, 9698 and 29964

Property Size: 40.18 ha

Assessment of Access Options

OPTION A (Preferred Access to Beaver Creek Road)

Area of Access	Area of Access in the ALR	Agricultural Capability Rating for Area in ALR	Area of Road Affected by Topography	Area of Road not Affected by Topography	Comments
1.07 ha	0.87 ha	6:3AD 4:4T ¹	0.65 ha	0.22 ha	<p>Pro: Option A utilizes the least amount of better agricultural land.</p> <p>Pro: Option A utilizes a portion of the existing road access.</p> <p>Con: Option A trisects the ALR component.</p> <p>Pro: The portion of the ALR component lying south of the 'fork' is an area of significant topography</p>

¹Agricultural Capability Rating Limiting Subclasses

A – Soil Moisture Deficiency

D – Undesirable Soil Structure of Low Perviousness

T – Topography

OPTION B (West and east access points to Beaver Creek Road)

Area of Accesses	Area of Accesses in the ALR	Agricultural Capability Ratings for Accesses in ALR	Area of Road Affected by Topography	Area of Accesses in the ALR not Affected by Topography	Comments
West 0.62 ha East 1.12 ha	0.42 ha 0.63 ha	6:3AD 4:4T 3A	0.2 ha 0.0 ha	0.22 ha 0.63 ha	Con: Option B utilizes 0.85 ha of better agricultural land. Con: Option B bisects the ALR component.

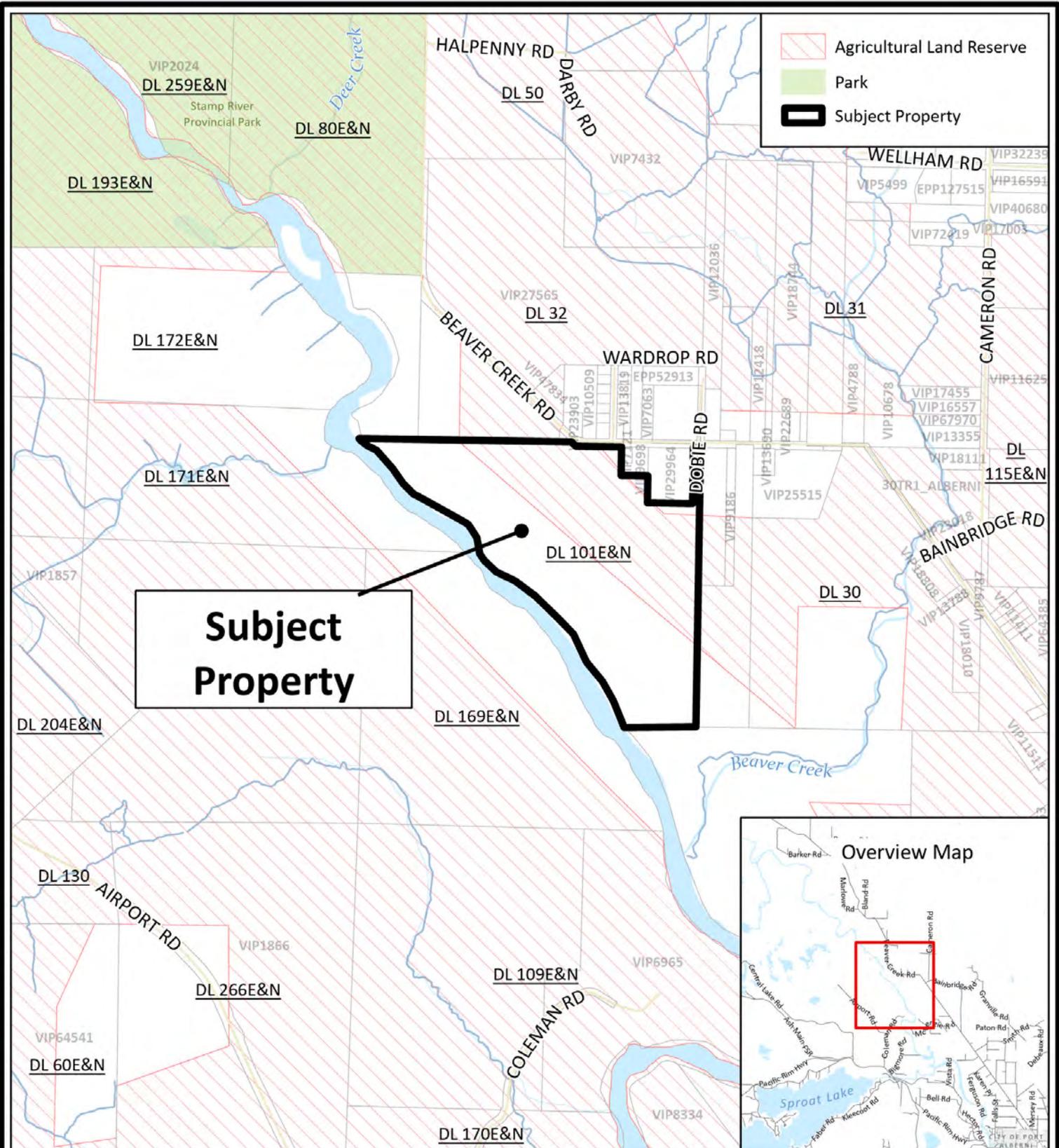
OPTION C (North and east access points to Beaver Creek Road)

Area of Accesses	Area of Accesses in the ALR	Agricultural Capability Ratings for Accesses in ALR	Area of Accesses Affected by Topography	Area of Accesses in the ALR not Affected by Topography	Comments
North 0.65 ha East 1.12 ha	0.65 ha 0.63 ha	6:3AD 4:4T 3A	0.0 ha 0.0 ha	0.65 ha 0.63 ha	Pro: Option C does not bisect or trisect the ALR component. Con: Option C utilizes 1.28 ha of better agricultural land, the most of the 3 options.

- Option A only utilizes 0.22 ha of better agricultural capability land. The matter of trisecting the ALR component can be addressed through the registration of legal documents to establish rights to ensure the ALR component can be utilized for agricultural purposes as a single unit.
- Option B utilizes 0.85 ha of better agricultural capability land – almost 4 times that in Option A. The matter of bisecting the ALR component can be addressed through the registration of legal documents to establish rights to ensure the ALR component can be utilized for agricultural purposes as a single unit.
- Option C utilizes 1.28 ha of better agricultural capability land – almost 6 times that in Option A.

Conclusion Regarding the Access Options

Option A is the preferred access to the non-ALR component of the property as it uses the least amount of land with good agricultural capability ratings.



Subject Property

-  Agricultural Land Reserve
-  Park
-  Subject Property

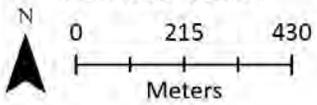


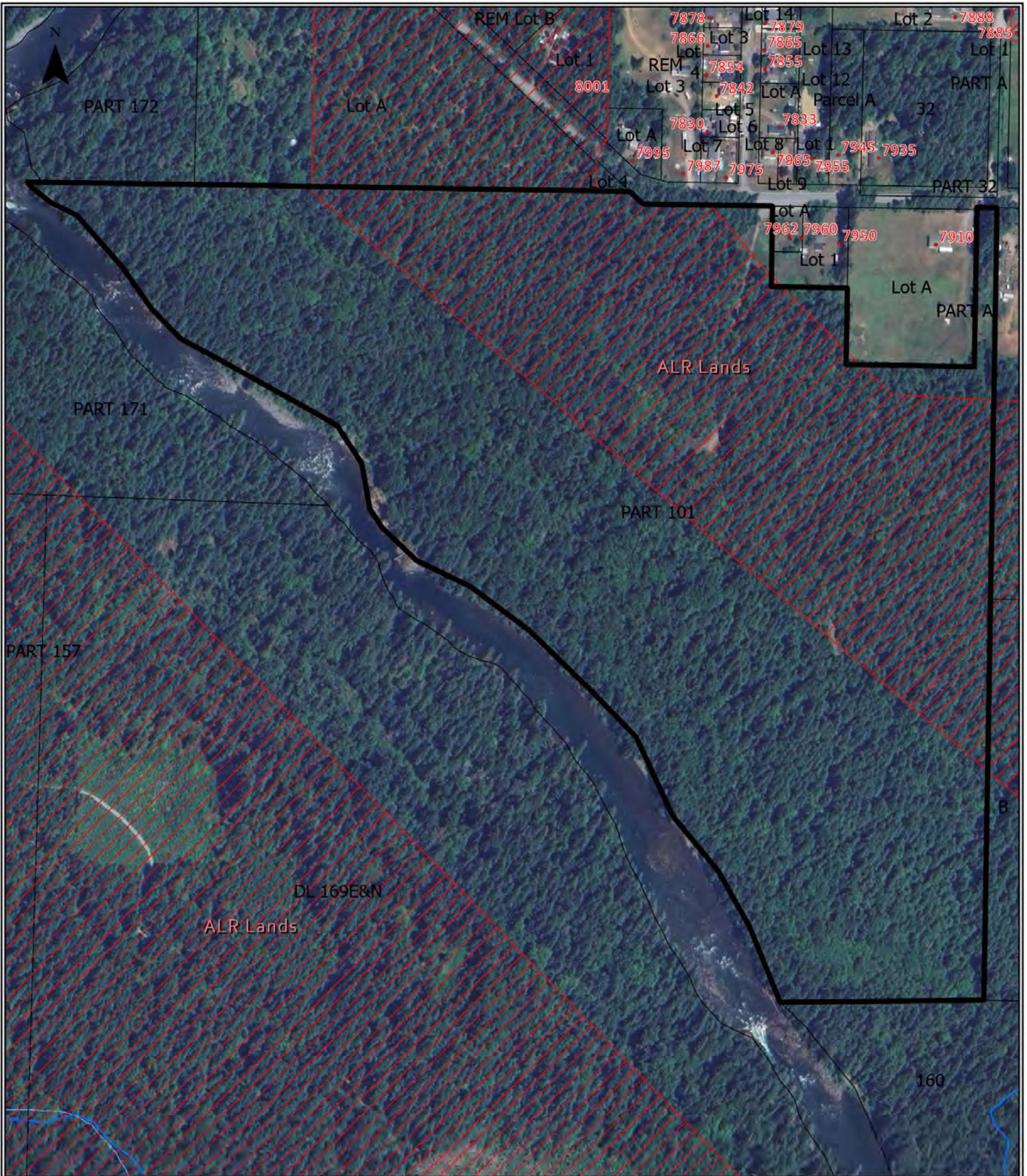
Overview Map

 Legal Description: DISTRICT LOT 101, ALBERNI LAND DISTRICT, EXCEPT PLAN 7121 9698 & 29964

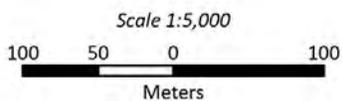


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





DISTRICT LOT 101, ALBERNI LAND DISTRICT, EXCEPT
PLAN 7121 9698 & 29964

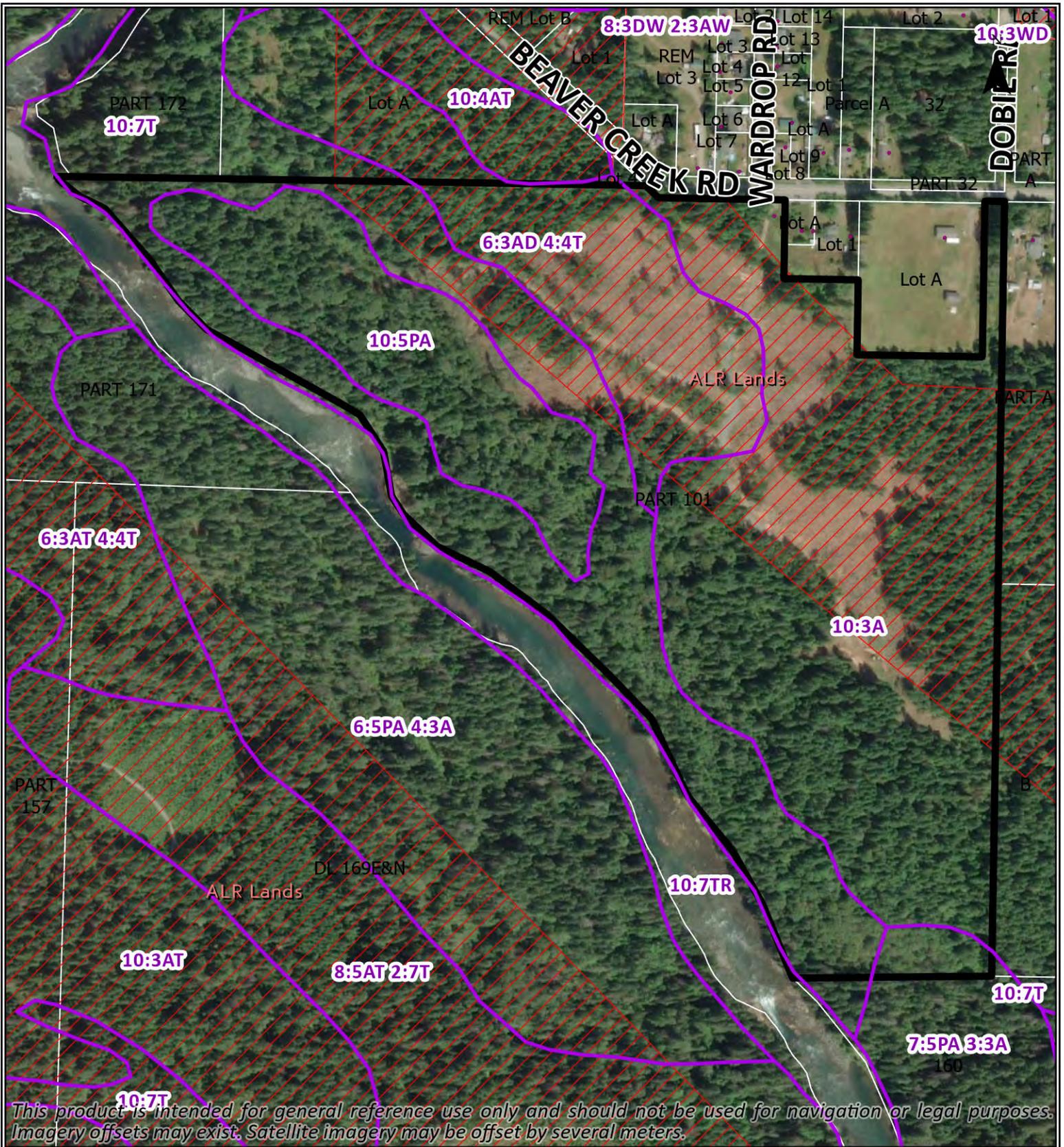


-  Subject Property
-  AV Stream Atlas
-  Agricultural Land Reserve
-  Parcels



Prepared 2024-05-29
Sources: © OpenStreetMap (and) contributors, CC-BY-SA, ParcelMapBC; GeoBC; ACRD

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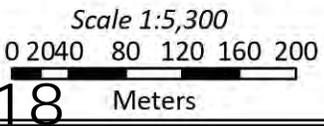
7968 Beaver Creek Road
 DISTRICT LOT 101, ALBERNI DISTRICT EXCEPT PART
 IN PLANS 7121, 9698 AND 29964

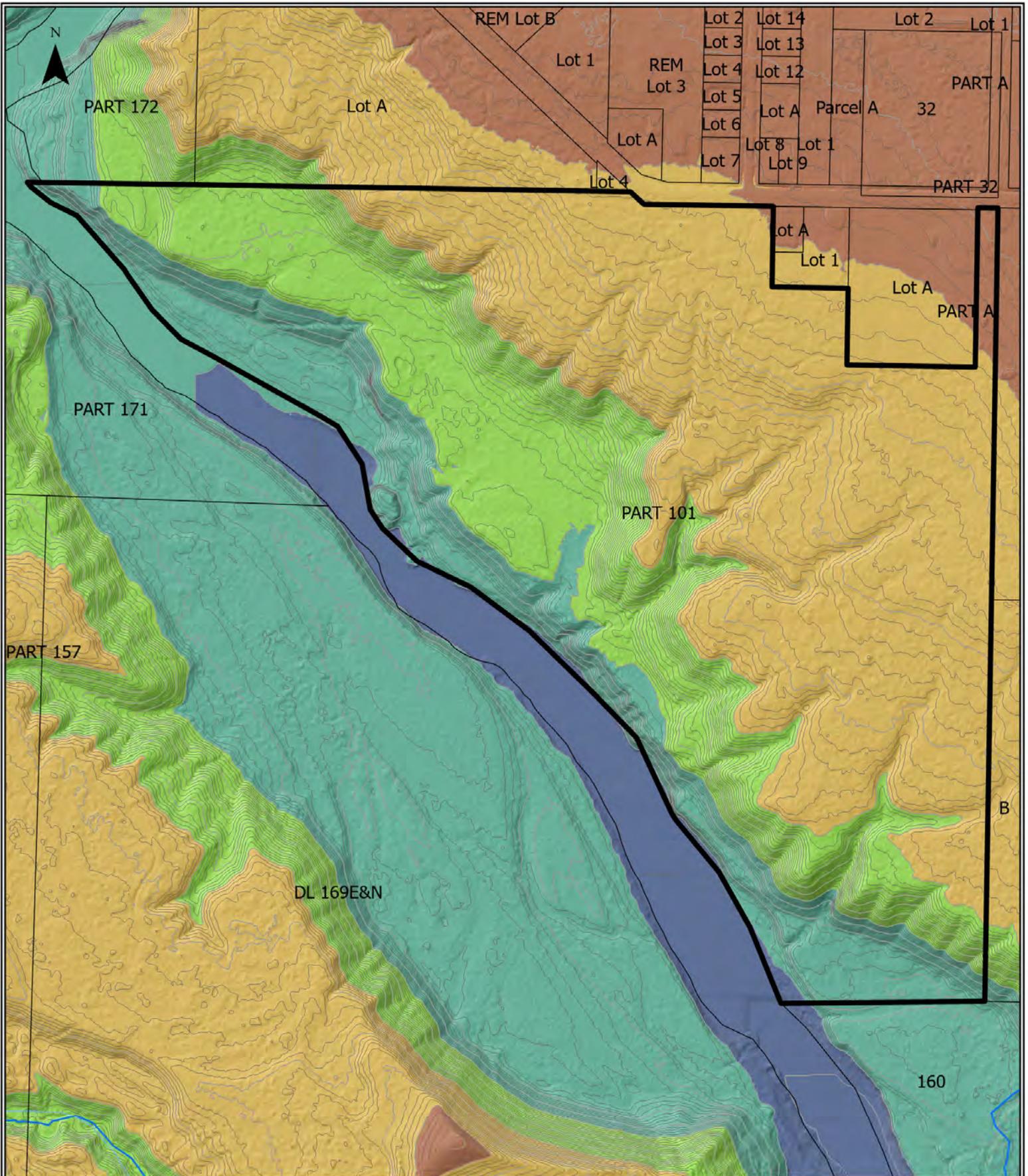
-  Subject Property
-  Agricultural Land Reserve
-  BC Agriculture Capability



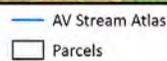
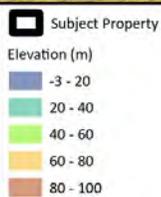
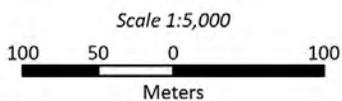
**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

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 Sources: VantorProv. BC, ParcelMapBC;
 ACRD



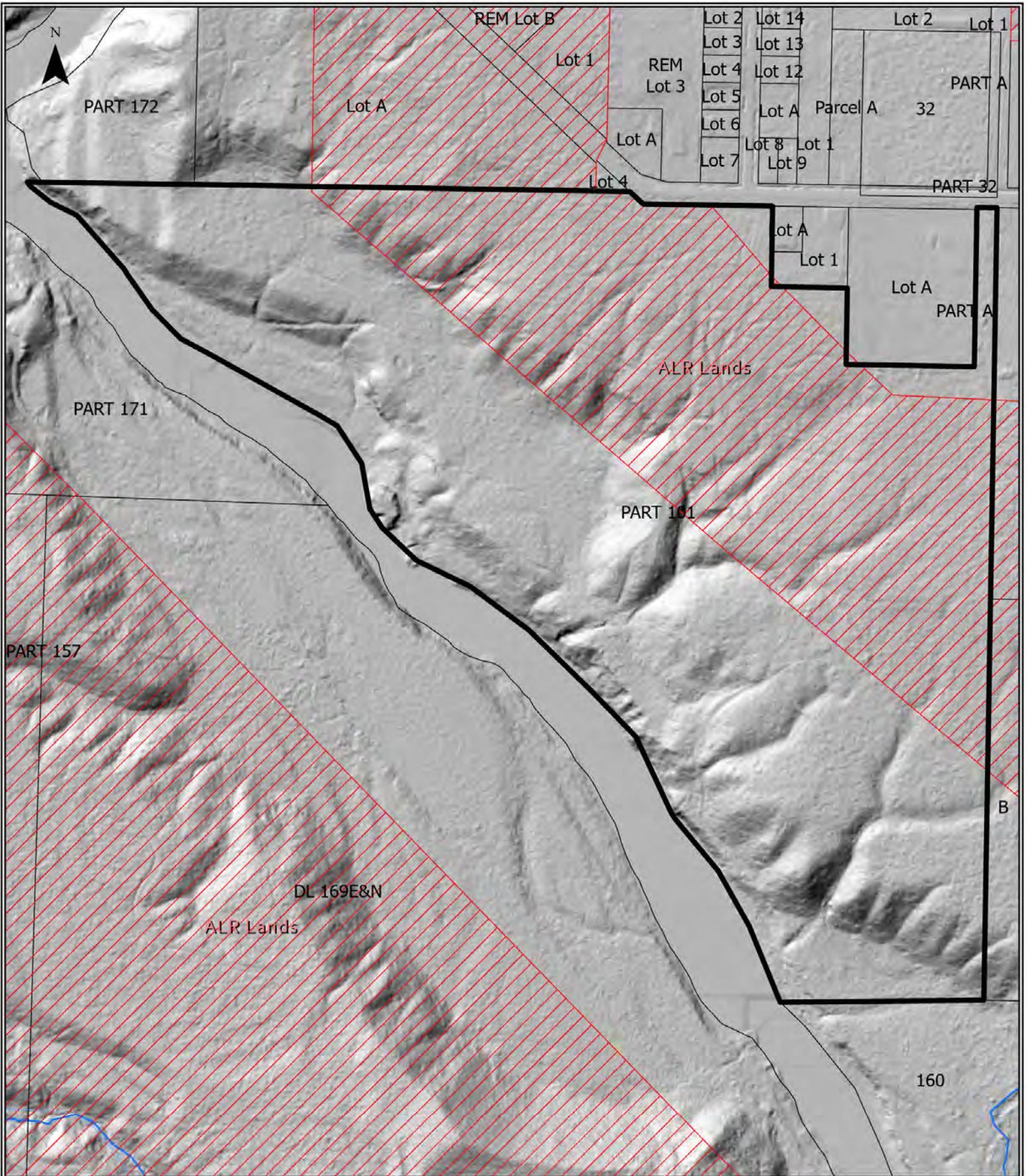


DISTRICT LOT 101, ALBERNI LAND DISTRICT, EXCEPT
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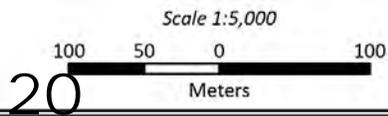


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PLAN 7121 9698 & 29964

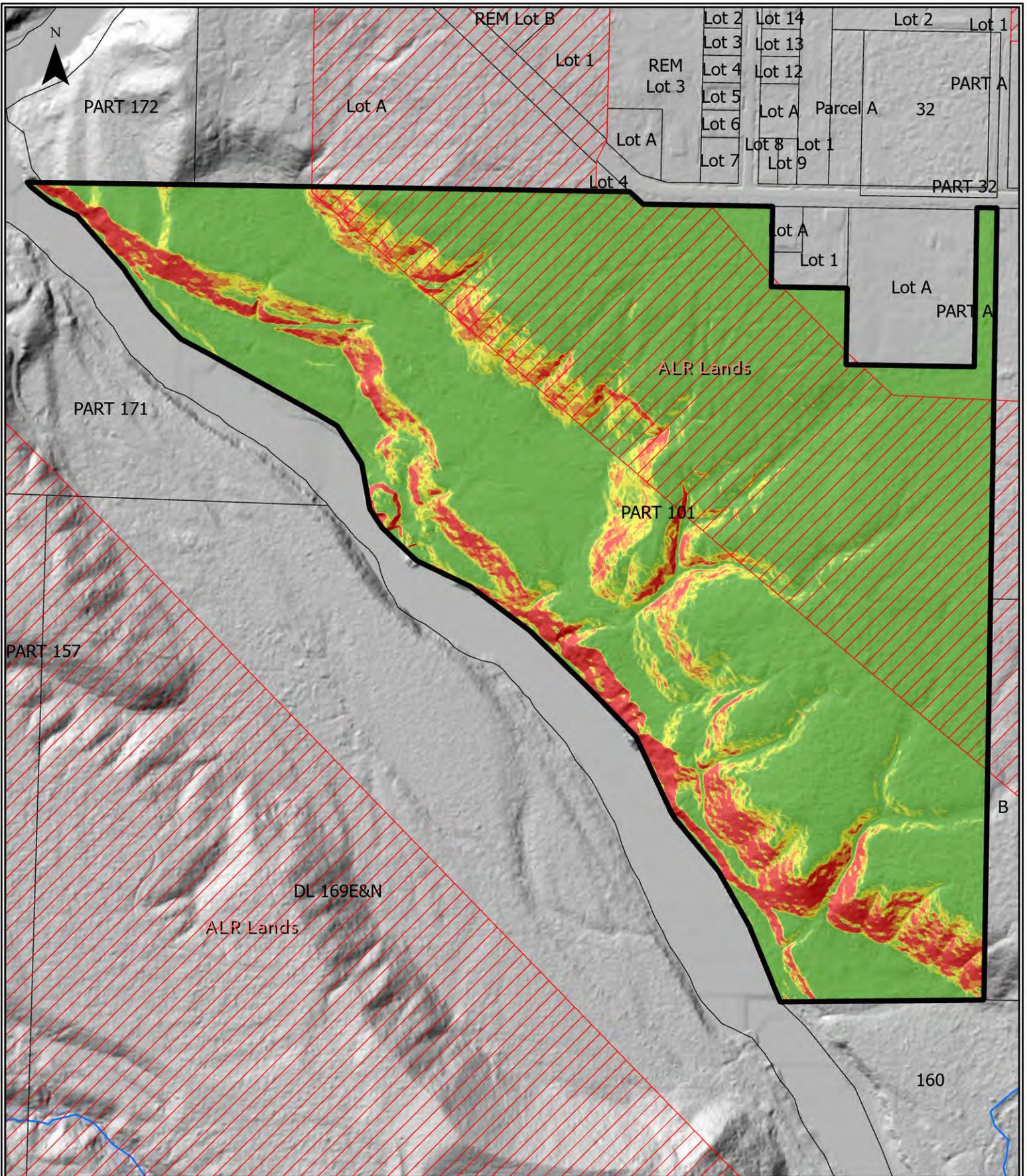
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-  AV Stream Atlas
-  Agricultural Land Reserve
-  Parcels



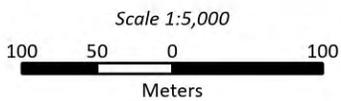
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**DISTRICT LOT 101, ALBERNI LAND DISTRICT, EXCEPT
PLAN 7121 9698 & 29964**



Subject Property	AV Stream Atlas
Slope (degree)	Agricultural Land Reserve
0.001 - 16.7 (30%)	Parcels
16.701 - 21.8 (40%)	
21.801 - 26.57 (50%)	
26.571 - 30.96 (60%)	
> 30.96 (> 60%)	



Prepared 2024-05-29
Sources: ParcelMapBC; GeoBC;
ACRD

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Hupacasath First Nation

5500 Ahahswinis Drive
PO Box 211
Port Alberni, BC V9Y 7M7
Tel: 250-724-4041
Fax: 250-724-1232

Patrick Giesbrecht
Giesbrecht and Company

December 8, 2025

Dear Patrick

RE: Beaver Creek sub division

The Hupacasath First Nation has now completed a comprehensive review of your referral for Beaver Creek sub division. The proposed development in your referral was reviewed to assess potential effects on aboriginal rights and title. The review took into consideration Hupacasath's Land Use Plan, traditional use and cultural heritage resource information, previous archaeological work, comments from Hupacasath community members, local knowledge, current use, and specifics about the site location.

Based on the nature and scope of the proposed development outlined in the referral, Hupacasath do have one concern that needs to be addressed. As identified in the AOA of Caah-tas the rock shelter will need a 50 meter buffer from any development. As with all name places within the Hupacasath Territory, a place is given a name for something that has happened there. We don't name after people; however each place is linked to a story or history. As long as the rock shelter is protected the development may proceed.

However if the proposed development changes additional review and consultation will be required. Or, if previously unidentified cultural heritage resources are found during development, our office should be contacted immediately.

Thank you for your attention to these comments.

Sincerely,

Brandy Lauder
Chief Councillor
Natural Resource Manager
Hupacasath First Nation



TSESHAHT FIRST NATION

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

August 9, 2024

Amy Needham, aneedham@acrd.bc.ca
Sustainability Planner
Alberni-Clayoquot Regional District
3008 5th Ave Port Alberni, BC V9Y2E3

Dear Amy Needham,

Re: Subdivision Application and Development Plans Adjacent to Stamp River

I hope this letter finds you well. I am writing on behalf of the Tseshaht First Nation in response to the subdivision application recently submitted through the Agricultural Land Commission concerning the parcel of land adjacent to the Stamp River, just below Stamp River Falls. As you are aware, this proposal involves subdividing the non-ALR portion of the parcel from the ALR portion and creating a road right of way from Beaver Creek Road that would bisect the ALR portion, allowing road access to the non-ALR lot.

We acknowledge the current zoning of the property as Rural (A2) District, which permits a minimum lot size of 5 acres for subdivision. However, it is important to note that the developer has not provided any written indications of further development plans. As the ACRD is not the subdivision authority, the next steps for the development of this parcel remain unclear at this stage.

The Tseshaht First Nation holds unceded title and rights over the land in question, including the right to fish and sell all species of fish, a practice that is currently upheld under our economic opportunity agreement with the Department of Fisheries and Oceans (DFO). The Stamp and surrounding rivers are not just geographical features; they are the lifeblood of our community and are central to our culture, economy, and way of life.

Given the significance of these lands and waters to the Tseshaht, we have several concerns regarding the potential impacts of this development:

1. **Long-Term Development Plans:** The absence of a clear, long-term development plan raises concerns about the future of this land and its impact on our rights and interests, particularly regarding the potential for further subdivision and increased residential or commercial activity in the area.
2. **Sewer and Water Infrastructure:** The potential development in this area necessitates the highest standards of sewer management. Any lapse in this could severely impact the river's ecosystem, which we rely on. Additionally, the current low water levels in the river are already a cause for concern, and any future large-scale water withdrawals could exacerbate this issue, further threatening our fish populations and overall water quality.

3. **Environmental Impact:** The potential cutting down of trees for development poses a serious risk to the river's ecosystem, especially concerning spawning and migrating salmon. Increased water temperatures year after year have already placed stress on these species, and any additional loss of tree cover could significantly worsen this situation.

We request that these concerns be addressed in the planning and development processes to ensure that our rights, particularly our fishing rights, and the health of our lands and waters are respected and protected. We also ask that we be kept informed and consulted at every stage of this development to safeguard our interests effectively.

We look forward to your response and hope to work collaboratively to address these concerns.

Thank you for your attention to this matter.

Sincerely,

If you have any current questions or require further information about our correspondence. Please contact Len L Watts Lands Manager/Referral Analyst by email llwatts@tshaht.com or phone 250-724-1225

Sincerely,



Len L Watts
Referral Analyst
Lands Manager



TSESHAHT FIRST NATION

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

November 13th, 2025

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

To Whom It May Concern,

Re: Letter of Support – Beaver Creek Project (ALC Subdivision Application #100073 (STAMP RIVER ENTERPRISES CORP.))

Tseshaht First Nation is pleased to provide this letter of support for the Beaver Creek project. Tseshaht and the project proponent have maintained an ongoing relationship grounded in collaboration and cooperation, formalized through a Memorandum of Understanding. Over the course of this engagement, we have worked closely together to ensure that Tseshaht's interests and concerns have been fully considered and appropriately addressed throughout the project's development.

This letter of support is being provided without prejudice to Tseshaht Aboriginal Title and Rights and does not forgo legal Crown Consultation, Accommodation and our Free, Prior and Informed Consent. Tseshaht also has conditions that must be met for all letters of support which are also applicable for this initiative, that include, but are not limited to:

1. **Governance**- pending Tseshaht availability; a role/seat for Tseshaht any governance board, committee or working group on the subject matter when applicable.
2. **Cultural** - Tseshaht participation in any groundbreaking, grand opening or other opportunities given this is in our territory with Tseshaht protocols and ceremonies as agreed to by Tseshaht.
3. **Territorial recognition**- a commitment of signage on the project or event in writing through an agreed to plaque, written territorial acknowledges or a sign recognizing unceded Tseshaht hahoulthee/territory or joint communications regarding the project, and the name of the project/building utilizing Tseshaht language as this is our territory.



TSESHAHT FIRST NATION

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4. ***Tseshaht participation***- specific seats or other opportunities for Tseshaht and members in the initiative
5. ***Employment and Training***- That employment and training opportunities be provided directly to Tseshaht members if applicable

Based on the strength of this relationship and the responsiveness of the proponent to our feedback, Tseshaht First Nation supports this Beaver Creek project and looks forward to continuing positive collaboration as it moves forward.

Sincerely,

Wahmeesh(Ken Watts)
Elected Chief Councillor
Tseshaht First Nation

Site Pictures – 7968 Beaver Creek Road

June 11, 2024

Figures 1-3 – Construction of current access road (designated as ‘driveway’ on proposed development plan)





Figures 4-6 – logging activity on the ALR portion of the parcel





Figures 7-10 – slopes and vegetation on non-ALR portion of parcel







Figures 11-12 – first plateau on non-ALR portion (location of proposed strata lots)







To: ACRD Board of Directors

Meeting Date: January 28, 2026

From: Amy Needham, Sustainability Planner

File #: PL20250100/AF25004

Electoral Area: F – Cherry Creek

Subject: Agricultural Land Commission Non-Adhering Residential Use Application AF25004 – 725 Franklin River Road (LSW LAND CORP.)

Recommendation:

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

Development Proposal: The landowner is applying to the Agricultural Land Commission (ALC) to build up to six (6) portable dormitory-style housing units on-site in order to house up to twenty (20) farm workers that will be needed to expand the Shelter Farm operations to a level that will make the farm profitable.

Agricultural Advisory Committee Recommendation: This application will be considered by the Agricultural Advisory Committee at their January 19, 2026 meeting.

Property Owner(s): LSW LAND CORP., INC.NO BC0317959

Applicant/Agent: SARA WEAVER

Property Information:

Civic Address:	725 FRANKLIN RIVER ROAD				
Legal Description:	LOT 3, DISTRICT LOTS 125, 162G AND 271, ALBERNI DISTRICT, PLAN VIP81247				
PID:	026-808-471	Folio:	770-01651.030	ALR? (Y/N)	Y Lot Size (ha): 69.62 (171.97 ac)
Current Zoning	Forest Rural (A3) District & Forest Reserve (A4) District				
Current OCP	Resource Use				
Development Permit Area(s)	DPA I – Riparian Areas Protection				
Current Use & Description	725 Franklin River Road is 69.62 ha in lot area but only ~40 ha lies within the Agricultural Land Reserve. The northeast portion of the parcel contains most of the infrastructure (house, outbuildings) and fields and is relatively level, with elevation increasing to the west. Approximately half of the ALR portion of the property is open fields. 18.4 ha of that cleared area is under cultivation to vegetable and greenhouse crops, with an annual production of 15,000 lbs of produce that is sold at the Spirit Square Farmers’ Market and through a CSA box program. The farm also has a flock of laying hens. The balance of the ALR portion, as well as most of the non-ALR portion, is treed.				
	North McFarland Creek runs north to south through the middle of the parcel, linking Cox Lake to McFarland Creek. There is a water license in place on the creek to supply up to 74,000 m ³ of water for irrigation annually. There is a large pond in the southeast corner of				

the parcel, beside which the applicants propose to build their dormitory-style farm worker housing. This site was used by previous owners for aggregate extraction and has not been remediated. The southwest portion of the parcel has an active aggregate extraction pit (located on the non-ALR portion).

Surrounding Zoning and Land Use

North	Forest Rural (A3) District – 1/3 ALR farmland and 2/3 treed non-ALR	South	Forest Reserve (A4) District – forested woodlot
East	Forest Reserve (A4) District – replanted woodlot	West	Forest Reserve (A4) District – forested woodlot

Services:

- a) **Sewage Disposal:** Onsite sewage disposal
- b) **Water Supply:** City of Port Alberni water
- c) **Fire Protection:** None
- d) **Access:** Via Franklin River Road.

Planning Policy Discussion:

- a) **Official Community Plan:** The subject property is classified as Resource Use in the Cherry Creek OCP. Policy 5.2.2 is to ‘support forestry, forestry-related activities, agriculture, resource extraction, fish hatcheries, power-generation facilities and communications facilities on resource lands, provided all necessary federal and provincial approvals are obtained.’ Agriculture on the scale proposed by the applicant will require more housing than is currently allowed under ALC legislation. There is a net benefit to agriculture from this proposal as the dormitory-style housing footprint is located on some of the poorest agricultural land on the parcel (Class 4W) instead of the better agricultural land currently under cultivation (Class 3LW) and will enable more extensive use of ALR land for farming. The area where the units would be constructed is also located on land that has been altered by historic aggregate extraction uses.

The parcel is bisected from north to south by North MacFarland Creek and is subject to Development Permit Area (DPA) I – Riparian Areas Protection, for the protection of land flanking watercourses for 15m on each side. Since all development proposed is outside of this area, the application is exempt from DPA requirements. As the pond was created from aggregate extraction and is not a natural watercourse, it is also exempt from DPA requirements.

Map No. 4 – Infrastructure and Community Services in the Cherry Creek OCP outlines an Aggregate Reserve in the area where the dormitory units would be located. This area was previously used for gravel extraction starting in 2000 with ALC approval (ALC Resolution #330/2000). The property owner has moved the gravel extraction operations on the property to an area located to the west on land that is outside of the ALR.

This proposal complies with the Cherry Creek OCP.

- b) **Zoning:** The subject property is zoned Forest Rural (A3) and Forest Reserve (A4) Districts. The A3 District ‘provides for the retention of undeveloped forest and wild land as non-urban and rural land, and for its use for either large hobby farms or forest and recreation activities.’ The A4 District ‘provides for the retention of forest and wildland. The primary uses allowed by this district are natural resource development and extraction, protecting the land from premature building development or subdivision fragmentation.’ The location proposed for the housing units is located in the A3 District.

	Zone:	A3	A4
Minimum Lot Area (ha)		4	16
Minimum Lot Width (m)		100	200
Principal & Accessory Front Yard Setback (m)		15.1	15.1
Principal Side Yard Setback (m)		4.5	4.5
Principal Rear Yard Setback (m)		9	9
Accessory Side Yard Setback (m)		0.91	0.91
Accessory Rear Yard Setback (m)		0.91	0.91
Watercourse Setback (m)		30	30

The proposed housing units do not encroach upon required setbacks but are shown as potentially within 30 meters of a waterbody (approximately 25 meters from edge of water on the supplied map). If the pond is deemed to be a natural watercourse, the final construction drawings for the building units must locate them no closer than 30m from the natural boundary of the pond.

The Forest Rural (A3) District permits farming and agricultural uses but not does permit dormitory units for farm worker accommodation. The maximum residential density currently permitted in the A3 zone for this property would be two single family dwellings. A Temporary Use Permit or Zoning Amendment will be required to support the construction of portable dormitory-style units if the ALC application is approved.

This six-unit dormitory accommodation proposal does not comply with the ACRD Zoning Bylaw and a Temporary Use Permit or rezoning will be required if the ALC application is approved.

Comments: Steady and reliable labour supply currently curtails large scale, intensive agricultural production in the Alberni Valley. In order to expand operations on the Shelter Farm in the long term, it is logical that increased farm worker housing capacity would be required, as this is a major hurdle to hiring farm workers in the Alberni Valley.

According to ALC Policy [L-26 - Non-Adhering Residential Use Applications for Housing in the ALR](#), the setback from the front lot line to the rear or opposite side of the total residential footprint should not be more than 60 metres. However, this requirement may be exempted if the applicant is siting the residence in order to reduce the use of potentially productive farmland for residential purposes. In this case, the applicant is siting the proposed housing units on land previously used for aggregate extraction which has very poor agricultural capability. The site layout map provided does not specify exactly how far from the lot line the housing units will be located; however, from what can be determined using aerial imagery, they may be slightly further than 60 meters from the front lot line, requiring the Commission to consider exemption from that requirement based on the fact that the housing units are being sited to reduce incursion on good agricultural land. The applicant has indicated that if the housing units are allowed to be sited where proposed, the better agricultural land to the east will be used for more greenhouses to expand production.

If the ALC application is approved, the proponents will need to apply for a Temporary Use Permit or a Zoning Amendment to permit the six (6) dormitory units in the A3 zone.

There is a small parcel (approximately 2 acres) of non-ALR land directly south of the proposed housing unit site that was inspected at the site visit for practicality of moving the housing units to and therefore removing the need

for this NARU application. However, the parcel is fully treed and in speaking with the applicants, it is cost prohibitive to move the housing units there, as construction costs would then be \$50,000-\$100,000 higher due to increased utility (waterline, powerline) installation cost, as well as the need to construct a driveway and clear trees for both the housing units themselves and a septic field.

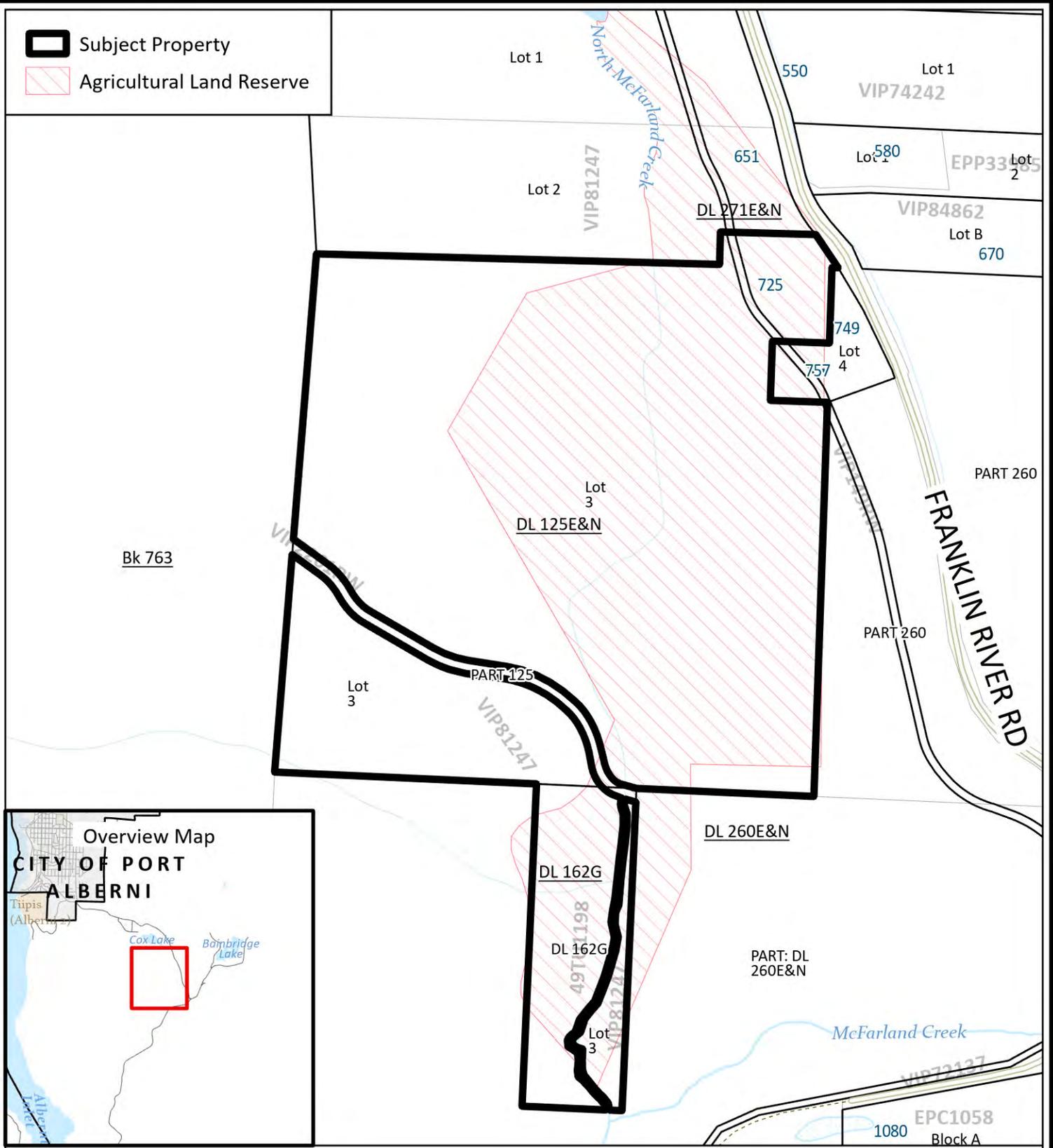
Overall, this proposal represents a net benefit to agriculture, as the land proposed for the housing units is an unfarmable previous aggregate extraction pit and supplying housing to farm workers will allow expansion of intensive vegetable production on site. The Shelter Farm has been successful in building the farm business at the site and producing food for the local market and there is significant capacity for the expansion of agricultural production if additional staff can be retained to support the farm.

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

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

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

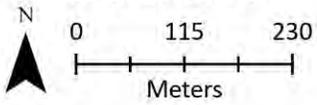
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-  Agricultural Land Reserve

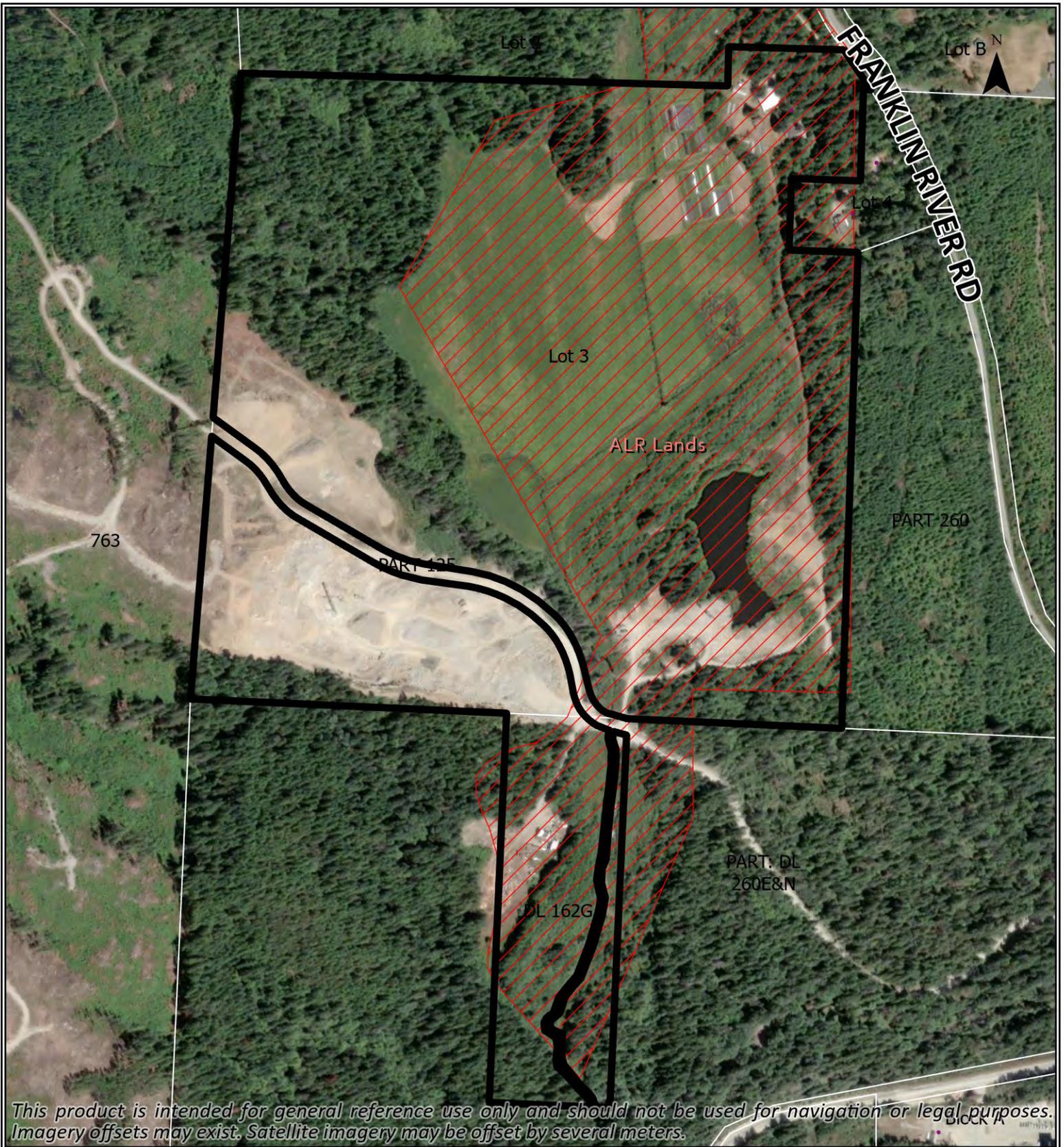


 Address: 725 Franklin River Road
 Legal Description: LOT 3, DISTRICT LOTS 125, 162G AND 271, ALBERNI DISTRICT, PLAN VIP81247



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





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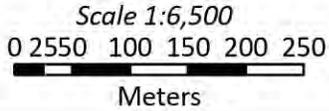
725 Franklin River Road
 LOT 3, DISTRICT LOTS 125, 162G AND 271, ALBERNI
 DISTRICT, PLAN VIP81247

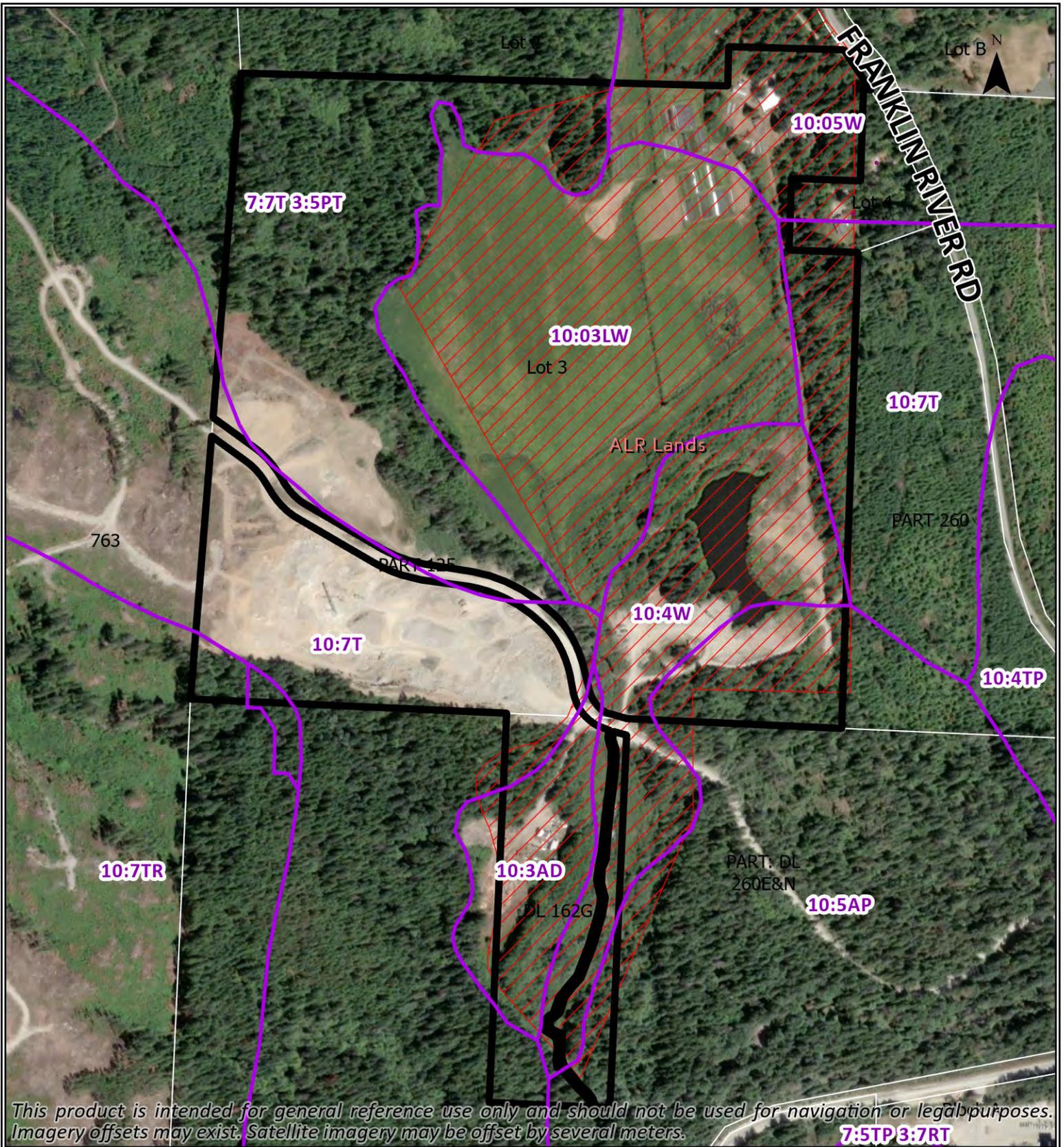
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-  Agricultural Land Reserve



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-01-07
 Sources: VantorProv. BC, ParcelMapBC;
 ACRD





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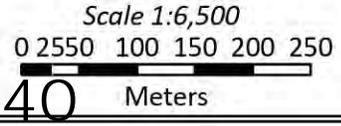
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 DISTRICT, PLAN VIP81247

-  Subject Property
-  Agricultural Land Reserve
-  BC Agriculture Capability

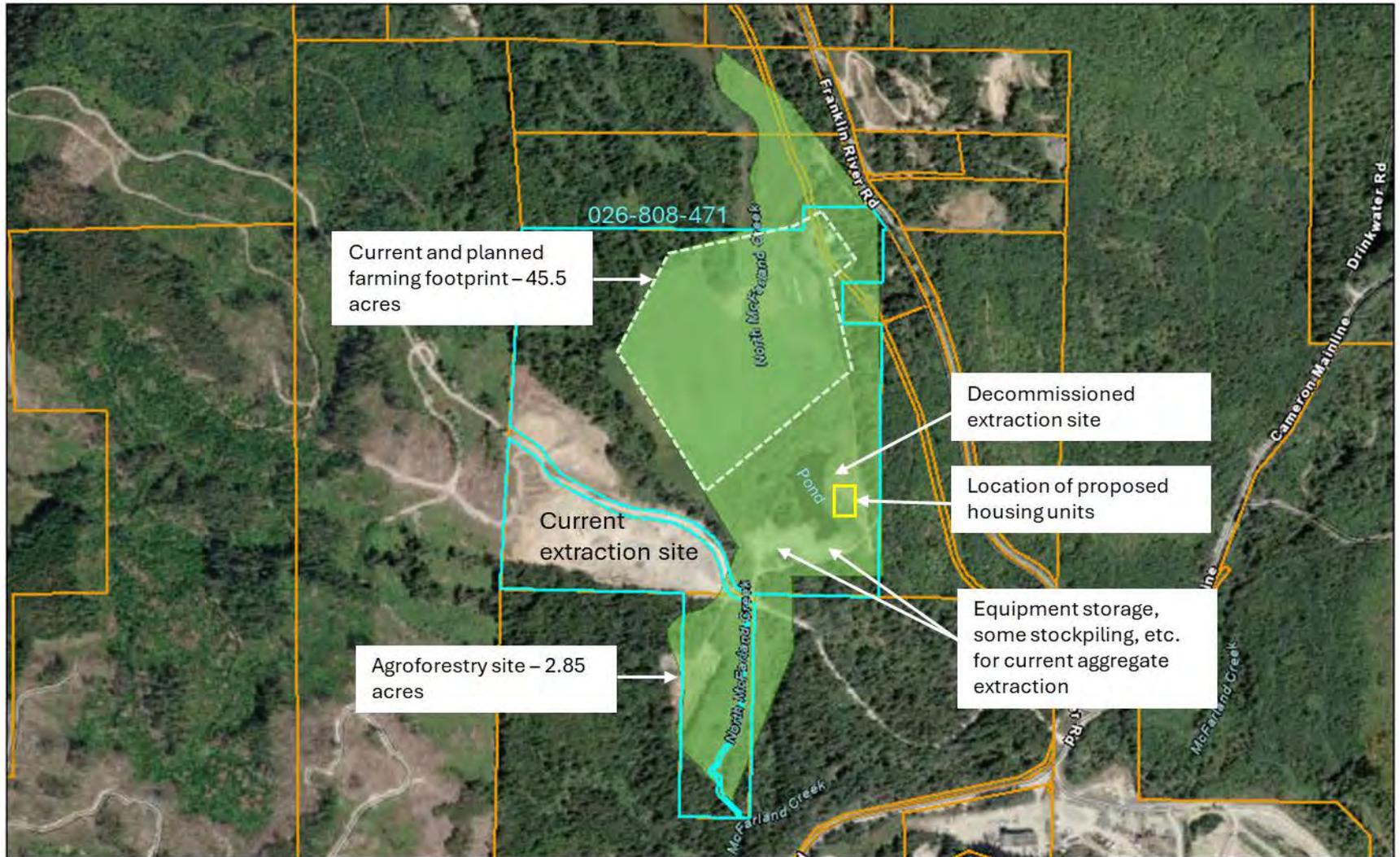


**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-01-07
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 ACRD



ALR Property and Map Finder

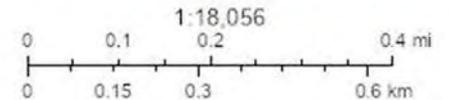


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ALR Polygons

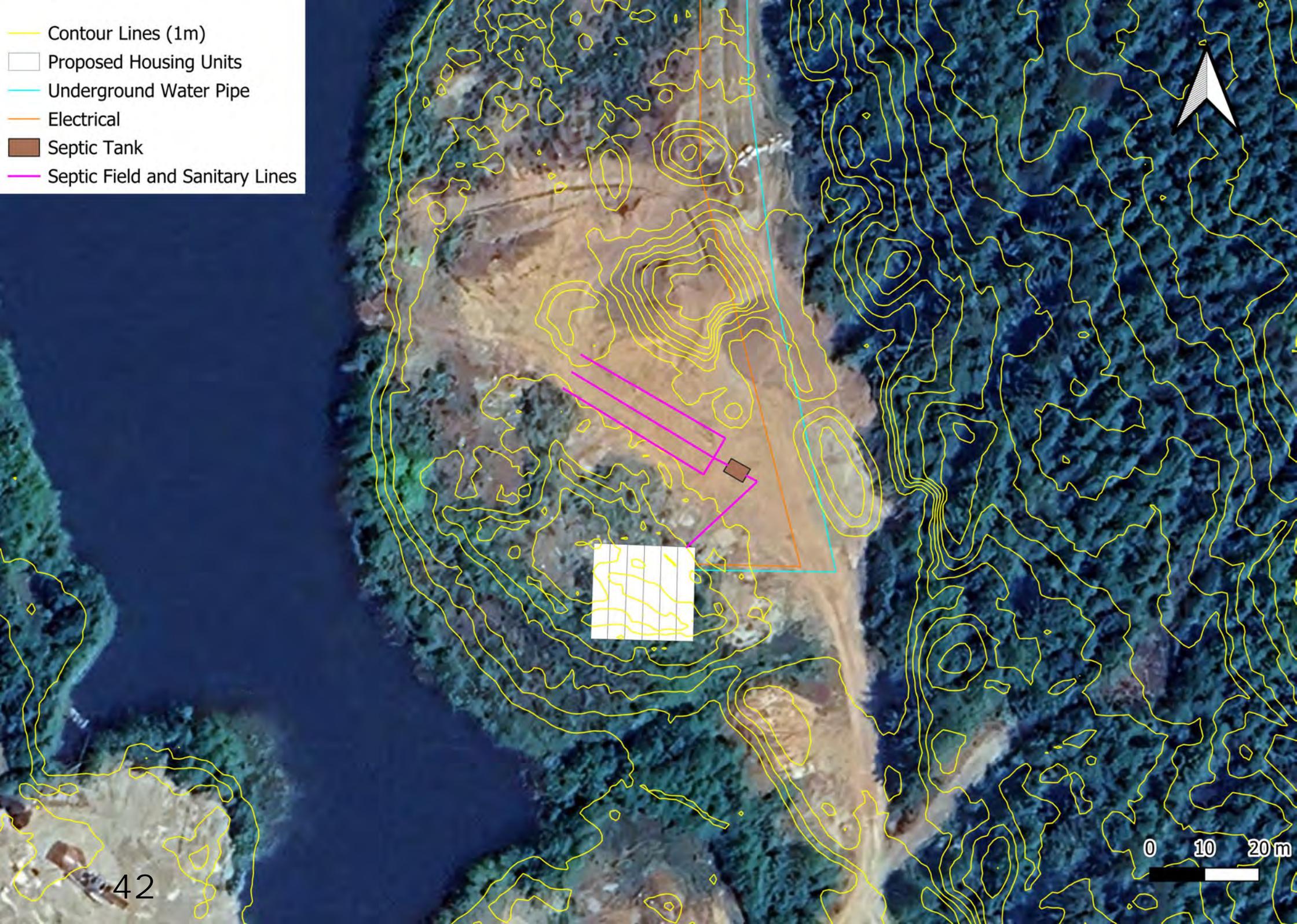
Regional Districts

ParcelMap BC Parcel Fabric



Maxar, Esri Community Maps Contributors, Regional District of Nanaimo, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV

- Contour Lines (1m)
- Proposed Housing Units
- Underground Water Pipe
- Electrical
- Septic Tank
- Septic Field and Sanitary Lines



42

0 10 20m

Site Pictures – 725 Franklin River Road

January 9, 2026



Figure 1 – Access road from the current residence to proposed housing unit site, under which water utilities would be run.



Figure 2 – One of three ephemeral watercourses that run under the access road.



Figure 3 – Looking west across North McFarland Creek to the large open field that is currently unplanted due to lack of reliable labour.



Figures 4-5 – Proposed site for dormitory-style housing units



Figure 6 – Pond located directly west of the proposed building site.



Figure 7 – Access road from the south by which farm workers will access the housing units, with the quarry behind (on non-ALR portion).



Memorandum

Date: December 3, 2025

Attention: Wes Hewitt

RE: Non-Adhering Residential Use Application with ID 105032 (Proposal Section of Application)

This document provides the responses to the following questions from the Proposal section of the Non-Adhering Residential Use Application with ID: 105032:

- **What is the purpose of the proposal?**
Include why you are applying for non-adhering residential use, what the proposal will achieve, and any benefits to agriculture that the proposal provides.
- **Is your proposal necessary for farm use? If so, please explain.**
Include a description of the scale, intensity, and labour capacity of the farm operation

1 Purpose of the Proposal

The purpose of the current proposal is to increase the residential use of the land in order to offer accommodations to non-local farm workers.

The Port Alberni Shelter Society (PASS) is the current tenant of the subject farm, having taken up occupancy in 2019. They plan to purchase the farm and have an understanding with the owner to do so once enough revenue from the farming operations allows it. PASS is a social enterprise with a wide mandate in programming, ranging from low-income food programming and food security to recovery, employment, and housing support. Every year since taking up residency at the farm, PASS has been able to enhance the property's farming infrastructure and develop larger portions of the parcel for farming in fulfillment of the organization's aims to create a self-sustaining food production program. Food from the farm is sold widely across Port Alberni and Vancouver Island markets, grocers, and restaurants. It is also used to feed the many participants in PASS's recovery, housing, and educational programs, as well as provide an income to support its growing enterprise. This growing season, about 6.8 tonnes (15,000 lb) of produce will have been sold from the farm.

Local large-scale labour-intensive vegetable farming is in demand on Vancouver Island. The size of the subject property offers an opportunity to enter a much larger market than PASS is currently selling to. Recently, PASS has been in discussions with Costco Wholesale and has been given enough expressed interest to start taking steps to expand the farming operations to the full extent of the available cleared ALR land within the parcel (18.41 ha, 45.5 acres, see

attached file 105032_MAP1). This expansion will require a substantially larger workforce than PASS will be able to house on the farm currently and local housing alternatives are cost prohibitive (more on this below in Section 2).

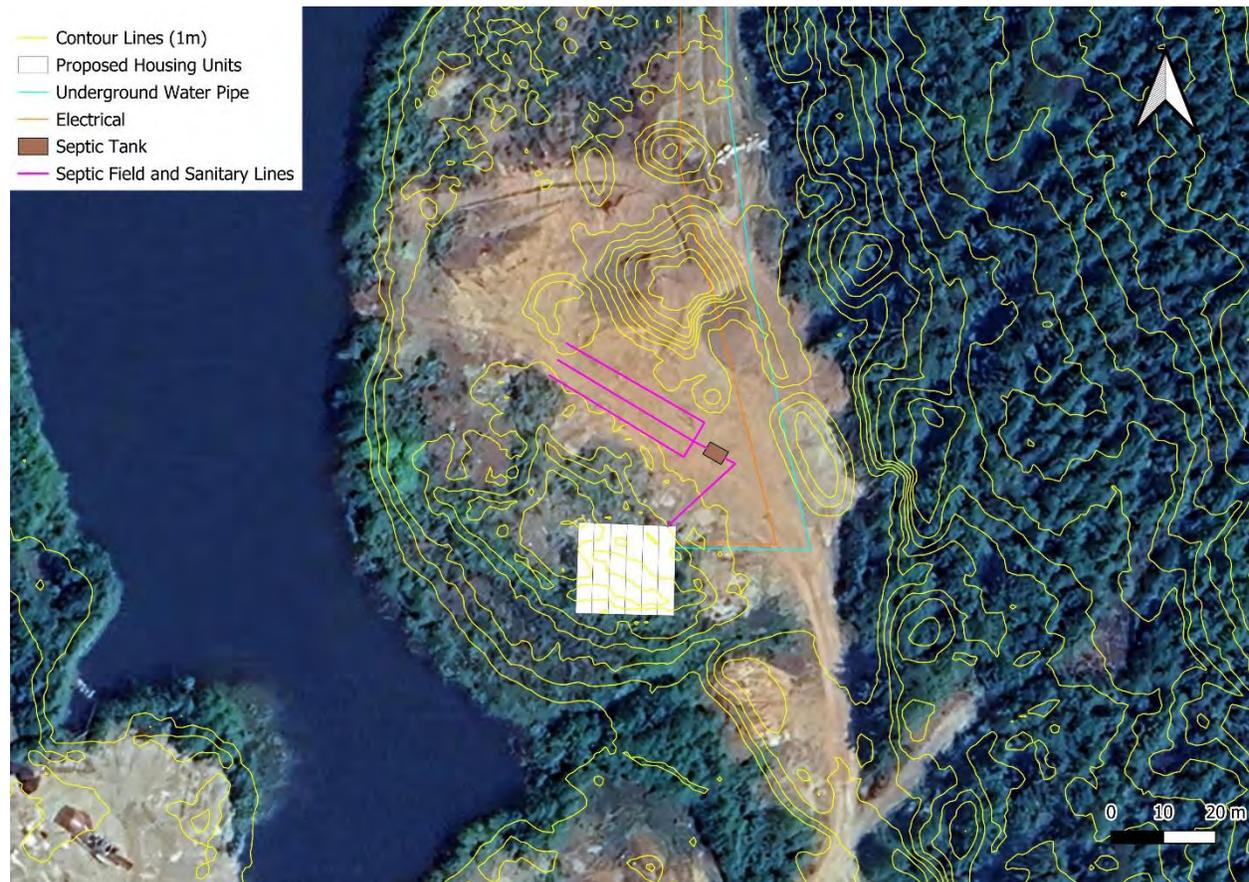
The housing for the farm workers will be comprised of six (6) modular units (3.05 m x 17.07 m each) arranged in a row to form a singular dormitory (total floor area: 320.9 m²). These units will be temporary, built on skids, and able to be disassembled and removed in less than a day. Shared washrooms, kitchen, mess area, and laundry will be contained within the units. The modular units will be constructed according to CSA standards and manufactured by one of the leading mobile manufacturing companies within Canada (e.g., Atco Structures Canada). An example layout of the dormitory is provided in the attached file: 105032_FloorP2 and exterior and interior images of an equivalent structure are provided in Appendix B. Power from the secondary powerline at the north end of the site and water from the city main that the current residence is connected to would service the dormitory (see the application form for additional details regarding infrastructure). Depending on cost, an above-ground portable septic tank is being considered for septage management. However, if this option proves to be cost-prohibitive, a septic field just north of the proposed housing units could be dug. This septic field would need to be designed, and soil assessments undertaken. Based on preliminary estimates, we anticipate the field would need to be approximately 210 m², assuming coarse soil and a flow rate of 350 L/person/day.

Figure 1 and Figure 2 show the planned location for the housing and the site layout, including the required infrastructure.

Figure 1 Project Site Location on Farm



Figure 2 Proposed Project Site Plan



2 Necessity of the Proposal

The current proposal is necessary for securing an adequate and stable labour supply for the current and planned expansions of the farm.

As indicated in the Land Use section of the current application, farming activities at the subject property have increased since the start of the tenancy of the Port Alberni Shelter Society (PASS). The installation of or enhancements to the developments listed below have resulted in a net annual production of 6.8 tonnes (15,000 lb) of product sold.

- Installation of a greenhouse and 8 tunnels for covered crops.
- Installation of all irrigation and water pumps onsite
- All fencing that surrounds the growing fields
- Material enhancement of soils
- An additional acre of cleared land for crops above what was cleared since the previous farm use of the property in 2018.

NARU ID 105032 Proposal

LSW Land Corp.

- Drilling of a new well
- Installation of secondary power line to service a germination container and packing room.

Satellite images of the current layout of the farm compared to the layout of the farm in 2018, prior to PASS's tenancy, are provided in Figure 3 and Figure 4, respectively. Note that the imagery for the current layout is dated July 2023, so the latest updates to the open fields and the germination and packing area are not visible. Site photos and a more detailed sketch of the current farm layout are provided in Appendix A.

Figure 3 Current Farm Layout (Google Earth Imagery July 3, 2023)

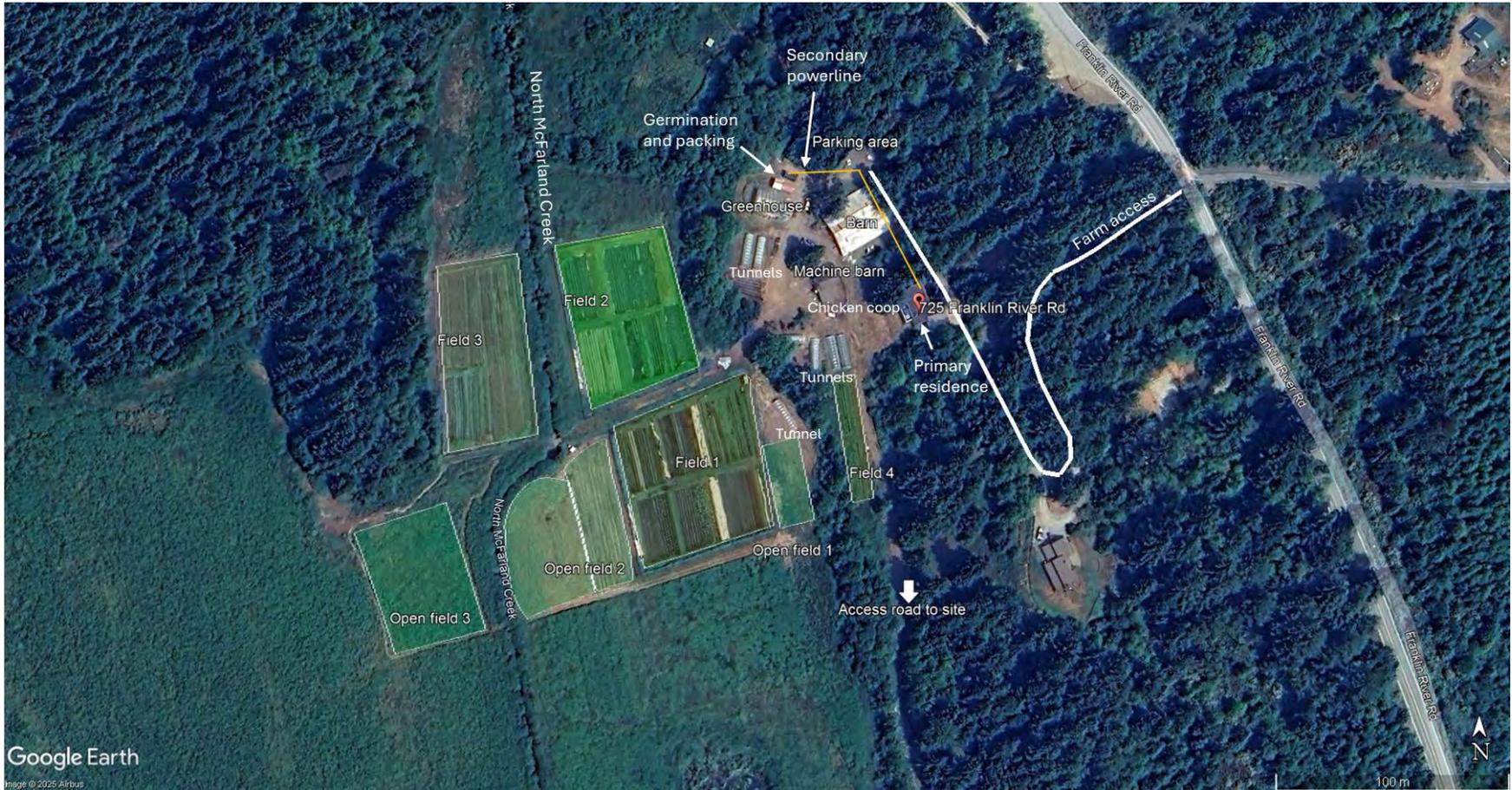


Figure 4 Farm Layout Prior to Start of PASS Tenancy (Google Earth Imagery July 10, 2018)



Planned expansions of the field and covered crops will increase farming activities further.

Further planned developments include:

- Covered crops: two more tunnels + one more domed greenhouse of equal size as the current greenhouse.
- Irrigation: any new fields cleared will be irrigated
- Fencing: any new fields will be fenced
- Clearing: phased approach to clearing an additional 14.77 ha (36.5 acres) over the next 5 years.

With these expansions, annual product sold is expected to increase to 76 tonnes (167,000 lb/year), or higher if the farm decides to pursue monocrops as a condition of contract with large grocers. Planting monocrops would increase the tonnes per acre produced.

The labour required to support this expansion, however, is not possible to achieve given the current labour pool. Labour outputs associated with the current production of 6.8 tonnes from 3.64 ha of cultivation space amounted to 30 hours per day of labour. This is equivalent to ~4.5 full-time labour positions each month. These outputs, though, reflect a strained labour season. Paid workers have primarily been part-time, with just one full-time position (Farm Manager), as PASS has struggled throughout the season to fill full-time job postings. The shortage of paid labour had to be made up via overtime among the paid staff and volunteer generosity. PASS aims to address these staff shortages through supplying onsite housing to the workers that may not otherwise be local.

Throughout the planned expansion, an equivalent of 4 additional full-time positions per each additional 3.64 ha of cultivation space is PASS's projected staffing quota. Subsequently, fifteen (15) additional full-time, positions are needed for working the 18.41 ha planned expansion.

Because the farm is 100% vegetables, the work is labour-intensive, requiring germination, 1x re-potting, and field transplantation for the majority of plants on the farm. And because of the variety of markets that the product is sold at (subscription agricultural boxes, online shop, Farmer's Markets, wholesale to small grocers, food programs, and restaurants), labour is also needed for washing, packaging, and transportation of the product as well as manning any market booths.

Several factors contribute to PASS's staffing challenges:

- There is a shortage of farm labourers in Canada. According to Statistics Canada, finding enough employees to work on farm operations is notably difficult. In 2022, there were over 14,000 job vacancies. (<https://www.statcan.gc.ca/o1/en/plus/6075-look-those->

[work-agriculture](#)). So, the proposed housing aims to position PASS in a more competitive position within the limited labour pool.

- Port Alberni is remote, isolated inland from the more populated coastal areas of the Island. For instance, a commute for a farm worker living in the closest large city (Nanaimo) would require a >1 hr drive. The remoteness of Port Alberni is further exacerbated by Vancouver Island's isolation from the mainland.
- Increased production as a result of expansion will further complicate labour issues. Labour demand is expected to grow to the equivalent of 19 full-time positions.

The capacity to offer housing will allow for a wider labour pool as it will attract transient, non-local applicants.

3 Benefits to Agriculture

The current proposal offers several benefits to agriculture more generally. Firstly, the proposal supports the continued expansion and use of the property for farming. There has been little to no use of the parcel for farming over the recent decades prior to PASS's tenancy. The property was farmed extensively in the 1960s through 1980s, according to BC's Web Imagery Search Interface. And while there is no readily available imagery between 1988 and the start of Google Earth's satellite imagery in 2005, it is apparent on Google Earth that no farming took place between 2005 and just prior to the start of PASS's tenancy in 2019. As such, PASS is possibly the second occupant of the property to use it for farming in at least two decades. Because PASS's continued expansion of the parcel is conditional upon being able to secure an adequate labour force, the farm worker housing that is the subject of this proposal facilitates the continued and growing use of the ALR land within the subject parcel for farming.

Secondly, the expansion of the farming capacity of the parcel contributes to the sustained use of the property for future farming. Enhanced infrastructure and land development for agriculture helps establish the property as a choice location for future large-scale agricultural operations.

Thirdly, the expansion of the farming taking place at the subject property aligns with broader agricultural food security aims within the Port Alberni Valley and Vancouver Island. The Alberni-Clayoquot Regional District's 2011-2031 Alberni Valley Agricultural Plan (AVAP) aims to see 40% of the food consumed within the valley produced locally. Large non-industrial farming operations, such as the subject farm, that provide employment opportunities and sell to local

vendors, are a valuable contribution to fulfilling the AVAP's aims.¹ As well, securing contracts with larger grocers in the coastal cities of the Island, such as Costco, fulfills an expressed need by these grocers (in response to consumers) to be able to provide more local produce Island-wide.

4 Closure

For any questions regarding the content of this letter please contact the undersigned. Information for this letter was provided by the Port Alberni Shelter Society and assumed factual by the author. Opinions expressed in this letter have been formulated based on this information and its presumed veracity.

Sara Weaver, PhD

Review and input by:

Tim Weaver, P.L.Eng, R.P.Bio, EP

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¹ See, Alberni Valley Agricultural Plan (2011-2031). Alberni-Clayoquot Regional District. chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.acrd.bc.ca/dms/documents/planning-and-development/agriculture/alberni_valley_agricultural_plan.pdf.

Appendix A – Farm Photos



Detailed Farm Layout

Photo 1



Primary residence (facing west)



Primary residence (facing east)

Photo 2



Packing and germination (facing west)



Germination room

Photo 3



Greenhouse and tunnels
(facing northwest)



Greenhouse (facing west)

Photo 4



Tunnels 1 & 2 (facing south)



Tunnels 3-7(facing southwest)



Tunnels 3-6 (facing west)

Photo 5



Growing fields



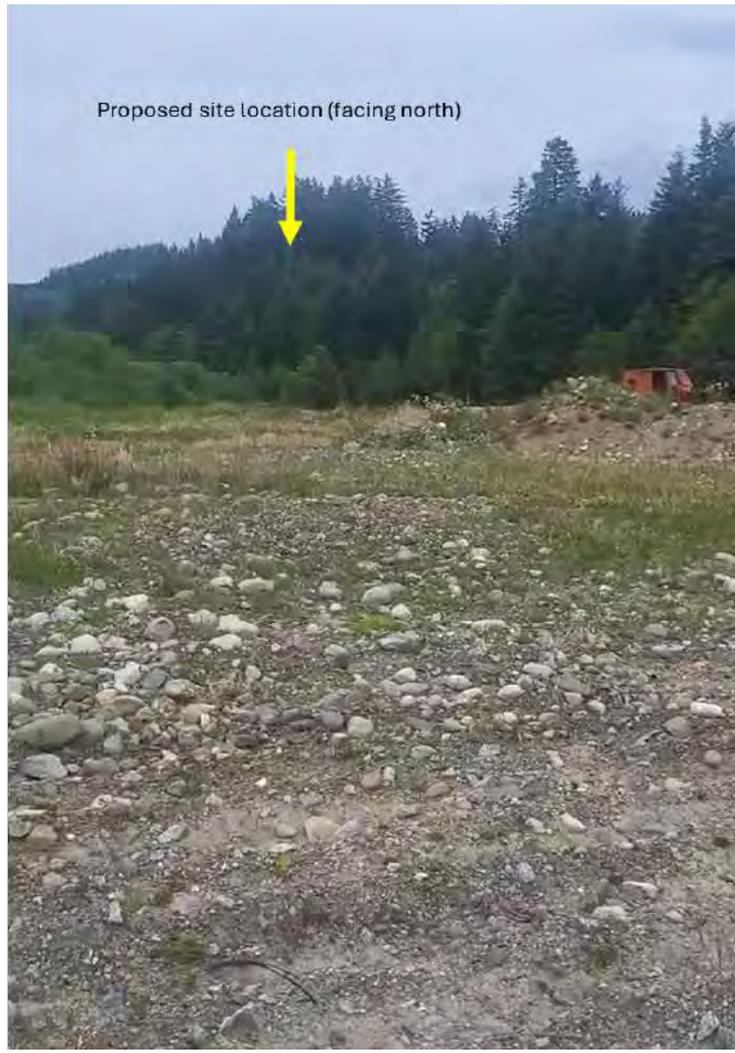
Photo 6



Equipment barn & chicken coop



Photo 7



Appendix B – Proposed Housing Units Photos (Example)



Exterior (Wide)



Exterior (Long)



Commercial Kitchen



Lounge Area



Two-Person Sleeper



Mess Area

Shelter Farm – Scalable Social Enterprise Business Model 2025

Overview

Shelter Farm is a 172-acre farm located just 10 minutes from Port Alberni, operated by the Port Alberni Shelter Society. We grow over 70 varieties of vegetables and some berries using regenerative, chemical-free farming methods. Our produce supports our housing and recovery programs, provides nutritious food to vulnerable populations, and generates income through sales.

Current Financial Snapshot (2025 Projection)

- **Annual Production:** 15,000 lbs of produce
 - **Gross Revenue (2025):** \$63,000
 - **Total Labour Force and Labour Hours Available:** 4 workers ~30 hours/day
 - **Annual Operating Costs:** \$250,000
 - **Profitability Gap:** Shelter Farm currently operates at a loss
-

Purpose of Application

This application seeks approval to temporarily locate up to six (6) portable trailer units on the Shelter Farm property to accommodate up to 20 employees annually.

The trailers will be placed on skids on a gravel pad and maintained during the off-season.

This housing is essential to ensure an adequate labour force who will solely focus on planting, cultivating, harvesting, sorting, and packing operations critical to the farm's ongoing viability and expansion plans. This specialization and scale are projected to raise per-worker productivity from 3,750 lbs to 8,350 lbs per worker annually, fully utilizing the 9 greenhouses and available farmland.

Farm Operation Overview

Farm Size and Production

- Total area: 172-acre farm
- Cultivated area: 45.5-acres
- Crops produced: vegetable crops (70 varieties) including collard greens, kale, brussels sprouts, broccolini, beans, peas, onions, peppers, tomatoes, and cucumber; berry crops including strawberries.

- Crop rotation system: as there are currently 9 greenhouses and a germination room, the farm is able to grow certain crops year-round; however certain crops are rotated to control pests, mitigate disease, prevent soil erosion and enhance soil fertility.

Farm Activity Summary

The Port Alberni Shelter Society, Shelter Farm has operated since 2019 as a community/volunteer-run farm of 4 workers to grow produce for the clients of the Port Alberni Shelter Society, as well as the Port Alberni community at large, where proceeds are used to support housing and recovery programs of the Society.

All crops are grown and packed on-site in accordance with Jean-Martin Fortiers Market Garden principles.

The current average of 4 workers per day must manage every aspect of farm operations—from administration, maintenance, and distribution to planting, harvesting, and sales. This limits the time and labour available for direct production, keeping output far below the farm’s potential despite strong infrastructure and local market demand.

Labour Requirements

- Peak production period: May to October
- Off-season production: November to April (greenhouse infrastructure permits fall and winter crops)
- Estimated employees: 4 – 20
- Duration: 12 months annually
- Source of workers: respondents to local and online job postings

Rationale for Temporary Housing

Providing on-farm housing ensures workers are available for early morning harvests and late-day processing, reduces transportation and safety concerns, and improves operational consistency. Without on-site housing, the farm would continue to face significant labour shortfall, threatening crop quality and operational sustainability.

Further context on the labour issue, despite having 172 acres and 9 greenhouses, Shelter Farm is **labour-constrained**. This season we were only able to secure about 30 hours/day of labour, which resulted in only **15,000 lbs of produce** for the growing year. Not only does this level of production fall well below the land’s potential, it is also currently dependent on an unsustainable labour source: volunteers. Almost half of the labour secured for this season came from the generosity of volunteers. This labour model is unreliable and not suited to the Shelter Farm’s plans to expand and maximize revenue.

By providing temporary housing, we will be able to retain employees integral to operate the farm on a sustainable basis going forward, while also helping to secure our growth plans for the farm operations. The reliable labour force (with temporary housing) will be able to scale-up crop production to a level where revenues are projected to be well in excess of operating costs, including labour and the cost of the temporary housing.

Financial Sustainability Plan

Scenario	Production (lbs)	Revenue	Labour Capacity	Net Income
Current (2025)	15,000	\$63,000	30 hrs/day	-\$187,000
With Added Labour and Housing	167,000	\$500,000	150 hrs/day	+\$250,000 (projected profit)

- Based on existing yields, **to break even**, we must produce at least **60,000 lbs/year**
- To achieve a break-even scenario would require 2.25x current labour capacity, from 4 workers to 9 workers
- **With growth plans to enhance production for optimized sustainability, we plan on bringing in 20 workers, all needing to be housed with 6 portable housing units**
- With added labour of 20 workers, we forecast we would achieve sustainability, as we estimate we would generate ~\$500,000/year in revenue under current crop and pricing mix, yielding a profit of \$250,000 (excluding the amortized cost of the portable housing units).

Proposed Solution: Expand On-Site Temporary Housing for Labour Force

Vegetable production is highly labour intensive. The unique integration of temporary housing and employment allows us to train and retain a consistent workforce.

We propose to **expand on-site temporary housing** for more labourers. More labour means:

- **10x production increase (to 167,000 lbs/year)**
- Full use of existing infrastructure (greenhouses, irrigation, land)
- Pathway to profitability and financial self-sufficiency
- Stronger community food security outcomes
- With increased production, we forecast farm operations will yield positive cash flow in the range of \$250,000.
- Profits of the farm operation are intended to help finance and expand the existing programs of the Port Alberni Shelter Society (which in turn further extends social benefits to the community).

Strategic Advantages

- **Proven Model:** Already producing and selling successfully at small scale
 - **Market Access:** Established relationships with local buyers, markets, and food programs
 - **Ready Infrastructure:** 9 greenhouses, irrigation systems, 45.5 acres of available land to cultivate
 - **Scalable Workforce Model:** Plans for on-site housing ensure consistent labour for stable production
 - **Strengthened Community Food Security:** A strengthened food supply for the community arising from local production
-

Description of Proposed Housing

See other application documents for details.

Agricultural Impact and Mitigation

The proposed housing is designed to avoid and minimize impacts to agricultural land. It is sited on previously disturbed, low-productivity area within an old gravel extraction site. No permanent foundations are required for the housing. Buffer vegetation will be maintained.

Economic and Social Benefits

- Ensures consistent and sufficient labour for vegetable and fruit production
- Reduces crop loss and maintains local food supply
- Improves farm efficiency and sustainability
- Increase revenues by approximately \$437,000, and profitability to \$250,000 (which may have further economic benefits to the local community by financing and expanding the Society's charitable programs).
- Reduces emissions from commuting
- Strengthens BC's local food economy

Summary

In summary, retaining a reliable and sustainable labour force is Shelter Farm's key constraint. By expanding on-site housing and growing our workforce, we can unlock the farm's full potential — shifting from a loss to a profitable, regenerative, and socially impactful enterprise that sustains both people and land.

Declaration

I hereby certify that the information provided in this business plan is accurate and complete to the best of my knowledge and that the proposed temporary housing is necessary for the continued operation of an active farm business.

Signature:  _____

Name: Riley Forbes

Title: Shelter Farm Manager, Port Alberni Society

Date: December 01, 2025