



## Salmon Beach Committee Meeting

Thursday, March 12, 2026

Zoom  
1:30 pm

### Regular Agenda

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Watch the meeting live at: <https://www.acrd.bc.ca/events/12-3-2026/7780/?catid=0>

Register to participate via Zoom Webinar at:

[https://acrd-bc-ca.zoom.us/webinar/register/WN\\_zXffrctRR1SA9tznBL\\_RKA#/registration](https://acrd-bc-ca.zoom.us/webinar/register/WN_zXffrctRR1SA9tznBL_RKA#/registration)

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PAGE #

1. **CALL TO ORDER**

**Recognition of Territories.**

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

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

2. **APPROVAL OF AGENDA**

*(motion to approve, including late items requires ALL VOTE 2/3 majority vote)*

3. **DECLARATIONS**

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

4. **ADOPTION OF MINUTES**

a. **Salmon Beach Committee Meeting – December 9, 2025**

3-5

*THAT the minutes of the Salmon Beach Committee meeting held on December 9, 2025, be adopted.*

5. **PUBLIC INPUT PERIOD**

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

**6. REQUEST FOR DECISION REPORTS**

- a. **REQUEST FOR DECISION** **6-7**  
Salmon Beach Maintenance and Operations Services Contract Renewal

*THAT the Salmon Beach Committee recommend that the Alberni-Clayoquot Regional District Board of Directors exercise one of the available 3-year renewal terms for the Salmon Beach Maintenance and Operations Services contract with Goldstone Enterprises Inc. under the existing renewal provisions and contract terms in the amount of \$100,796.96 (excluding GST) plus an annual increase of 2.5% per year over a 3-year term, with one additional 3-year renewal term upon mutual agreement.*

- b. **REQUEST FOR DECISION** **8-9**  
Salmon Beach Recreation 2026 Boat Launch Capital Costs

*THAT the Salmon Beach Committee recommend that the Alberni-Clayoquot Regional District Board of Directors approve the addition of \$16,000 into the capital budget for the Salmon Beach Recreation service for necessary boat launch infrastructure improvements to take place in 2026 instead of 2027.*

**7. REPORTS**

- a. **Operations Update (verbal) – E. Kunderman**  
b. **Area “C” (South Long Beach) Official Community Plan Update** **10-11**

*THAT the Salmon Beach Committee receive the reports.*

**8. 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.*

**9. QUESTION PERIOD**

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

**10. ADJOURN**

**Next Salmon Beach Committee Meeting: Thursday, September 10, at 10:00am  
Zoom**



# Alberni-Clayoquot Regional District

## MINUTES OF THE SALMON BEACH COMMITTEE MEETING HELD ON TUESDAY, DECEMBER 9, 2025, 1:30 PM

Via Zoom

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- MEMBERS PRESENT:** Kel Roberts, Chairperson, Alternate Director, Electoral Area “C” (Long Beach)  
Ellen Peete, Member at Large  
Jill Maibach, Member at Large  
Terry Graff, Member at Large  
Ron McKinlay, Member at Large  
Ken Lunde, Member at Large
- REGRETS:** Vaida Siga, Chairperson, Director, Electoral Area “C” (Long Beach)
- STAFF PRESENT:** Eddie Kunderman, Operations Manager  
Lyndsey Page, Community Services Coordinator

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:  
<https://www.acrd.bc.ca/events/9-12-2025/>

### 1. **CALL TO ORDER**

The Chairperson called the meeting to order at 1:31 pm.

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

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

Introductions – Committee Members and Staff present in the Boardroom and via Zoom.

### 2. **APPROVAL OF AGENDA**

*MOVED:* R. McKinlay

*SECONDED:* K. Lunde

*THAT the agenda be approved as circulated.*

**CARRIED**

### 3. **DECLARATIONS**

### 4. **MINUTES**

a. **Salmon Beach Committee Meeting held September 17, 2025**

MOVED: R. McKinlay

SECONDED: E. Peete

*THAT the minutes of the Salmon Beach Committee meeting held on September 17, 2025 be adopted.*

**CARRIED**

5. **PETITIONS, DELEGATIONS & PRESENTATIONS**

6. **CORRESPONDENCE**

7. **REQUESTS FOR DECISIONS**

8. **REPORTS**

a. **2025 Operations Update & 2026 Workplan**

b. **Capital Project Survey**

MOVED: E. Peete

SECONDED: R. McKinlay

*THAT the Salmon Beach Committee receives reports a-b.*

**CARRIED**

9. **LATE BUSINESS**

10. **QUESTION PERIOD**

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

- Participating in the Zoom webinar
- Submissions received by email at [responses@acrd.bc.ca](mailto:responses@acrd.bc.ca).

11. **ADJOURN**

MOVED: E. Peete

SECONDED: R. McKinlay

*THAT this meeting be adjourned 2:08 pm.*

**CARRIED**

Certified Correct:

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Kel Roberts,  
Chairperson

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Lyndsey Page,  
Community Services Coordinator



**To:** Salmon Beach Committee

**From:** Stephanie Waters, Procurement Coordinator  
Eddie Kunderman, Operations Manager

**Meeting Date:** March 12, 2026

**Subject:** Salmon Beach Maintenance and Operations Services Contract Renewal

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**Recommendation:**

***THAT the Salmon Beach Committee recommend that the Alberni-Clayoquot Regional District Board of Directors exercise one of the available 3-year renewal terms for the Salmon Beach Maintenance and Operations Services contract with Goldstone Enterprises Inc. under the existing renewal provisions and contract terms in the amount of \$100,796.96 (excluding GST) plus an annual increase of 2.5% per year over a 3-year term, with one additional 3-year renewal term upon mutual agreement.***

**Desired Outcome:**

To ensure Salmon Beach Recreational Village receives cost-effective and reliable maintenance services for an agreed upon amount over a three year term.

**Summary:**

The current contract with Goldstone Enterprises Inc., commenced on April 1, 2023 and expires on March 31, 2026. The contractor has consistently fulfilled all responsibilities outlined in the agreement and has delivered services in accordance with expected standards. The contractor has also remained responsive, with effective communication and timely resolution of issues when they arise. Staff have identified no performance issues, and based on this positive performance and reliability, staff recommend renewal of the contract.

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

The following estimated ACRD time requirements are needed to complete this project:

- Procurement Coordinator – (3 hours) preparation of renewal, project support as needed
- Operations Manager – (3 hours) contract review, general oversight

**Financial:**

The Maintenance Contract for Salmon Beach is split amongst the following services, at the following percentages:

Salmon Beach Sewage	40%
Salmon Beach Security	3%
Salmon Beach Garbage	5%
Salmon Beach Recreation	4%
Salmon Beach Transportation	46%
Salmon Beach Water	2%

**Strategic Plan Implications:**

N/A

**Policy or Legislation:**

A Request for Proposal was originally issued in this scenario as the ACRD's previous Purchasing Policy required a Tender (or similar public offering) if the expected value of a contract exceeds \$35,000. The contract renewal is being brought forward for consideration as the total contract value exceeds the Chief Administrative Officer's signing authority of \$75,000 under the current ACRD Procurement Policy.

**Options Considered:**

If the Committee would like further information regarding the details of the contract prior to making a decision, then the full contract could be brought forward in-camera at the next scheduled meeting. If the Committee decides not to exercise the available renewal term, the contract would instead be retendered through a new competitive procurement process.

Submitted by: Eddie Kunderman  
Eddie Kunderman, Operations Manager

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

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



**To:** Salmon Beach Committee  
**From:** Eddie Kunderman, Operations Manager  
**Meeting Date:** March 12, 2026  
**Subject:** SB Recreation 2026 Boat Launch Capital Costs

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**Recommendation:**

*THAT the Salmon Beach Committee recommend that the Alberni-Clayoquot Regional District Board of Directors approve the addition of \$16,000 into the capital budget for the Salmon Beach Recreation service for necessary boat launch infrastructure improvements to take place in 2026 instead of 2027.*

**Desired Outcome:**

To move \$16,000 into 2026 for the Salmon Beach Recreation capital fund to allow for necessary infrastructure replacements for the Salmon Beach boat launch.

**Summary:**

A recent assessment of the Salmon Beach boat launch identified infrastructure components that require earlier-than-planned replacement. To address this need proactively, staff recommend reallocating \$16,000 into the 2026 capital budget, ensuring the necessary upgrades can proceed without delaying future community projects. The adjustment remains well within the capacity of the existing capital fund and supports responsible asset management within the Salmon Beach Recreation service.

**Background:**

Staff had allocated \$10,000 to be used towards improvements to the boat launch within the Salmon Beach community in 2027. After a more thorough inspection of infrastructure, the replacement of key infrastructure within the boat launch will be necessary in 2026. As such, staff are recommending that \$16,000 be added towards the capital fund in 2026 for these improvements and the \$10,000 allocated in 2027 be removed.

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

It will take minimal time for Community Services and Finance staff to make the necessary adjustments within the 2026-2030 draft Financial Plan.

**Financial:**

The Salmon Beach Recreation service capital fund contains a balance of approximately \$180,000 entering 2026. Staff had allocated \$10,000 towards boat launch improvements for 2027 within the draft 2026-2030 Financial Plan. Changing this to \$16,000 for 2026 will not have negative impacts towards future projects planned for the community.

**Strategic Plan Implications:**

This supports priority 2.0 of the ACRD Strategic Plan: Managing our Assets and Infrastructure.

**Policy or Legislation:**

Bylaw No. E1038 allows the ACRD to provide recreation services within Salmon Beach.

**Options Considered:**

The SB Committee could choose to leave the Salmon Beach Recreation capital fund as is and defer the improvements until 2027.

Submitted by: Eddie Kunderman  
Eddie Kunderman, Operations Manager.

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

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



**To:** Salmon Beach Committee

**From:** Serena Manhas, Planner 1

**Meeting Date:** March 12, 2026

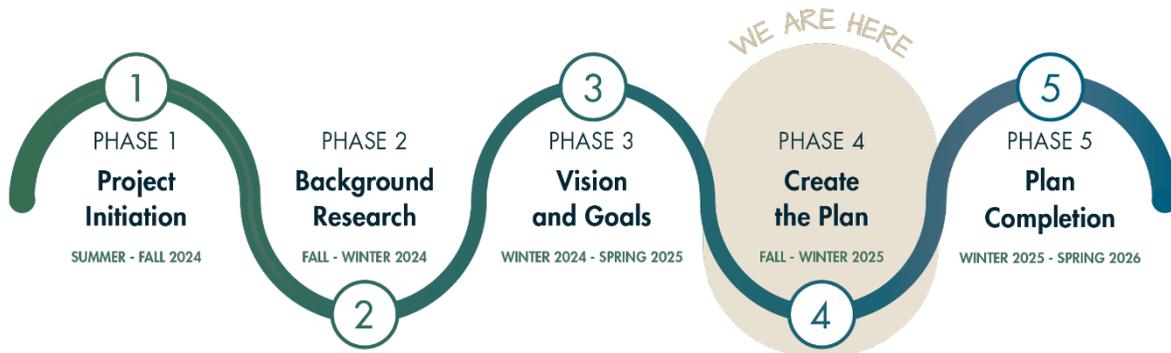
**Subject:** Area "C" (South Long Beach) Official Community Plan Update

**Purpose:**

To provide an update to the Salmon Beach Committee regarding the Area "C" (South Long Beach) Official Community Plan (OCP) Update Project.

**Summary:**

The Area "C" OCP Update Project is currently in Phase 4 – Create the Plan. Key deliverables for this project phase include the Draft OCP and its land use designations, development permit areas (DPAs), maps, and policies. The OCP has been created using community input from in-person and online engagement.



Community vision statement for Salmon Beach:

*“Salmon Beach is known as a seasonal recreational retreat featuring boundless access to nature and a strong sense of community. Over the next twenty-five years, the community will explore opportunities to expand services and development through collaboration with t̓uk̓ʷaaʔaṭh (Toquaht Nation) and provincial agencies. This may include improvements to servicing infrastructure, waste management, and overall community accessibility.”*

Policies have been included within the OCP document to reinforce the community vision, and address concerns regarding servicing standardization and infrastructure, FireSmart principles and solid waste management. The Salmon Beach land use designation in the draft OCP references the following

permitted uses: “Seasonal residential uses including single-detached dwellings limited to seasonal use, parks, outdoor recreation amenities, and cultural and community facilities.”

The Long Beach Advisory Planning Commission provided feedback on the initial Draft Area “C” OCP at their meeting on March 3, 2026. After their feedback is implemented, a revised draft will be shared with community members, referral agencies, and the Salmon Beach Committee members. There will be both in-person and online opportunities for the public to provide their feedback on the Draft OCP. It is anticipated that the Draft OCP will be finalized for consideration by the Board in Spring 2026.

For project updates and more information, visit: [www.letsconnectacrd.ca/area-c-ocp](http://www.letsconnectacrd.ca/area-c-ocp)

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

This is a multi-year project with the Area C – South Long Beach and Sproat Lake OCPs being completed by a hybrid staff and consultant team. It is anticipated that the Area “C” OCP will be considered by the Board for bylaw readings in Spring and Summer 2026. The remaining four OCPs (Beaver Creek, Beaufort, Bamfield, and Cherry Creek) will be completed by ACRD planning staff.

**Financial:**

OCP resources and funding is through the Rural Planning Service with grant funding from the Canada Community Building Fund, and project work in 2025 supported by the Province’s Capacity Funding for Local Government Housing Initiatives funding, and a UBCM OCP Visioning grant.

**Alignment with Strategic Plan:**

The ACRD Strategic Plan 2024-2027 includes strategies and objectives that align with 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 organizations and First Nations.

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

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

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