



Board of Directors Meeting
Wednesday, May 13, 2026

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC
1:30 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/13-5-2026/7791/?catid=0>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_jVtwTECRReaq-F-tETJm_w#/registration

PAGE #

1. CALL TO ORDER

Recognition of Territories.

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

Introductions - 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. INVITED PRESENTATIONS

5. DELEGATIONS (10 minute maximum)

a. **Kylie Pettifer, Community Project & Engagement Manager, ACRD presenting the Area 'C' (Long Beach) Official Community Plan**

6. CONSENT AGENDA

- a. **Board of Directors Meeting – April 22, 2026** **8-18**
- b. **Electoral Area Directors Committee Meeting – April 22, 2026** **19-21**

- c. **Board Remuneration Committee – April 29, 2026** **22-24**
- d. **Alberni Valley & Bamfield Advisory Committee – May 5, 2026** **25-30**

THAT the items a-d on the consent agenda be received and adopted.

7. ITEMS REMOVED FROM CONSENT AGENDA

8. 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.

9. CORRESPONDENCE FOR INFORMATION

(ALL/UNWEIGHTED)

- a. **RAVI PARMAR, MINISTER OF FORESTS** **31-34**
Response to ACRD letter regarding retrofit of Canada’s CC-130H Hercules fleet for wildfire suppression
- b. **STEVEN MACKINNON, MINISTER OF TRANSPORT AND LEADER OF THE GOVERNMENT IN THE HOUSE OF COMMONS** **35-36**
Response to ACRD letter regarding Sproat Lake Marine Patrol Program
- c. **TOFINO GENERAL HOSPITAL FOUNDATION** **37**
Letter to Minister of Infrastructure regarding Health Capital Project, Tofino General Hospital replacement

THAT the Board of Directors receive items a-c for information.

10. CORRESPONDENCE FOR ACTION

(ALL/UNWEIGHTED)

- a. **REQUEST FOR LETTER OF SUPPORT** **38-42**
AC Taxi, requesting a letter of support for their application to the Passenger Transportation Board to amend their existing Passenger Transportation License to include Bamfield as an approved service area.

Possible Motion:

THAT the Alberni-Clayoquot Regional District Board of Directors provide a letter of support in favour of AC Taxi’s application for amendment to their existing Passenger Transportation License to include Bamfield as an approved service area.

11. REQUEST FOR DECISION REPORTS

- a. **REQUEST FOR DECISION** **43-44**
ACRD Community Wildfire Resiliency Plans – Contract Award (ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors award the ACRD Community Wildfire Resiliency Plans contract to Frontera Solutions Inc. in the amount of \$127,840.00 (excluding GST).

- b. **REQUEST FOR DECISION** **45-47**
Grant Funding Application with UBCM – Community to Community
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors endorse the UBCM Community to Community Program funding application to support the development of Memoranda of Understanding with Tseshaht First Nation and Hupacasath First Nation, for the purpose of establishing a shared governance framework for the Alberni Valley Regional Airport.

- c. **REQUEST FOR DECISION** **48-50**
Vancouver Island Soaring Centre Ltd. Leases
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year groundside lease, with a ten-year right of first renewal, under lease LS-A2025008, with the Vancouver Island Soaring Centre Ltd. for Lot 15 at the Alberni Valley Regional Airport and authorize the CAO to negotiate and execute the lease on behalf of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year extension, with a ten-year right of first renewal, to the existing airside lease under lease LS-A2025004, with the Vancouver Island Soaring Centre Ltd. for Lot 10 at the Alberni Valley Regional Airport and authorize the CAO to negotiate and execute the lease on behalf of the Regional District.

- d. **REQUEST FOR DECISION** **51-54**
Lease Renewals – Ken Schuurman and Craigs Enterprises
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year lease renewal for Ken Schuurman at 7476 Airport Road and authorize the CAO to negotiate and execute the lease on behalf of the ACRD.

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year lease renewal for Craigs Enterprises at 7462 Airport Road and authorize the CAO to negotiate and execute the lease on behalf of the ACRD.

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year lease renewal for Craigs Enterprises at 7468 Airport Road and authorize the CAO to negotiate and execute the lease on behalf of the ACRD.

12. PLANNING MATTERS

12.1 ELECTORAL AREA DIRECTORS

a. **REQUEST FOR DECISION**

55-61

Area "C" Official Community Plan Bylaw No. 1539, 2026 – First Reading

Area "C" OCP text

[Area "C" Official Community Plan \(OCP\) Bylaw P1539, Schedule 'A' – OCP Text](#)

Area "C" OCP maps

[Area "C" OCP Bylaw P1539, Schedule 'A' – OCP Boundary](#)

[Area "C" OCP Bylaw P1539, Schedule 'B' – Land Use Designations](#)

[Area "C" OCP Bylaw P1539, Schedule 'C' – Development Permit Area I – Environmental Protection](#)

[Area "C" OCP Bylaw P1539, Schedule 'D' – Development Permit Area II – Natural Hazard](#)

[Area "C" OCP Bylaw P1539, Schedule 'E' – Development Permit Area III – Form and Character](#)

[Area "C" OCP Bylaw P1539, Schedule 'F' – Development Approval Information Areas](#)

[Area "C" OCP Bylaw P1539, Schedules 'G' through 'O' – Environmentally Sensitive Areas, Sand and Gravel, Road Network, Public Facilities and Amenities, Community Services](#)

THAT Regional District of Alberni-Clayoquot Area 'C' Official Community Plan Bylaw No. P1539, 2026, be read a first time.

THAT the Alberni-Clayoquot Regional District Board of Directors consider Official Community Plan Bylaw No. P1539, 2026 in conjunction with the ACRD 2026-2030 Financial Plan.

THAT the Alberni-Clayoquot Regional District Board of Directors consider Official Community Plan Bylaw No. P1539, 2026 in conjunction with the ACRD's Solid Waste Management Plan Bylaw No. R1020.

THAT the public hearing for Bylaw P1539, 2026 be delegated to the Director for Electoral Area 'C', the Alternate Director, or the Chairperson of the Regional District.

b. **TUP25017, 0732834 BC LTD, 9195 FABER RD (SPROAT LAKE)**

62-67

Temporary Use Permit – Report and Permit

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP25017.

- c. **TUP25018, HOILES/MCGRAIL, 8790 STIRLING ARM DR (SPROAT LAKE)** 68-75
Temporary Use Permit – Report and Permit

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP25018.

- d. **DVD25012, BRAIDEN, 8467 BOTHWELL RD (SPROAT LAKE)** 76-83
Development Variance –Memorandum and Permit

THAT the Alberni-Clayoquot Regional District Board of Directors issue development variance permit DVD25012.

- e. **SD25008PFW, BRAIDEN, 8467 BOTHWELL RD (SPROAT LAKE)** 84-90
Parcel Frontage Waiver – Report

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per Section 512 of the Local Government Act, for proposed Strata Lot 1 as shown on the subdivision plan for the property located at 8467 Bothwell Road.

- f. **DVD26002, GIRARD, 8925 FABER RD (SPROAT LAKE)** 91-102
Development Variance – Report and Permit

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD26002 subject to neighbour notification as per Local Government Act s. 499.

- g. **DVE25013, COLLINS/CHALMERS, LOT 2 WILLOW RD (BEAVER CREEK)** 103-109
Development Variance –Memorandum and Permit

THAT the Alberni-Clayoquot Regional District Board of Directors issue development variance permit DVE25013.

- h. **RF24008, TILLEY’S PLUMBING & HEATING LTD, 450 FRANKLIN RIVER RD (CHERRY CREEK)** 110-174
Rezoning –Memorandum, Public Hearing Report and Minutes

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

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

THAT the Alberni-Clayoquot Regional District Board of Directors deny rezoning application RF24008.

12.2 ALL DIRECTORS
(ALL/UNWEIGHTED)

- a. **MISC26003, COWICHAN VALLEY REGIONAL DISTRICT BYLAW NO. 4705 REFERRAL** 175-178
Misc. Referral – Memorandum

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to provide a referral response to the Cowichan Valley Regional District's OCP Amendment Bylaw No. 4705 to advise that the ACRD's interests are unaffected.

13. REPORTS

13.1 STAFF REPORTS

13.2 COMMITTEE REPORTS
(ALL/UNWEIGHTED)

- a. **Agricultural Advisory Committee Meeting, May 11, 2026 (Verbal), Director Cote**
- b. **Accessibility Committee Meeting, May 12, 2026, (Verbal), Director Siga**

THAT the Alberni-Clayoquot Regional District Board of Directors receive the committee reports.

13.3 MEMBER REPORTS
(ALL/UNWEIGHTED)

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

14. OTHER BUSINESS (including Late Items)

Late Items are defined as matters arising after the preparation of the agenda which, if not acted upon in a timely manner, would prejudice or compromise either the Regional District's position or the position of a constituent or group of constituents.

15. QUESTION PERIOD

(15 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).

16. IN CAMERA
(ALL/UNWEIGHTED)

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

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

and the Freedom of Information and Protection of Privacy Act, section(s):

ii. 21 (1) (a) (ii): commercial, financial, labour relations, scientific or technical information of or about a third party,

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN

(ALL/UNWEIGHTED)

**Next Board of Directors Meeting: Wednesday, May 27, 2026, at 1:30 PM
Clayoquot Sound Theatre, Tofino & Zoom**



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, APRIL 22, 2026, 1:30PM

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

DIRECTORS

John Jack, Chairperson, Chief Councillor, Huu-ay-aht First Nations

PRESENT:

Debbie Haggard, Vice-Chairperson, Councillor, City of Port Alberni

Bob Beckett, Director, Electoral Area "A" (Bamfield)

Fred Boyko, Director, Electoral Area "B" (Beaufort)

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

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

Susan Roth, Director, Electoral Area "E" (Beaver Creek)

Mike Sparrow, Director, Electoral Area "F" (Cherry Creek)

Sharie Minions, Mayor, City of Port Alberni

Tom Stere, Councillor, District of Tofino

Moriah Cootes, Councillor, Uchucklesaht Tribe Government

Levana Mastrangelo, Executive Legislator, Yuułu?if?ath Government

Marilyn McEwen, Mayor, District of Ucluelet

REGRETS:

Kirsten Johnsen, Member of Council, Toquaht Nation

STAFF PRESENT:

Alex Dyer, General Manager of Planning and Development

Jenny Brunn, General Manager of Community Services

Cynthia Dick, General Manager of Administrative Services

Shane Koren, Acting Chief Financial Officer

Eddie Kunderman, Operations Manager

Michael McGregor, Lands and Resources Coordinator

Janice Hill, Executive Assistant

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

<https://www.acrd.bc.ca/events/22-4-2026/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 1:30 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 - Board Members and Staff present in the Boardroom and via Zoom.

2. APPROVAL OF AGENDA

The Motion was MOVED and SECONDED

THAT the agenda be approved as amended to add late item - Log Train Trail Enhanced Community Engagement under agenda item 14.

CARRIED UNANIMOUSLY

3. DECLARATIONS

4. INVITED PRESENTATIONS

- a. Eddie Kunderman, Operations Manager, 5 Year Anniversary (J. Brunn, General Manager of Community Services)

5. DELEGATIONS (10 minute maximum)

- a. Patrick Schmidt, CEO, Adrien Mullin, Tourism Development Manager, Huu-ay-aht Group of Businesses, regarding Huu-ay-aht Group of Businesses Temporary Use Permit application for 390 Grappler Road, Bamfield

6. CONSENT AGENDA

- a. Board of Directors Meeting – April 8, 2026
- b. Sproat Lake APC Meeting – March 26, 2026
- c. Board Remuneration Committee Meeting - April 8, 2026
- d. Beaver Creek APC Meeting – April 15, 2026

The Motion was MOVED and SECONDED

THAT the items a to d on the consent agenda be received and adopted.

CARRIED UNANIMOUSLY

7. ITEMS REMOVED FROM CONSENT AGENDA

8. PUBLIC INPUT PERIOD

C. McLeman, from Beaver Creek Road. Enquired about the additional community engagement for the Log Train Trail given the past engagement already completed.

9. CORRESPONDENCE FOR INFORMATION

- a. HONOURABLE TAMARA DAVIDSON, MINISTER OF ENVIRONMENT AND PARKS
Letter responding to accessibility concerns at MacMillan Park (Cathedral Grove)

b. WAYNE MERK, RESIDENT

Letter providing feedback on the Preferred Emergency Route

c. ABU HASAN MUHAMMED JAHANGIR, GENERAL SECRETARY & CO-LEAD, ORGANIZING COMMITTEE – FIFA 2026 ACTIVITIES IN ALBERNI VALLEY

Letter requesting ACRD representation on the 2026 Alberni Valley Indigenous-Led World Cup Community Celebrations Committee

The Motion was MOVED and SECONDED

That the Board of Directors appoint Director Beckett and Chair John Jack as an alternate to the organizing committee for the FIFA 2026 activities in the Alberni Valley.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Board of Directors receive items a-c for information.

CARRIED UNANIMOUSLY

10. CORRESPONDENCE FOR ACTION

a. REQUEST FOR LETTER OF SUPPORT

Agrohope Farms & Products Inc, requesting a letter of support for the regional implementation of an immediate economic stabilization model to protect small businesses affected by the uninsured business crisis.

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors issue a letter of support to Agrohope Farms & Products Inc.'s for the proposed regional immediate economic stabilization initiative addressing the underinsured business crisis and that the Board request that Agrohope request a similar letter from the Alberni Valley Chamber of Commerce.

CARRIED UNANIMOUSLY

b. REQUEST FOR LETTER OF SUPPORT

Island Coastal Economic Trust, requesting a letter of support for advancing legislation to modernize the Island Coastal Economic Trust and position it for long-term impact through strategic provincial investment.

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors issue a letter of support endorsing the advancement of legislation to modernize the Island Coastal Economic Trust, to position the Trust for long-term impact through strategic provincial investment.

CARRIED UNANIMOUSLY

11. REQUEST FOR DECISION REPORTS

a. Request for Decision regarding Interregional Transit Feasibility Study

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to write a letter to B.C. Transit requesting the initiation of a feasibility study into the viability of interregional transit service between Port Alberni and the Regional District of Nanaimo, as identified in the Port Alberni Transit Future Service Plan.

CARRIED UNANIMOUSLY

b. Request for Decision regarding West Coast Transit Bus Shelter Installation, Planning, and Design — Contract Award

The Motion was MOVED and SECONDED

That the Alberni-Clayoquot Regional District Board of Directors request an in-camera review of the process by which ACRD staff arrived at the weighted scores related to the procurement of the West Coast Transit Bus Shelter Installation, Planning, and Design contract at the next Board meeting.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors award the West Coast Transit Bus Shelter Installation, Planning, and Design contract to R.F. Binnie and Associates Ltd. in the amount of \$81,960.00 (excluding GST).

CARRIED UNANIMOUSLY

c. Request for Decision regarding Appointment of Election Officers — Cherry Creek Hall Grant-in-Aid Referendum

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors appoint Cynthia Dick to the position of Chief Election Officer and Heather Zenner to the position of Deputy Chief Election Officer for the purposes of organizing and conducting the Cherry Creek Community Hall Grant-in-Aid Service Establishment referendum for the Alberni-Clayoquot Regional District.

CARRIED UNANIMOUSLY

Chair Jack left the meeting at 2:47pm and Vice-Chair Haggard resumed as Chair.

12. PLANNING MATTERS

12.1 ELECTORAL AREA DIRECTORS

- a. **TUP25016, HFN LANDS CORP, 390 GRAPPLER ROAD (BAMFIELD)**
Temporary Use Permit – Report and Permit

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit application TUP25016 subject to neighbourhood notification as per Local Government Act s.494.

CARRIED UNANIMOUSLY

Chair Jack entered the meeting at 2:57 pm and resumed as Chair.

- b. **TUP26001, HOERAUF, 9010 BRYSON RD (BEAUFORT)**
Temporary Use Permit – Report and Permit

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit Application TUP26001 subject to the following:

- *Health and safety inspection by the ACRD Building Inspector.*
- *Neighbourhood notification as per Local Government Act s.494*

CARRIED UNANIMOUSLY

- c. **RD25005, WARREN, 10203 WOODSLEE LOOP (SPROAT LAKE)**
Rezoning – Memorandum and Bylaws

The Motion was MOVED and SECONDED

THAT Bylaw P1536, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be adopted.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT Bylaw P1537, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be adopted.

CARRIED UNANIMOUSLY

- d. **MISC25003, 1257819 BC LTD, 10412 LAKESHORE RD (SPROAT LAKE)**
Miscellaneous Referral – Public Meeting Report and Minutes

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors proceed with amendments to Restrictive Covenants FB194074 and FB194076, registered to the property at 10412 Lakeshore Road, to allow for the proposed development of up to eleven (11) dwelling units, each with a maximum floor area of 2,000 square feet, and two (2) road accesses into the property from Aldan Road.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to work with the applicant to ensure that restrictions are in place to address nuisances in the neighbourhood.

CARRIED UNANIMOUSLY

- e. **RE22009, TILLEY, 5750 FALLS ST (BEAVER CREEK)**
Rezoning – Report and Bylaws

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the public hearing for Bylaws P1465, P1466 and P1482 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Board of Directors confirm that adoption of Bylaws P1465, P1466 and P1482 is subject to:

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

CARRIED UNANIMOUSLY

- f. DVE25013, COLLINS/CHALMERS, LOT 2, WILLOW ROAD (BEAVER CREEK)**
Development Variance – Report and Permit

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVE25013 subject to neighbour notification as per Local Government Act s. 499.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

Development Variance DVE25013 to allow for the siting of a single-family dwelling:

- i. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required front yard setback in the Rural (A2) District from 15.2 m (50 ft) to 10.4 m (34.1 ft).*
- ii. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback along the north lot line in the Rural (A2) District from 4.6 m (15 ft) to 2.5 m (8.2 ft)*
- iii. Development variance of Section 6.2(4)(a) of the ACRD Zoning Bylaw to reduce the required watercourse setback from 30.5 m (100 ft) to 17.8 m (58.4 ft).*

CARRIED UNANIMOUSLY

13. REPORTS

13.1 STAFF REPORTS

- a.** Area ‘C’ OCP Phase 4 Engagement Report
- b.** Meeting Schedule — May 2026
- c.** Building Report — March 2026
- d.** Agreement and Grant Report — March 2026

The Motion was MOVED and SECONDED

THAT the Board of Directors receives the staff reports a-d.

CARRIED UNANIMOUSLY

13.2 COMMITTEE REPORTS

- a. Agricultural Development Committee, April 21, 2026 (Verbal) - Fred Boyko**

Meeting was held yesterday and was well attended. The Committee discussed the Sproat Lake Official Community Plan Update, food security, water planning, livestock emergency planning. A large discussion focused on the annual ACRD agricultural planning budget and how these funds are allocated, the committee wondered if there is the potential to provide support for the local farmer’s markets increasing costs.

- b. Electoral Area Directors Committee, April 22, 2026 (Verbal) - Mike Sparrow**

Discussed a proposed major planning project at Great Central Lake to develop 266 acres. EA Directors Committee was able to review and provide feedback to the applicants before they move forward with the application at the Advisory Planning Commission and Board of Directors level. Discussed pros and cons of application and was a helpful conversation.

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors receive the committee reports.

13.3 MEMBER REPORTS
(ALL/UNWEIGHTED)

Director Cote – Association of Vancouver Island and Coastal Communities Convention is this weekend. Looking forward to the end of term on AVICC Executive Board. Reminder that Directors who aren't attending the conference can also vote on the AVICC Executive Board elections. Reminder that the Sproat Lake OCP Open House will be at the Sproat Lake Community Hall on May 4th. Director Cote is doing a community water test, sample bottles available at the ACRD office and can be brought to the Sproat Lake Community Hall on May 11th. Recently met with BC Timber Sales to review their annual harvest plan for the next five years.

Director Sparrow – Tsawak-qin Public Advisory Group. Tsawak-qin will be conducting logging of 25,000m³ per month for 2026, which is very low, less than 50% of historical levels. Discussed indicators used to assess the health of the forests how last year's Mt. Underwood fire and will affect the indicators going forward. Tomorrow is the Annual General Meeting for the Cherry Creek Water Board.

Director Boyko – June 14th at 2pm will be the final Beaver Creek & Beaufort townhall meeting before the 2026 General Election. Main topic to be discussed is the Beaufort Official Community Plan.

Director McEwen – Will also be attending the Association of Vancouver Island and Coastal Communities AGM and Convention this weekend.

Director Beckett – Will also be attending the Association of Vancouver Island and Coastal Communities AGM and Convention this weekend.

Director Jack – At the end of next week Huu-ay-aht First Nations will be entering into a by-election to fill the vacancy of an Executive Council seat following the passing of Stella Peters. Election will be held on June 13, 2026.

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors receive the Member Reports.

CARRIED UNANIMOUSLY

14. OTHER BUSINESS (including Late Items)

- a. Log Train Trail Enhanced Community Engagement

The Motion was MOVED and SECONDED

That the Alberni-Clayoquot Regional District Board of Directors direct staff to not advance further public engagement on the Log Train Trail and rely on previous engagement conducted to date.

WITHDRAWN

The Motion was MOVED and SECONDED

That the Alberni-Clayoquot Regional District Board of Directors request that staff bring an implementation plan for the Log Train Trail communication plan to the next Board meeting.

CARRIED

15. QUESTION PERIOD

H. Powell. Alberni Highway, Cherry Creek spoke about the need for a Stormwater Management Plan for Rezoning Application RE22009, 5750 Falls Street.

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors includes a Stormwater Management Plan as a condition of the rezoning approval for Rezoning Application RE22009, 5750 Falls Street.

CARRIED UNANIMOUSLY

16. RECESS

The Motion was MOVED and SECONDED

Motion to recess the Regular Board of Directors Meeting in order to conduct the Regional Hospital District Meeting.

CARRIED UNANIMOUSLY

The meeting was recessed at 4:13 pm.

17. RECONVENE

The meeting was reconvened at 4:23 pm.

18. IN-CAMERA

The Motion was MOVED and SECONDED

THAT the meeting be closed to the public as per the Community Charter, sections:

- i. 90 (1) (a): personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality
- ii. 90 (1) (k): negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public

CARRIED UNANIMOUSLY

The meeting was closed to the public at 4:24 pm.

The meeting was re-opened to the public at 5:09 pm.

19. REPORT OUT – RECOMMENDATIONS FROM IN-CAMERA

20. ADJOURN

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 5:09 pm.

CARRIED UNANIMOUSLY

Certified Correct:

John Jack,
Chairperson

Heather Zenner,
Manager of Administrative Services



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

MINUTES OF THE ELECTORAL AREA DIRECTORS COMMITTEE MEETING HELD ON WEDNESDAY, APRIL 22, 2026, 10:00AM

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

MEMBERS PRESENT: Mike Sparrow, Chairperson, Director, Electoral Area “F” (Cherry Creek)
Bob Beckett, Vice-Chairperson, Director, Electoral Area “A” (Bamfield)
Fred Boyko, Director, Electoral Area “B” (Beaufort)
Vaida Siga, Director, Electoral Area “C” (Long Beach)
Penny Cote, Director, Electoral Area “D” (Sproat Lake)
Susan Roth, Director, Electoral Area “E” (Beaver Creek)

REGRETS:

STAFF PRESENT: Alex Dyer, General Manager of Planning and Development
Cynthia Dick, General Manager of Administrative Services
Jaleen Rousseau, Planning Manager

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/22-4-2026/>

1. CALL TO ORDER

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

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

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

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

2. APPROVAL OF AGENDA

The Motion was MOVED and SECONDED

THAT the agenda be approved as circulated.

CARRIED UNANIMOUSLY

3. DECLARATIONS

4. **INVITED PRESENTATIONS**

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

6. **ADOPTION OF MINUTES**

- a. Electoral Area Directors Committee Meeting – February 19, 2026

The Motion was MOVED and SECONDED

THAT the minutes of the Electoral Area Directors Committee meeting held on February 19, 2026, be adopted.

CARRIED UNANIMOUSLY

7. **PUBLIC INPUT PERIOD**

8. **CORRESPONDENCE FOR INFORMATION**

9. **CORRESPONDENCE FOR ACTION**

10. **REQUEST FOR DECISION REPORTS**

- a. Major Planning Project — Great Central Lake Official Community Plan (OCP) Amendment and Rezoning Application RD26001

The Motion was MOVED and SECONDED

THAT the Electoral Area Directors Committee review and provide feedback on the Great Central Lake OCP Amendment and Rezoning Application RD26001.

The Motion was MOVED and SECONDED

*THAT the motion be amended in **bold** as follows:*

*THAT the Electoral Area Directors Committee review and provide feedback on the Great Central Lake OCP Amendment and Rezoning Application RD26001 **and recognize that staff will work in conjunction with the applicant to provide clarity on the details of the zoning request.***

CARRIED UNANIMOUSLY

The motion as amended was

CARRIED UNANIMOUSLY

11. **REPORTS**

12. OTHER BUSINESS (including Late Items)

13. QUESTION PERIOD

Applicant of RD26001, Mark Marley of Mahoe Properties, thanked the Committee for their questions and feedback and noted that they will work with staff to answer questions regarding the application.

14. ADJOURN

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 11:03 am.

CARRIED UNANIMOUSLY

Certified Correct:

Mike Sparrow,
Chairperson

Cynthia Dick,
General Manager of Administrative Services



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

MINUTES OF THE BOARD REMUNERATION REVIEW COMMITTEE MEETING

HELD ON WEDNESDAY, APRIL 29, 2026, 9:00 AM

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

MEMBERS Roberta Jensen, Member-at-large
PRESENT: John McNabb, Chairperson, Previous Elected Director
Stefan Ochman, Previous Elected Director

REGRETS:

STAFF PRESENT: Cynthia Dick, General Manager of Administrative Services
Heather Zenner, Manager of Administrative Services
Shane Koren, Manager of Financial Services

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/29-4-2026/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 9:05 am.

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

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

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

2. APPROVAL OF AGENDA

The Motion was MOVED and SECONDED

THAT the agenda be approved as circulated.

CARRIED UNANIMOUSLY

3. DECLARATIONS

4. INVITED PRESENTATIONS

5. DELEGATIONS (10 minute maximum)

6. ADOPTION OF MINUTES

a. Board Remuneration Committee Meeting – April 8, 2026

The Motion was MOVED and SECONDED

THAT the minutes of the Board Remuneration Review Committee meeting held on April 8, 2026, be adopted.

CARRIED UNANIMOUSLY

7. PUBLIC INPUT PERIOD

8. CORRESPONDENCE FOR INFORMATION

9. CORRESPONDENCE FOR ACTION

10. REQUEST FOR DECISION REPORTS

11. REPORTS

11.1 STAFF REPORTS

a. 2026 Board Remuneration Review Committee — 2nd Meeting

The Motion was MOVED and SECONDED

THAT the Board Remuneration Review Committee recommends to the Alberni-Clayoquot Regional District Board of Directors to increase the additional remuneration amount for the Vice-Chairperson from 20% to 50% of the Chairperson.

CARRIED UNANIMOUSLY

12. OTHER BUSINESS (including Late Items)

13. QUESTION PERIOD

14. ADJOURN

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 10:02 am.

CARRIED UNANIMOUSLY

Certified Correct:

John McNabb,
Chairperson

Cynthia Dick,
General Manager of Administrative Services



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

MINUTES OF THE ALBERNI VALLEY & BAMFIELD COMMITTEE MEETING

HELD ON TUESDAY, MAY 5, 2026, 10:00 AM

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

MEMBERS

PRESENT:

Deb Haggard, Chairperson, Councillor, City of Port Alberni
Bob Beckett, Director, Electoral Area "A" (Bamfield)
Fred Boyko, Director, Electoral Area "B" (Beaufort)
Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Susan Roth, Director, Electoral Area "E" (Beaver Creek)
Mike Sparrow, Director, Electoral Area "F" (Cherry Creek)
Sharie Minions, Mayor, City of Port Alberni

REGRETS:

John Jack, Chief Councillor, Huu-ay-aht First Nations
Moriah Cootes, Councillor, Uchucklesaht Tribe Government

STAFF PRESENT:

Daniel Sailland, Chief Administrative Officer
Jenny Brunn, General Manager of Community Services
Cynthia Dick, General Manager of Administrative Services
Heather Zenner, Manager of Administrative Services
Tanya Carothers, Solid Waste Manager
Janice Hill, Executive Assistant

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

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

1. CALL TO ORDER

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

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

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

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

2. APPROVAL OF AGENDA

The Motion was MOVED and SECONDED

THAT the agenda be approved as circulated.

CARRIED UNANIMOUSLY

3. DECLARATIONS

4. INVITED PRESENTATIONS

5. DELEGATIONS (10 minute maximum)

6. ADOPTION OF MINUTES

a. Alberni Valley and Bamfield Services Committee – February 19, 2026

The Motion was MOVED and SECONDED

THAT the minutes of the Alberni Valley and Bamfield Services Committee meeting held on February 19, 2026 be adopted.

CARRIED UNANIMOUSLY

7. PUBLIC INPUT PERIOD

8. CORRESPONDENCE FOR INFORMATION

9. CORRESPONDENCE FOR ACTION

10. REQUEST FOR DECISION REPORTS

**a. Request for Decision regarding 2026 Grant-in-Aid Applications —
Alberni Valley and Bamfield Category**

Director Minions left the meeting at 10:29 am.

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$7,500.00 in 2026 to the PA Picklers.

CARRIED

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$7,800.00 in 2026 to the Alberni Valley Food Security Society.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$2,500.00 in 2026 to the Westcoast Community Learning Hub.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$7,500.00 in 2026 to the Port Alberni Backpack Program Society.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$1,500.00 in 2026 to the Canadian Council of the Blind.

CARRIED

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$36,000.00 in 2026 to the Port Alberni Victim Services Society.

The Motion was MOVED and SECONDED

*THAT the main motion be amended in **bold** as follows:*

*THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of **\$30,000.00** in 2026 to the Port Alberni Victim Services Society.*

CARRIED UNANIMOUSLY

The motion as amended was

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors lobby the Ministry of

Public Safety and Solicitor General for improved funding for BC Victim Services at the Union of BC Municipalities Annual General Meeting and Convention.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$10,000.00 in 2026 to the Westcoast Native Healthcare Society.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$2,500.00 in 2026 to the Big Brothers Big Sisters of Central Vancouver Island.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$7,500.00 in 2026 to the Port Alberni Black Sheep Rugby Union Football Club.

DEFEATED

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$5,000.00 in 2026 to the Port Alberni Black Sheep Rugby Union Football Club.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$6,500.00 in 2026 to the Port Alberni Salmon Festival Society.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$700.00 in 2026 to the Spirit Square Farmers Market Association.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$10,500.00 in 2026 to ADAPS Youth and Family Services.

CARRIED

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$5,000.00 in 2026 to the Port Alberni Marine Rescue Society.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee recommend that the Alberni-Clayoquot Regional District Board of Directors award a grant-in-aid in the amount of \$23,360.00 in 2026 to the Alberni Valley Chamber of Commerce.

CARRIED

The meeting was recessed at 11:28 am.
The meeting was reconvened at 11:35 am.

11. REPORTS

11.1 STAFF REPORTS

- a. 2025 Alberni Valley Landfill/Sort'nGo Centre Annual Report

The Motion was MOVED and SECONDED

THAT the Alberni Valley and Bamfield Services Committee receives this report.

CARRIED UNANIMOUSLY

12. OTHER BUSINESS (including Late Items)

13. QUESTION PERIOD

14. ADJOURN

The Motion was MOVED and SECONDED

THAT this meeting be adjourned at 12:02 pm.

CARRIED UNANIMOUSLY

Certified Correct:

Deb Haggard,
Chairperson

Cynthia Dick,
General Manager of Administrative Services



Reference: 283858

April 23, 2026

VIA EMAIL: cynthiad@acrd.bc.ca

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

Dear John Jack:

Thank you for your letter of January 6, 2026, to Premier David Eby, regarding the Alberni-Clayoquot Regional District's draft resolution requesting the Province of British Columbia to collaborate with the federal government on a project to retrofit part of Canada's CC-130H Hercules fleet into airtankers for wildfire suppression. As the Minister responsible for the BC Wildfire Service, I am pleased to respond on behalf of the Premier.

You will be happy to know I have already prepared a special letter of endorsement (reference 282467, dated July 28, 2025) for Coulson Aviation to submit to the appropriate federal representatives. I believe you will find that the attached letter clearly states our position on airtanker expansion, is highly supportive of Coulson and the company's proposal for the Hercules aircraft, and also to be in alignment with the regional district's draft resolution.

As you are likely aware, the Government of Canada announced December 1, 2025, a significant [aerial firefighting capacity boost](#) to protect communities from wildfire.

If you have not done so already, I encourage the Alberni-Clayoquot Regional District to share its draft resolution with the Canadian Interagency Forest Fire Centre (CIFFC) as the federal aerial firefighting fleet, and the movement and sharing of resources between provinces and territories, is managed through the CIFFC.

Page 1 of 2

John Jack, Chair

Again, thank you to the Alberni-Clayoquot Regional District and its Board of Directors for writing to share your draft resolution and interest in wildfire suppression aircraft.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ravi Parmar', written in a cursive style.

Ravi Parmar
Minister

Attachment: 282467 – BC Letter of Support for Coulson Aviation

pc: Honourable David Eby, Premier of British Columbia
Gord Johns, MP, Courtenay-Alberni



Reference: 282467

July 28, 2025

Re: Letter of Endorsement for Coulson Aviation’s Proposal to Purchase and Repurpose Government of Canada’s C-130 Aircraft Fleet for Wildfire Response

To Whom It May Concern:

As the Minister of Forests, responsible for the BC Wildfire Service, I am writing to express the Province of British Columbia’s support for Coulson Aviation’s proposal to purchase and retrofit a portion of the Government of Canada’s Lockheed C-130 Hercules aircraft fleet for use as airtankers in wildfire response efforts. This initiative has the potential to significantly enhance Canada’s air suppression capacity and provide a critical resource for provinces and territories to combat wildfires.

The Province has a vested interest in supporting efforts to expand airtanker capacity in Canada. Our province has been well-served by airtanker contracts with Conair Aerial Firefighting and Air Spray; however, Canadian provinces and territories have struggled to maintain sufficient airtanker fleets and availability. To meet the growing demands of wildfire events into the future, we must expand our aviation resources. This effort is constrained by the fiscal realities of securing aviation assets which we are competing for nationally and internationally with global entities addressing the same wildfire crises. Other contributing factors include a lack of certified pilots and maintenance personnel. Most importantly, without a national tanker fleet, each province must weigh the cost benefit analysis of purchasing or contracting aviation resources with no guarantee that these resources will be utilized within their province or territory as fire activity can vary year after year. Coulson Aviation’s proposal offers a promising pan-Canada solution to address these challenges and provide a national fleet of airtankers.

The benefits of Coulson Aviation’s proposal are numerous:

- **Enhanced Wildfire Response:** A national airtanker fleet would provide a critical resource for provinces and territories to combat wildfires, reducing the risk of fires spreading and minimizing the impact on communities and the environment.
- **Multi-Purpose Use:** The C-130 aircraft could be adapted for a range of applications, including all-hazards responses, evacuations, humanitarian missions, and loaning the tankers to other countries when Canada’s fire activity is low.
- **National Coordination and Management:** The Canadian Interagency Forest Fire Centre (CIFFC) would be an ideal candidate to manage the national fleet, ensuring seamless integration with existing emergency response systems and facilitating efficient resource allocation.

While there are potential issues that need to be addressed, such as prioritization of aircraft utilization, pilot and engineer availability, and airtanker base infrastructure, we believe that these challenges can be overcome through careful planning and collaboration.

In conclusion, we believe that Coulson Aviation's proposal has merit and offers a promising solution to address the challenges facing Canada's wildfire air suppression capacity. As a BC-based company, Coulson Aviation has proven itself in the domain of aerial firefighting operations and demonstrated a commitment to advancing wildfire aviation technology by successfully delivering C-130 airtanker operations for the United States, Australia, and South America.

We are pleased to offer this letter of support for Coulson Aviation's proposal and look forward to continuing to work with you to explore the possibilities of a national airtanker fleet.

Please do not hesitate to contact us if you require any additional information or clarification.

Sincerely,



Ravi Parmar
Minister

Minister of Transport
and Leader of the Government
in the House of Commons



Ministre des Transports
et leader du gouvernement
à la Chambre des communes

Ottawa, Canada K1A 0N5

April 24, 2026

John Jack
Chairperson
Alberni-Clayoquot Regional District

c/o Kristin Kerr-Donohue
Administrative Assistant
administration@acrd.bc.ca

Good day:

Thank you for your correspondence regarding the Sproat Lake Marine Patrol (SLMP) Program.

First, please allow me to express our appreciation for the work undertaken through the SLMP Program, funded under Transport Canada's Boating Safety Contribution Program (BSCP). We recognize the importance of safe boating education and awareness initiatives such as yours, which represents a valuable safety and educational asset to the community.

As you know, the BSCP is designed to provide contribution funding to organizations that promote boating safety or conduct research on effective approaches to influencing boating behaviours in Canada. It supports initiatives that raise public awareness of boating safety for both recreational boating and commercial fishing; advance knowledge of boating safety issues, practices, and behaviours; and support regulatory compliance.

It is important to note that the BSCP funds a diverse range of projects through a competitive intake process. All funding is awarded on a time-limited, project-specific basis—the program is not intended to provide core or ongoing operational funding. All proposals submitted under calls for proposals are assessed against established eligibility requirements and priority criteria specific to each intake.

The timing of the next intake has not yet been confirmed. Once confirmed, departmental officials will share details with past BSCP recipients regarding the opportunity to apply under the next call for proposals.

Thank you again for writing and for your interest in the BSCP. We appreciate your continued commitment to advancing boating safety.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Steve MacKinnon". The signature is fluid and cursive, with the first name "Steve" written in a larger, more prominent script than the last name "MacKinnon".

The Honourable Steven MacKinnon, P.C., M.P.
Minister of Transport and Leader of the Government in the House of Commons



February 20, 2026

Tofino General Hospital Foundation
PO Box 190, Tofino, BC V0R 2Z0

Honourable Bowinn Ma
BC Minister of Infrastructure

Via email

RE: Health Capital Project, Tofino General Hospital replacement

Dear Minister Ma,

We are writing today with great concern over the news that the Concept Plan for the Tofino General Hospital replacement project submitted by the Ministry of Health has been rejected by your ministry.

The current facility that exists in Tofino was built in 1954 for a population of 400 residents. Currently, that same facility serves a resident and visiting population of more than 700,000 per year (Intervistas study, 2024). The current facility's inadequacy for this task cannot be understated. Also, according to a report done by Island Health, the current hospital sits in a tsunami zone, rendering it virtually unusable in the event of a major disaster when the region needs it most.

We invite the world to visit our province and this area specifically. Not only is the current facility inadequate for the more than 15,000 permanent residents of the area, our local health care staff cannot be expected to service many hundreds of thousands more visitors within its walls.

We urge you to work with the Ministry of Health and Island Health to formulate a Concept Plan for a new facility with the utmost urgency. We would also urge you to consider the needs of the residents and visitors of the region when determining the scope of this facility. We would welcome the opportunity as a foundation to participate in this process.

To further discuss this with you, we are requesting a meeting with you and with our MLA and the current Minister of Health, Josie Osborne.

Thank-you and we look forward to your reply,

Arlene McGinnis, Chair, TGHF

Cc: Hon. Josie Osborne, Minister of Health; District of Tofino council; District of Ucluelet council; Ahousaht First Nation; Tla-o-qui-aht First Nation; Toquaht First Nation; Hesquiaht First Nation; Ucluelet First Nation; Alberni-Clayoquot Regional District, Island Health management



April 20th, 2026

To
The Municipality of Bamfield
British Columbia, Canada

Subject: Application for Amendment to Passenger Transportation Licence

Dear Sir/Madam,

This letter is to formally request an amendment to our existing Passenger Transportation Licence to include Bamfield, British Columbia as an approved service area. This application is being submitted in connection with a service contract with the Vancouver Island Health Authority (VIHA), under which we will be providing transportation services for patients requiring travel to and from medical appointments and healthcare facilities.

The inclusion of Bamfield as a service area is essential to ensure that residents in this region have access to safe, reliable, and timely transportation, particularly for medical purposes where consistent service is critical.

Under this contract, our services will include scheduled patient pick-up and drop-off, including accessible transportation where required. All operations will be conducted in full compliance with applicable municipal and provincial regulations governing passenger transportation.

We respectfully request your approval of this amendment at your earliest convenience. Should you require any additional information or supporting documentation, please do not hesitate to contact us.

Thank you for your time and consideration.

Yours sincerely,
Satwinder
Manager

*835 Old Victoria Road, Nanaimo, BC, V9R 5Z9
Admin. 250 754 9555, Fax 250 754 6260, Dispatch 250 753 1231 or 800 753 1231*

Municipal Notice | Taxi Applications

PT Board Form 4

About this Form:

The form has 2 pages. It must be completed by:

- ✓ **Licensees** applying to operate taxis in a new municipality (see **Part 1**)
- ✓ **Licensees** applying to add more taxis to their fleet (see **Part 1**)
- ✓ **New applicants** applying to start a taxi service (see **Part 2**)

Applicants must:

- (a) send completed forms to each municipality where they are licensed or seek a licence to pick up passengers, and
- (b) include copies of completed forms in their application package.

Note: The Passenger Transportation Board sends applicants a copy of any negative comments it receives from a municipality. Applicants have an opportunity to comment.

NOTICE

To: Chief Administrative Officer

BAMFIELD

Name of Municipality

APRIL-20-2026

Date

Please be advised that the Licensee or New Applicant listed on page 2 of this Notice is applying to the Passenger Transportation Board to provide taxi service in your municipality.

A municipality may send comments about this application or taxi services in general to the Passenger Transportation Board by:

Fax: (250) 953-3788

E-mail: ptboard@gov.bc.ca

Mail: PO Box 9850 STN PROV GOVT
Victoria British Columbia V8W 9T5

We recommend that municipalities comment **within 30 days** of receipt of this notice. This should ensure that comments are received on time.

After an applicant sends its municipal notices and submits its application, the Board publishes the application in the Board's "Weekly Bulletin." Bulletins are published on Wednesdays. They may be viewed online at: <http://www.th.gov.bc.ca/ptb/bulletins.htm>. The Board will consider any comments received up until 10 days after publication in the "Weekly Bulletin".

To confirm whether the comment period is still open, municipal representatives can call the Board office at 250-953-3777 or email ptboard@gov.bc.ca.

Part 1: To be completed by PT Licensees

Licensee	
Legal Name:	<u>A.C. TAXI LTD.</u>
Trade Name:	<u>A.C. TAXI</u>
PT Licence Number:	<u>70125</u>

Operating Area (check one)	
<input type="checkbox"/>	I operate in this municipality _____
<input checked="" type="checkbox"/>	I am applying to operate in this municipality <u>BAMFIELD</u>
My total originating area is:	<u>NANAIMO</u>

Fleet Size (Taxis only)	
What is the maximum number of taxis you can operate in this municipality now?	_____
How many accessible taxis do you operate in this municipality now?	_____
How many taxis do you want to operate in this municipality?	<u>59</u>
How many taxis will be wheelchair accessible taxis?	<u>7</u>

Part 2: To be completed by new applicants

Applicant	
Legal Name:	_____
Trade Name:	_____

Fleet Size Requested	
Number of Conventional Taxis:	_____
Number of Wheelchair Accessible Taxis:	_____

Operating Area	
The originating area I'm applying for is: (please list all municipalities and areas)	



Agreement Number: 46368

Charged to: 91.71.185404000 and 8105000

AMENDMENT AGREEMENT

BETWEEN

Vancouver Island Health Authority

AND A.C. Taxi Ltd.

(the “Island Health (VIHA)”)

(the “Contractor”)

At the following address:

1952 Bay Street
Victoria, BC V8R 1J8

At the following address:

835 Old Victoria Rd.
Nanaimo, BC V9R 5Z9

A. BACKGROUND



1. The parties entered into an agreement dated November 25, 2024 (the “Agreement”), to provide door-to-door non-emergency transportation service to and/or from Rural Remote locations to an Island Health site or facility.
2. The Parties have agreed to amend the Agreement.

B. AGREEMENT

Island Health and the Contractor agree to the following terms:

1. That the Term shall be extended by one of the two option years available to renew. The new expiry of the agreement shall end November 30, 2026.
2. This amendment may be executed in one or more facsimile or electronically scanned counterparts, each of which when so executed shall be deemed an original, and such counterparts together shall constitute one and the same instrument.
3. In all other respects, the Agreement is confirmed.

THE PARTIES have duly executed this Agreement the 02 day of December, 20 25.

<p>SIGNED AND DELIVERED on behalf of the Vancouver Island Health Authority by an authorized representative of Island Health:</p>	<p>SIGNED AND DELIVERED by or on behalf of the Contractor:</p>
	
<p>Authorized Representative: (signature) Heather Greenlees</p>	<p>Contractor or Authorized Signatory: (signature) SATWINDER SINGH</p>
<p>Authorized Representative: (print name) Authorized Representative: (print title)</p>	<p>Contractor Authorized Signatory: (print name) OFFICE MANAGER</p>
<p>Department: <u>Manager, Clinical Logistics</u></p>	<p>Contractor Authorized Signatory: (print title)</p>



To: Alberni-Clayoquot Regional District Board of Directors

From: Kaitlin Murphy, FireSmart Project Coordinator
Charity Hallberg Dodds, Procurement Administrator

Meeting Date: May 13, 2026

Subject: ACRD Community Wildfire Resiliency Plans – Contract Award

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors award the ACRD Community Wildfire Resiliency Plans contract to Frontera Forest Solutions Inc. in the amount of \$127,840.00 (excluding GST).

Desired Outcome:

To enter into a one (1) - year contract with Frontera Forest Solutions Inc. for the development of two (2) Community Wildfire Resiliency Plans (CWRPs) in accordance with the 2024 CWRP Instruction Guide issued under the Community Resiliency Investment (CRI) – FireSmart Community Funding and Supports (FCFS) program.

One CWRP will be developed for the Alberni Valley and will encompass Electoral Areas “B” (Beaufort), “D” (Sproat Lake), “E” (Beaver Creek), and “F” (Cherry Creek), as well as the City of Port Alberni, Tseshah First Nation, and Hupacasath First Nation. Electoral Area “C” (Long Beach) will not be included, as this area already has a CWRP, which was prepared in 2023. The second CWRP will focus on Electoral Area “A” (Bamfield) and Anacla, in partnership with the Huu-ay-aht First Nations.

Summary:

The Alberni-Clayoquot Regional District (ACRD) has secured grant funding for development of these plans through the 2025-2027 CRI – FCFS Program. The ACRD issued a Request for Proposals (RFP) for the project on March 06, 2026. It has been determined that the submission provided by Frontera Forest Solutions Inc. is the most advantageous and provides the best overall value to the ACRD.

The contract will be prepared by ACRD staff and is to be tied to the tender submission from Frontera Forest Solutions Inc. The anticipated project completion date is within one (1) year of the contract date.

Background:

A total of seven (7) submissions were received, and evaluations were completed by ACRD staff. The evaluation method used was Highest Technical Proposal within Stipulated Budget – Compliant Bid with Highest Technical Score within the Provided Maximum Budget; this method was chosen as best overall project outcome/deliverables are the preferred within the grant provided funding. This included Background,

Experience and Qualifications, Project Understanding, Approach and Schedule, Social Procurement, and References.

The bids received were as follows:

Proponent	Contract Value	Average Rating
Frontera Forest Solutions Inc	\$127,840.00	89
Blackwell Consulting Ltd	\$127,917.17	87
Strategic Natural Resource Consultants Inc	\$118,233.00	78
Forsite Consultants Ltd.	\$127,999.25	76
Integrated ProAction Corp	\$127,990.50	74
Emergency Management Group Inc	\$114,842.00	66
Trace Associates Inc	\$121,600.00	51

Time Requirements – Staff & Elected Officials:

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

- Procurement Administrator – (3 hours) contract drafting and project support as needed.
- FireSmart Project Coordinator – (263 hours) included in grant funding for contract review and project oversight.

Financial:

Funding for this project is provided through the UBCM Community Resiliency Investment Program. The Frontera Forest Solutions Inc. submission was a value of \$127,840.00 excluding GST.

Strategic Plan Implications:

This project aligns with Strategic Priority 2.4 - Emergency Management and Climate Adaptation – “to identify and consider the impacts of climate change as it relates to hazard and risk assessments”.

Policy or Legislation:

As per ACRD Bylaw A1085-2, Alberni-Clayoquot Regional District Officers’ Appointment and Delegation Amendment, 2026, and the ACRD’s Procurement Policy, an open tender procurement (RFP) was completed as the project exceeds \$75,000.00, and approval of the final contract by Board of Directors is required.

Options Considered:

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

Submitted by: *Karen Freethy*
Karen Freethy, Protective Services Manager

Reviewed by: *Heather Zenner*
Heather Zenner, MA, Manager of Administrative Services

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



To: ACRD Board of Directors

From: John Curtis, Asset Management and Grant Coordinator
Mike Irg, Special Projects Director

Meeting Date: May 13, 2026

Subject: Grant Funding Application with UBCM – Community to Community

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors endorse the UBCM Community to Community Program funding application to support the development of Memoranda of Understanding with Tseshaht First Nation and Hupacasath First Nation, for the purpose of establishing a shared governance framework for the Alberni Valley Regional Airport.

Desired Outcome:

To secure \$20,000 in funding from UBCM through two Community to Community (C2C) program streams - \$10,000 under the Forums stream to support the establishment and initial operations of a joint working group, and \$10,000 under the Agreements stream to support the development and finalization of a Memoranda of Understandings (MOU) with Tseshaht First Nation and Hupacasath First Nation, to advance a collaborative governance model for the Alberni Valley Regional Airport grounded in economic reconciliation and the principles of UNDRIP and DRIPA.

Summary:

A Board resolution is required to apply for this grant application. The proposed project would aid in the development of non-binding MOUs with Tseshaht First Nation and Hupacasath First Nation to establish a shared governance framework for the Alberni Valley Regional Airport (AVRA).

Recognizing the airport's location within the traditional territories of Tseshaht First Nation and Hupacasath First Nation and its significance as a regional economic hub, the ACRD has initiated dialogue with Tseshaht First Nation and Hupacasath First Nation toward a more collaborative governance model.

The proposed MOUs would establish a joint working group to provide collaborative oversight of airport planning, leasing, capital projects, and operations; evaluate revenue-sharing mechanisms including fuel flowage, leases and passenger surcharges; and initiate an 18 to 24-month roadmap to explore legal and financial models for shared ownership of airport assets. Cultural and environmental stewardship provisions, including the integration of Indigenous heritage, language, and archaeological protocols into

a revised Land Use and Development Plan are also incorporated. The agreements are non-binding and without prejudice to any existing legal rights or titles, are guided by Nuu-chah-nulth values including ʔiisaak and hišuk ʔiš čawaak, and aligned with UNDRIP and DRIPA standards.

Background:

The intention of UBCM’s Regional C2C program is to increase the understanding and improve the overall relations between First Nations and local governments. The C2C program supports this goal with funding for activities that support dialogue to build relationships, support reconciliation efforts, resolve issues of common responsibility, interest or concern, and/or to advance tangible outcomes. To be eligible for funding, C2C activities must work toward one or more of the following objectives:

- Strengthening relationships and fostering future co-operative action by building stronger links between First Nation and local government elected officials and senior staff.
- Supporting local reconciliation efforts, UNDRIP, and shared capacity building.
- Developing or improving coordinated approaches to climate change emergency preparation, mitigation, response and recovery.

The development of shared governance agreements for regional infrastructure is an approved category under the C2C agreements stream. The proposed MOUs directly advance reconciliation and cooperative governance by establishing a formal framework for First Nations participation in the oversight and future ownership of a significant regional asset.

Time Requirements – Staff & Elected Officials:

The preparation, submission, and reporting for the grant application will require up to 10 hours of staff time as the Project Lead works with the Grant Coordinator to complete application for the submission deadline. If successful, an additional 200 hours of staff time will be required to support formal engagement with both First Nations and finalize the MOUs.

Financial:

The C2C program provides funding of up to \$10,000 per stream, with a maximum eligible grant of \$20,000. The ACRD is proposing to apply under both the Forums and Agreements streams. The Forums stream would cover expenses associated with establishing and convening the joint working group, including meeting facilitation, venue, travel, and participant costs. The Agreements stream covers costs associated with drafting, engagement, and legal cost associated with development of the MOUs. No additional financial contribution from the ACRD is required as a condition of the grant.

Strategic Plan Implications:

This grant opportunity aligns with the Strategic Priorities: 1.5 Leverage grants toward creating regional and community benefit and 3.1 Develop protocol agreements with regional First Nations communities to support reconciliation and partnering efforts.

Submitted by: Michael Irg
Mike Irg, MCIP, RPP, Special Projects Director

Reviewed by: Heather Zenner
Heather Zenner, MA, Manager of Administrative Services

Approved by: Cynthia Dick
Cynthia Dick, Acting Chief Administrative Officer



To: Alberni-Clayoquot Regional District Board of Directors

From: Lyndsey Page, Community Services Coordinator

Meeting Date: May 13th, 2026

Subject: Vancouver Island Soaring Centre Ltd. Leases

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year groundside lease, with a ten-year right of first renewal, under lease LS-A2025008, with the Vancouver Island Soaring Centre Ltd. for Lot 15 at the Alberni Valley Regional Airport and authorize the CAO to negotiate and execute the lease on behalf of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year extension, with a ten-year right of first renewal, to the existing airside lease under lease LS-A2025004, with the Vancouver Island Soaring Centre Ltd. for Lot 10 at the Alberni Valley Regional Airport, and authorize the CAO to negotiate and execute the lease on behalf of the Regional District.

Desired Outcome:

To increase revenues at the Alberni Valley Regional Airport (AVRA) through the development of groundside and airside lease lots and lease agreements.

Background:

The Vancouver Island Soaring Centre Ltd. is an existing tenant in good standing at the Alberni Valley Regional Airport (AVRA) and currently holds an active airside lease for Lot 10. In November 2025, the Alberni-Clayoquot Regional District Board of Directors, with support from the AVRA Advisory Committee, approved a separate groundside lease for Lot 15 to support the expansion of the tenant's aviation activities. Together, these leases support flight training operations and aircraft storage at the airport.

The applicant has requested that the existing airside lease for Lot 10 be converted to a new ten-year term from the date of execution, replacing the current lease period, and that the newly approved groundside lease be issued with a ten-year term on the same basis. Extending and aligning the lease terms on both lots provides greater certainty for an established aviation operator, supports long-term operational planning and encourages continued investment in aviation-related infrastructure and services at AVRA.

Staff note that longer-term lease agreements have been supported at both the Alberni Valley Regional Airport and the Long Beach Airport, particularly where proposals involve investment in infrastructure and support long-term operational planning.

The applicant has requested that each lease includes a right of first renewal for an additional ten-year term, subject to Board approval and compliance with Regional District policies and regulations. The applicant has also indicated that they may wish to register their leases with Land Titles in the future in order to formally record the lease on the property title and secure their rights to the site for long-term use and potential investment. Any lease registration would require Board authorization before finalization. All associated costs, including legal, survey, and registration fees, would be the responsibility of the lessee.

Staff support the requested ten-year lease term, as the proposed uses align with AVRA's strategic objectives, and the applicant has demonstrated a positive tenancy history. A longer lease term also reduces the frequency of renewals and provides administrative efficiencies by limiting repeated staff review.

Time Requirements – Staff & Elected Officials:

An estimate of 20 hours of staff time will be required to complete the lease extension and establish the new lease which includes mapping, lease updates and report preparation.

Financial

The market rate for sites under one acre in 2026 is \$0.38 per square foot. Based on the requested lease areas of approximately 10,500 square feet per lot, the resulting lease revenue is \$3,990 per year, per lot.

Strategic Plan Implications:

This aligns with the AVRA Strategic Plan objective to develop lands under the airport's jurisdiction.

Policy or Legislation:

The proposal meets the requirements of the AVRA Zoning Bylaw P1280. If approved, a notice of disposition will be placed in the newspaper and on www.acrd.bc.ca. In accordance with the ACRD Officers Delegation Bylaw, the Board of Directors is required to approve any leases exceeding three years in duration. If the Board is supportive of longer lease terms in the future, staff could return with a proposed update to delegation authority for consideration.

Options Considered:

1. Do not approve the proposed ten-year lease terms and proceed with the existing approved lease arrangements.
2. Defer the application for future consideration.

Submitted by: Jenny Brunn
Jenny Brunn, General Manager of Community Services

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



To: Alberni-Clayoquot Regional District Board of Directors
From: Lyndsey Page, Community Services Coordinator
Meeting Date: May 13th, 2026
Subject: Lease Renewals – Ken Schuurman and Craigs Enterprises

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year lease renewal for Ken Schuurman at 7476 Airport Road and authorize the CAO to negotiate and execute the lease on behalf of the ACRD.

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year lease renewal for Craigs Enterprises at 7462 Airport Road and authorize the CAO to negotiate and execute the lease on behalf of the ACRD.

THAT the Alberni-Clayoquot Regional District Board of Directors approve a ten-year lease renewal for Craigs Enterprises at 7468 Airport Road and authorize the CAO to negotiate and execute the lease on behalf of the ACRD.

Summary:

The attached report was intended to be presented to the Alberni Valley Regional Airport (AVRA) Advisory Committee on May 7th, 2026. The committee did not achieve quorum, therefore, did not proceed. With the next meeting scheduled for July 16, 2026 and the existing leases expiring on June 30th, 2026, staff are bringing forward the above resolutions directly to the Board for consideration with details available in the attached report.

Submitted by: Jenny Brunn
Jenny Brunn, General Manager of Community Services

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



To: Alberni Valley Regional Airport Advisory Committee
From: Lyndsey Page, Community Services Coordinator
Meeting Date: May 7, 2026
Subject: Lease Renewals – Ken Schuurman and Craigs Enterprises

Recommendation:

THAT the Alberni Valley Regional Airport Advisory Committee supports the lease renewal application for Ken Schuurman at 7476 Airport Road and recommends that the Alberni-Clayoquot Regional District Board of Directors consider approval of a 10-year lease renewal.

THAT the Alberni Valley Regional Airport Advisory Committee supports the lease renewal application for Craigs Enterprises at 7462 Airport Road and recommends that the Alberni-Clayoquot Regional District Board of Directors consider approval of a 10-year lease renewal.

THAT the Alberni Valley Regional Airport Advisory Committee supports the lease renewal application for Craigs Enterprises at 7468 Airport Road and recommends that the Alberni-Clayoquot Regional District Board of Directors consider approval of a 10-year lease renewal.

Desired Outcome:

To support continued aviation-related use of airport lands at the Alberni Valley Regional Airport (AVRA) through renewal of existing lease agreements and ongoing lease revenue.

Background:

Ken Schuurman and Craigs Enterprises, both existing tenants in good standing at the Alberni Valley Regional Airport, are seeking renewal of their leases for 10-year terms. Ken Schuurman has operated at AVRA since 2020 and leases an aircraft hangar. Craigs Enterprises has operated at AVRA since 2015 and holds two separate leases, one for an aircraft hangar and maintenance facility at 7462 Airport Road and one for an aircraft hangar at 7468 Airport Road.

The proposed renewals would allow these existing aviation-related uses to continue at AVRA and support the ongoing use of airport lands for aviation purposes. Staff support the requested lease terms as the tenants have established operations at the airport and have a positive history of tenancy with the ACRD.

Longer lease terms also reduce the frequency of renewal processing and provide administrative efficiencies by limiting the need for repeated staff review and Board consideration over shorter intervals. For these reasons, staff support the requested 10-year lease renewals.

Time Requirements – Staff & Elected Officials:

An estimate of 7 hours of staff time per lease will be required to complete the steps necessary to renew the leases, including updating lease documents, coordinating internal review and preparing the recommendation report for Board consideration.

Financial

The current market rate for AVRA in 2026 is \$0.38 per square foot for sites under one acre. Craigs Enterprises leases at 7462 Airport Road and 7468 Airport Road are each approximately 21,119 square feet generating an estimated \$16,050 in total annual revenue. Ken Schuurman's lease at 7476 Airport Road is approximately 10,559 square feet and is also subject to the rate for sites under one acre. This lease would generate an estimated \$4,013 in annual revenue.

Strategic Plan Implications:

This aligns with the AVRA Strategic Plan objective to develop lands under the airport's jurisdiction (7.1.3).

Policy or Legislation:

The proposal meets the requirements of the AVRA Zoning Bylaw P1280. If approved, a notice of disposition will be placed in the newspaper and on www.acrd.bc.ca. The Board of Directors must approve lease agreements in accordance with the ACRD Officers Delegation Bylaw.

Options Considered:

1. Not support approval of the applications.
2. Recommend approval of the applications for a shorter lease term.
3. Defer the applications for future consideration.

Submitted by: Jenny Brunn
Jenny Brunn, General Manager of Community Services

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

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

2025 Leased Lots

- | | |
|--|--|
| LS-A2011001 | LS-A2025002 |
| LS-A2021001 | LS-A2025003 |
| LS-A2023001 | LS-A2025004 |
| LS-A2024002 | LS-A2025005 |
| LS-A2024003 | LS-A2025006 |
| LS-A2024004 | LS-A2025007 |



Prepared Dec 2025, ACRD
Sources: ACRD, ESRI, PMBC



This map should not be used for navigation or legal purposes. This product was prepared by the Alberni-Clayoquot Regional District (ACRD) Planning Department and is intended for general reference use only.



To: ACRD Board of Directors

From: Serena Manhas, Planner 1

Meeting Date: May 13, 2026

Subject: Area "C" Official Community Plan Bylaw No. 1539, 2026 – First Reading

Recommendation:

THAT Regional District of Alberni-Clayoquot Area 'C' Official Community Plan Bylaw No. P1539, 2026, be read a first time.

THAT the Alberni-Clayoquot Regional District Board of Directors consider Official Community Plan Bylaw No. P1539, 2026 in conjunction with the ACRD 2026-2030 Financial Plan.

THAT the Alberni-Clayoquot Regional District Board of Directors consider Official Community Plan Bylaw No. P1539, 2026 in conjunction with the ACRD's Solid Waste Management Plan Bylaw No. R1020.

THAT the public hearing for Bylaw P1539, 2026 be delegated to the Director for Electoral Area 'C', the Alternate Director, or the Chairperson of the Regional District.

Desired Outcome:

For the Board of Directors to consider the Area "C" Official Community Plan (OCP) Bylaw No. P1539 for first reading and to delegate a public hearing to be held to conduct the formal public input process on the updated OCP.

Summary:

The updated Electoral Area "C" Official Community Plan has been prepared for the Board's consideration. The OCP includes key sections outlining the vision and goals, land use designations, objectives and policies, and development permit area (DPA) guidelines. The OCP has been prepared in collaboration with the community through substantial engagement with Area "C" community members and property owners, the Long Beach Advisory Planning Commission, First Nations, Provincial agencies, community partners, and ACRD Committees.

The updated Area "C" OCP replaces the existing South Long Beach OCP, which was adopted in 2007, and provides an updated community vision and set of goals within the document that better reflect the community's values and interests. The updated OCP includes policies and objectives that intend to

implement the community vision and guide where community members will live, work, and play, and how they move around, within the Plan area over the next 5-20 years.

Background:

Key policy sections within the OCP include reconciliation; parks and recreation; environment; emergency management; growth management; housing and affordability; employment and economy; transportation, services, and utilities; and agriculture and food security.

The Land Use Designations within the OCP (Map Schedule B) generally align with current land use designations and have been updated to designate lands near haʔuukmin (Kennedy Lake) as Conservation to align with the ʔaʔuukʔiʔath (Tla-o-qui-aht First Nation) Land Use Vision.

The DPAs included within the OCP include Environmental Protection (DPA I), Natural Hazard (DPA II), and Form and Character (DPA III). As part of this update, the current OCP's Sensitive Ecosystems Protection DPA, Freshwater Riparian Areas Protection DPA, and Coastal Riparian Areas DPA have been consolidated into the new Environmental Protection DPA (DPA I). DPA guidelines have been developed for protecting development from natural hazards such as steep slopes and tsunami inundation within DPA II. A new Development Permit Area for Form and Character (DPA III) has been introduced to establish guidelines for the form and character of commercial, industrial, and multi-family residential development along the Tofino-Ucluelet and Pacific Rim Highway corridors.

Additional maps have been included within the OCP to highlight the location of sensitive terrestrial, freshwater, and marine habitats; drinking water sources; natural hazards; sand and gravel deposits; transportation networks; public facilities; and community services.

Community Engagement

Extensive engagement with the Area "C" community between 2024-2026 informed the preparation of the OCP. Engagement activities have included open houses, workshop discussions, online and paper surveys, pop-up events, community BBQ, Committee meetings, and many conversations with community members, First Nations, and partnering agencies.

Community members were kept informed through the Let's Connect ACRD project page (letsconnectacr.ca/area-c-ocp), email updates, social media (Facebook, Instagram, and X), community sandwich boards, newspaper and radio advertisements, and direct mail flyers.

Engagement with Yuuʔuʔiʔath Government (Ucluelet First Nation), ʔukʔaaʔath (Toquaht Nation), and ʔaʔuukʔiʔath (Tla-o-qui-aht First Nation) included multiple meetings with government staff, early referrals during OCP development, and ongoing project updates. This approach supported collaborative participation throughout the planning process.

Legislative Requirements

In accordance with Section 477(3) of the *Local Government Act (LGA)*, the OCP Bylaw No. P1539, has been developed in conjunction with the ACRD 2026-2030 Financial Plan and Solid Waste Management Plan R1020 and current solid waste management activities, and has been found to be consistent with those plans. Planning staff recommend that the Board resolve to consider the OCP in conjunction with those plans following first reading, in compliance with the *LGA*.

The OCP has been prepared in accordance with the *Local Government Act* requirements for content and process for an OCP (s. 473), consultation during the development of an OCP (s. 475 and 476), and

Planning staff are recommending that the Board follow the adoption procedures for an OCP as outlined (s. 477).

Next Steps

Following first reading of Bylaw P1539, staff will conduct the bylaw referral process to First Nations, Provincial Ministries, Provincial and Federal agencies, School District 70, municipalities, community service providers, community groups, and ACRD Committees and staff. The bylaw referral will follow up on, and build upon, the initial OCP project referral that was sent out on March 13, 2026. The ACRD has received responses to the initial referral and has had many conversations with community partners and referral agencies that have helped inform the development of the OCP. The bylaw referral would be conducted ahead of a public hearing.

A public hearing has been scheduled to be held on June 2, 2026 at the Ucluelet Community Centre. The public hearing would complete the community input process on the Area “C” OCP text and maps and would be the formal opportunity for community members to provide their input on the bylaw. The hearing will be held in a hybrid format with opportunities to participate in-person and online via Zoom Webinar, and the hearing will be livestreamed and archived on the ACRD YouTube channel. The ACRD will advertise the public hearing in accordance with the *Local Government Act* and as broadly as possible within the region to provide the opportunity for community members to be heard on the OCP bylaw.

Time Requirements – Staff & Elected Officials:

In January 2024, the Board of Directors resolved to proceed with comprehensive updates to the six Electoral Area OCPs in a multi-year project. Updates would take place in the following order: South Long Beach/Sproat Lake, Beaver Creek/Beaufort, Bamfield/Cherry Creek, as outlined in the OCP Updates Work Plan and Community Engagement Strategy. The Area “C” OCP is the first of the six updated OCPs to be considered by the Board as part of this project, followed by the Area “D” (Sproat Lake) and Area “B” (Beaufort) update projects which are both under way.

Financial:

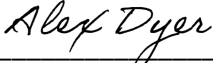
OCP resources and funding are through the Rural Planning Service, and Planning staff and project expenses are funded through the ACRD’s Community Works Funds within the Canada Community-Building Fund (CCBF).

Strategic Plan Implications:

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, MCIP, RPP, General Manager of Planning and Development

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



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1539

A BYLAW TO ADOPT THE ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN

WHEREAS the *Local Government Act* empowers the Board to adopt one or more Official Community Plans;

WHEREAS the Board has consulted in accordance with the *Local Government Act* in the development of the Official Community Plan;

AND WHEREAS the Board has incorporated required content in the Official Community Plan in accordance with the *Local Government Act*;

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

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Area "C" Official Community Plan Bylaw No. P1539, 2026.

2. This bylaw is applicable to a portion of Electoral Area "C" (Long Beach) of the Regional District of Alberni-Clayoquot, as shown on Schedule 'A': Map 1 – Official Community Plan Boundary.

3. The Official Community Plan for the area referenced in section 2 of this bylaw constitutes the following:

- i. Schedule 'A' including the visions, goals, objectives, policies, land use designations, administration and implementation, development permit areas, community context, policy actions timeline, and Map 1 – Official Community Plan Boundary.
- ii. Schedule 'B': Maps 1-1.5 Land Use Designations.
- iii. Schedule 'C': Maps 1-1.5 Development Permit Area I – Environmental Protection.
- iv. Schedule 'D': Maps 1-1.5 Development Permit Area II – Natural Hazard.
- v. Schedule 'E': Maps 1-1.2 Development Permit Area III – Form and Character.
- vi. Schedule 'F': Maps 1.1-1.3 Development Approval Information Area.
- vii. Schedule 'G': Map 1 Sensitive Terrestrial Habitats.
- viii. Schedule 'H': Map 1 Drinking Water Sources.
- ix. Schedule 'I': Map 1 Freshwater Habitats.
- x. Schedule 'J': Map 1 Sensitive Marine Habitats.
- xi. Schedule 'K': Map 1 Natural Hazards.

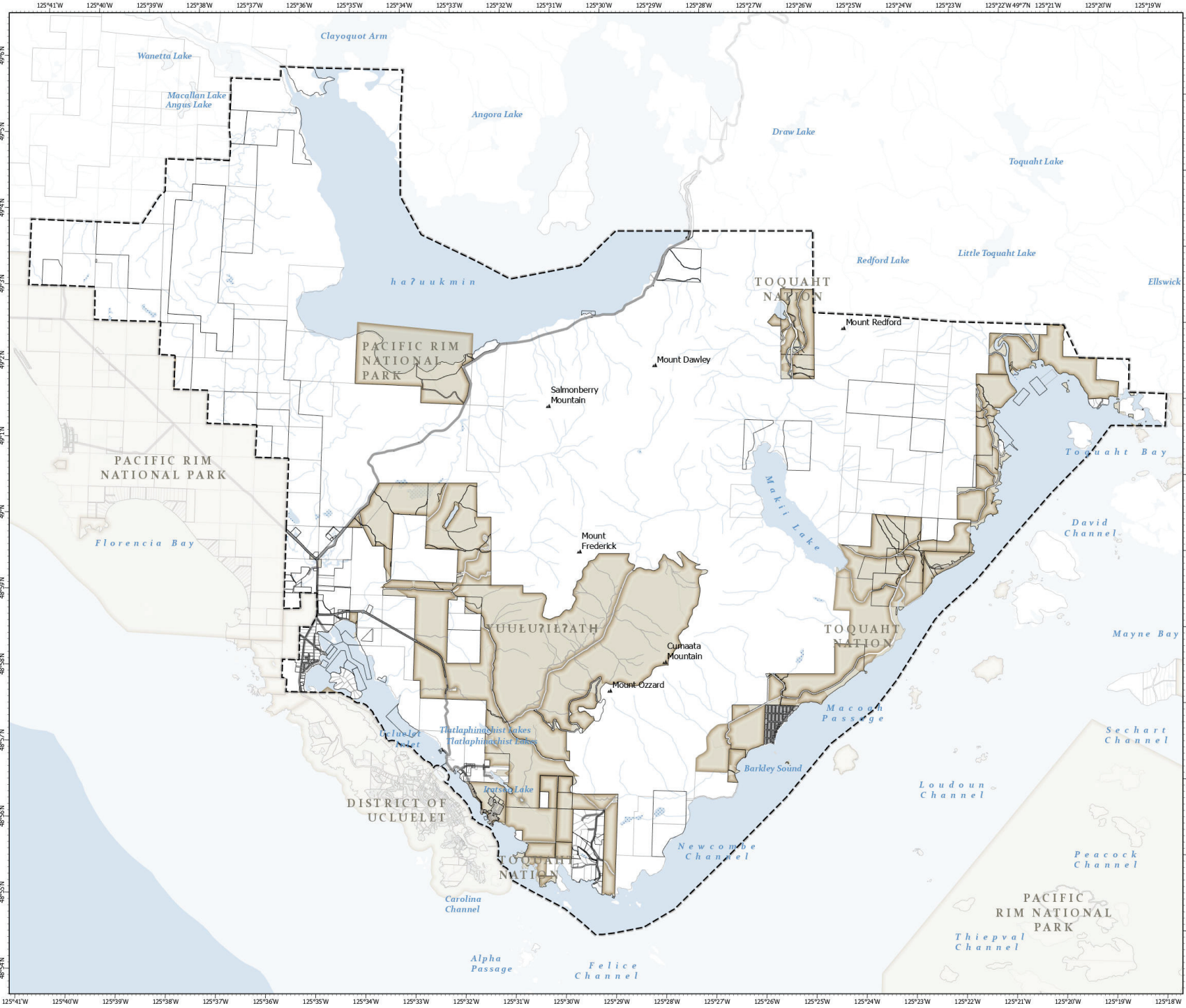
- xii. Schedule 'L': Map 1 Sand and Gravel.
- xiii. Schedule 'M': Map 1 Road Network.
- xiv. Schedule 'N': Map 1 Public Facilities.
- xv. Schedule 'O': Map 1.1-1.2 Community Services.

4. If any schedule, map content, section, subsection, sentence, clause, verb, phrase, or statement of this bylaw is held to be invalid by the decision of a Court, such decision shall not affect the validity of the remaining portions of this Bylaw.
5. "Regional District of Alberni-Clayoquot South Long Beach (Electoral Area C) Official Community Plan Bylaw P1166, 2006" is hereby repealed.
6. This bylaw shall come into force and take effect upon the adoption thereof.

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

Corporate Officer

Chair of the Regional Board



NAD 1983 UTM Zone 10N
 Kilometers
 0 0.75 1.5 3

Legend

Official Community Plan Area

Basemap Elements

- Provincial Digital Roads Atlas
- ParcelMap BC Parcels
- Official Community Plan Area
- ParcelMap BC Plans
- Other Jurisdictions (OCP Does Not Apply)
- Water
- Wetland

Schedule A: Map 1 Official Community Plan Boundary
 Forming part of Area C Official Community Plan Bylaw No. P1539, 2026

This map was prepared by the ACRD for planning purposes only and should not be used for navigation.

Exported:2026-05-06 C:\GIS_Projects\OCP Bylaw Area C\OCP Bylaw Area C\Area C\Area A Plan Area



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Jaleen Rousseau, Planning Manager

Meeting Date: May 13, 2026

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP25017 - 9195 FABER RD (0732834 BC LTD)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors Issue Temporary Use Permit TUP25017.

Property Information:

Civic Address:	9195 FABER RD						
Legal Description:	LOT 5, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN VIP5041						
PID:	000-137-154	Folio:	770-01473.000	ALR? (Y/N):	No	Lot Area (ha):	0.53 (1.30 ac)

Background:

The subject property is located on Faber Road in an area with waterfront residential parcels that are often associated with residential and recreational use. The property owners intend to utilize the five (5) bedroom single-family residence as a Short-Term Vacation Rental (STR) and have applied for a Temporary Use Permit (TUP) to operate the STR for six (6) weeks of the year when the house is not used as a seasonal dwelling by the family.

The Sproat Lake APC considered and supported the application on March 26, 2026 and the Board reviewed the application on April 8, 2026. All neighbouring property owners and residents within 100m have received a notice respecting this application and notices have been placed in the newspaper in accordance with applicable legislation and ACRD policy. No public correspondence has been received to date as a result of the public notification process.

The TUP conditions would limit the STR use to the five (5) bedrooms within the house for a total occupancy of ten (10) guests, with five (5) dedicated off-street parking spaces available for the STR use. The short-term rental must be registered with the Province under the *STR Accommodations Act* and the applicants have engaged a local caretaker that will assist with management of the site. There was a two-bedroom addition and renovation of the house that was permitted in 2018 and the increased capacity of the sewage disposal system was confirmed at that time. It is recommended that the Board issue Temporary Use Permit TUP25017.

PL20250093/TUP25017

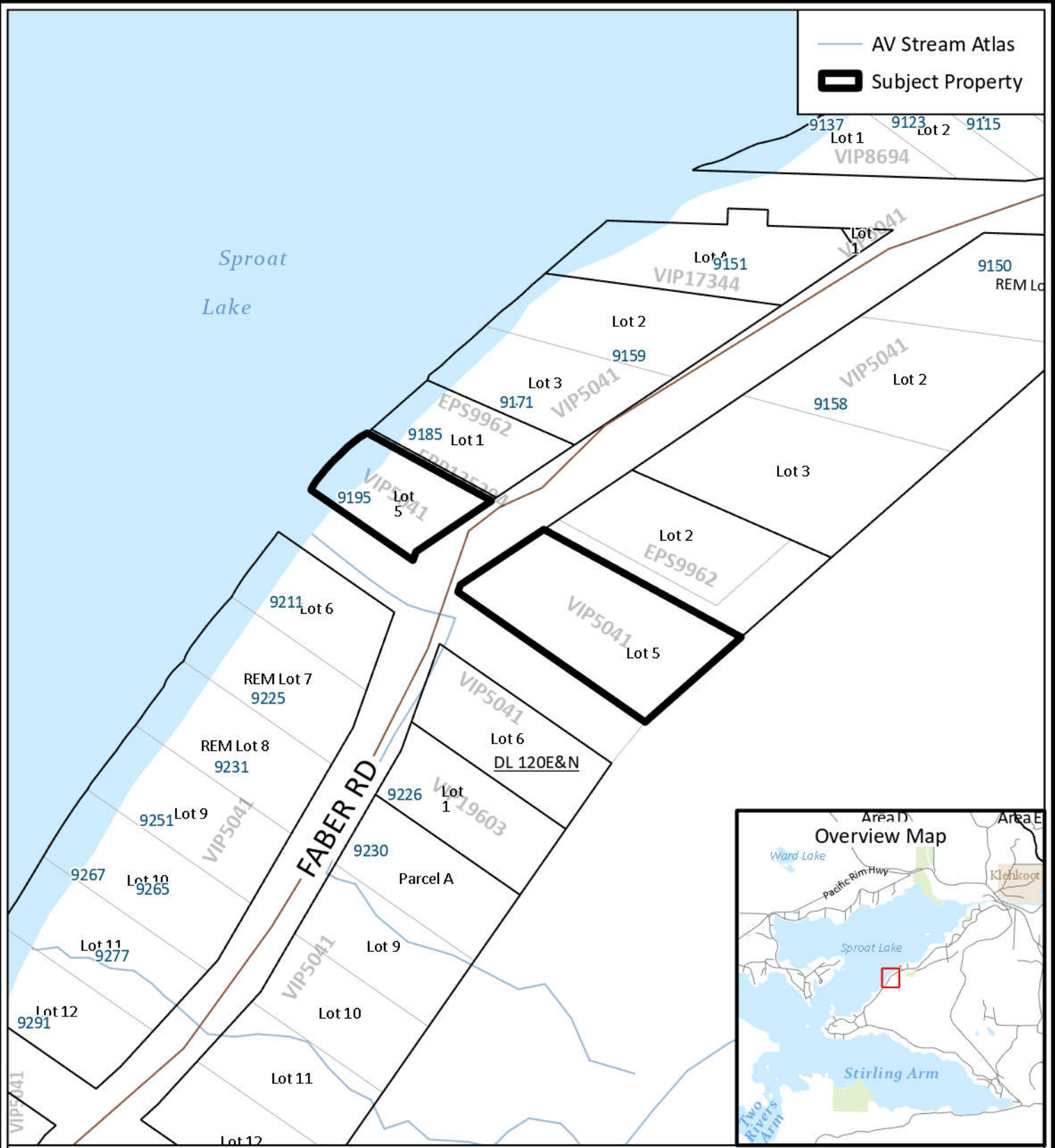
Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

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

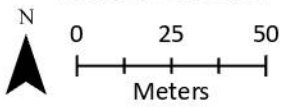
Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, General Manager of Planning & Development

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

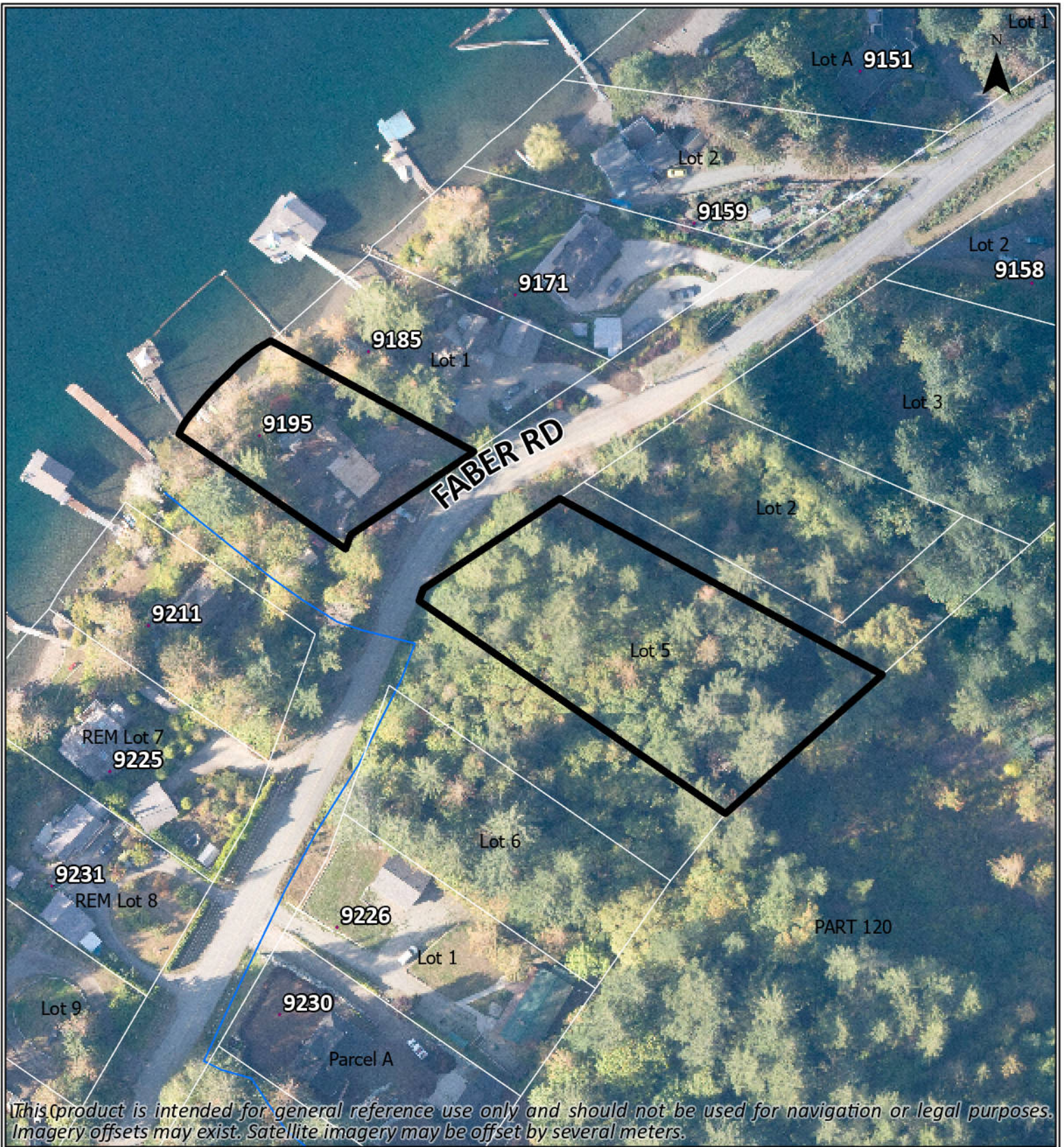
— AV Stream Atlas
 ◻ Subject Property



ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT



◻ Address: 9195 Faber Road
 Legal Description: LOT 5, DISTRICT LOT 120, ALBERNI
 DISTRICT, PLAN 5041



This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.

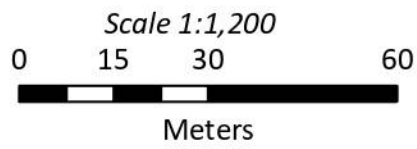
9195 Faber Road
 LOT 5, DISTRICT LOT 120, ALBERNI
 DISTRICT, PLAN 5041

 Subject Property



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-02-17
 Sources: Microsoft, VantorProv. BC,
 ParcelMapBC; ACRD; Orthophoto 2014





TUP25017

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

A Temporary Use Permit is hereby issued to:

Name: 0732834 BC LTD
Address: 9195 FABER RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 5, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 5041
PID: 000-137-154

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

1. This permit is issued for the seasonal operation (up to 6 weeks a year maximum) of a short-term rental (stays less than one month) within five (5) bedrooms of the existing five-bedroom single family dwelling.
2. The short-term rental must be registered in accordance with the Short-Term Rental Accommodations Act.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of ten (10) guests at any one time.
4. No overnight accommodation is permitted within the bunkie or any accessory building located on the property.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The STR shall accommodate a maximum of five (5) vehicles on the property. Any boat trailer parking associated with the STR use must be accommodated on-site.
7. The owner or designated caretaker must be available to attend the property within 20 minutes.
8. Contact information for the owner and/or caretaker, in addition to a copy of the TUP, must be visible in a public location within the STR.
9. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel or return the property to the use permitted under the current zoning.
10. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Jaleen Rousseau, Planning Manager

Meeting Date: May 13, 2026

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP25018 - 8790 STIRLING ARM DR (HOILES/MCGRAIL)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue Temporary Use Permit TUP25018.

Property Information:

Civic Address:	8790 STIRLING ARM DR						
Legal Description:	LOT 57, PLAN VIP7770, DISTRICT LOT 120, ALBERNI LAND DISTRICT						
PID:	005-671-353	Folio:	770-01548.000	ALR? (Y/N):	No	Lot Area (ha):	0.43 (1.06 ac)

Background:

The subject property is one of several waterfront residential parcels located on Sproat Lake, in the southeastern arm of the lake known as Stirling Arm. These residential parcels are often associated with recreational use. The property owners maintain a three (3) bedroom single-family residence that is currently utilized as a recreational residence. They are requesting approval of a Temporary Use Permit (TUP) to operate a Short-Term Vacation Rental (STR) for 14 weeks of the year.

The Sproat Lake APC considered and supported the application on March 26, 2026 and the Board reviewed the application on April 8, 2026. All neighbouring property owners and residents within 100m have received a notice respecting this application and notices have been placed in the newspaper in accordance with applicable legislation and ACRD policy. No public correspondence has been received to date as a result of the public notification process. The applicant has submitted two (2) letters of support from adjacent properties to the east and west of the subject property (*attached*).

The house was moved onto the property in 2023 with a building permit to construct a new foundation and place the house on the site. An occupancy permit for the house was issued by the ACRD Building Inspector in July 2025. The STR use would be limited to the three (3) bedrooms within the main level of the home and off-street parking shall be provided for two (2) vehicles and any associated boat trailers. It is recommended that the Board issue Temporary Use Permit TUP25018.

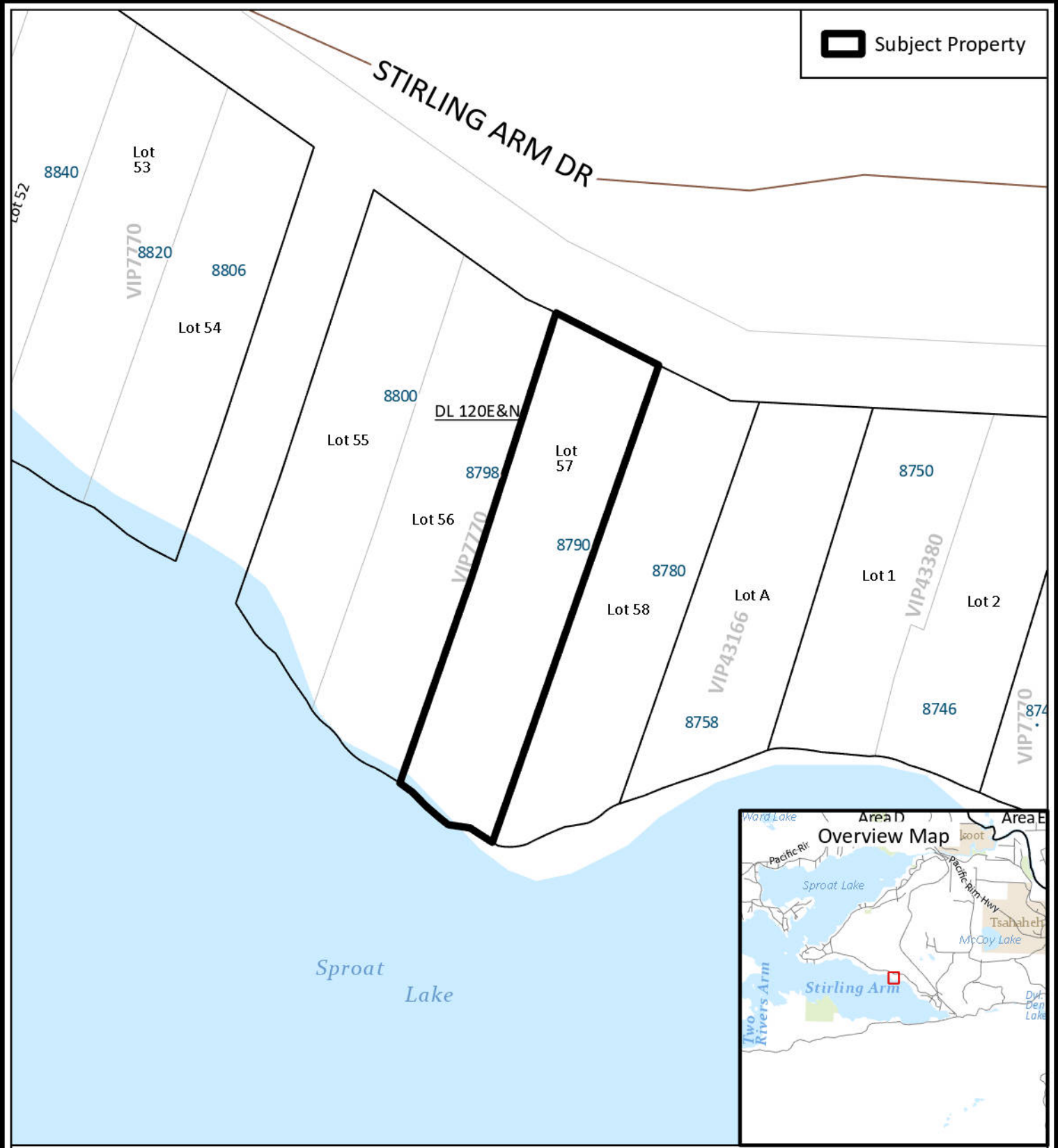
PL20250094/TUP25018

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

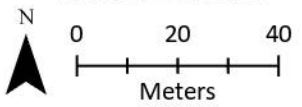
Reviewed by: Heather Zenner
Heather Zenner, MA, Manager of Administrative Services


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

 Subject Property



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



 Address: 8790 Stirling Arm Dr.
Legal Description: LOT 57, DISTRICT LOT 120, ALBERNI
DISTRICT, PLAN 7770

70



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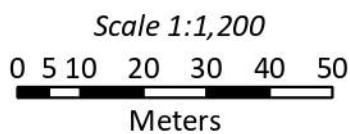
8790 Stirling Arm Dr.
 LOT 57, DISTRICT LOT 120, ALBERNI
 DISTRICT, PLAN 7770

 Subject Property



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-02-17
 Sources: Microsoft, VantorProv. BC,
 ParcelMapBC; ACRD



From: [REDACTED]
To: [Jaleen Kousseau](#)
Subject: TUPD25018 8790 Stirling Arm Dr (Steven Hoiles)
Date: April 22, 2026 1:23:42 PM

[CAUTION] This email originated from outside of the ACRD

Hi Jaleen, please find attached a letter of support from Len Evans at [REDACTED] Stirling Arm Dr.

Thanks,

Chris

To ACRD Planning:

Please accept this signed letter as my approval for the short term rental application TUPD25018-8790 Stirling Arm Drive on April 16, 2026 for the coowners Chris McYraile / Steven Hoiles

I am Len Evans, owner of [REDACTED] Stirling Arm Drive

[REDACTED]
April 16, 2026

From: [REDACTED]
To: [Jaleen Rousseau](#)
Subject: Fwd: TUPD25018 8790 Stirling Arm Dr (Steven Hoiles)
Date: April 7, 2026 5:15:48 PM

[CAUTION] This email originated from outside of the ACRD

Hi again Jaleen, here's one for our application

Chris

Begin forwarded message:

From: Ken Watson [REDACTED]
Date: April 7, 2026 at 4:59:20 PM PDT
To: [REDACTED]
Subject: TUPD25018 8790 Stirling Arm Dr (Steven Hoiles)

April 7, 2026

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

Re:TUPD25018 8790 Stirling Arm Dr (Steven Hoiles)

Our neighbors at 8790 Stirling Arm Drive advised us that they have made application to the ACRD for a Temporary Use Permit to allow Short Term Rental of their property.

My wife Erica and I own the adjacent property to the west at [REDACTED] Stirling Arm Drive. We have found Chris McGrail and Steven Hoiles to be responsible neighbors and we are confident that they will rent to responsible STR tenants and deal promptly with any issues that may arise. We have no objection to the ACRD granting of the requested TUP.

Sincerely,
Ken Watson
[REDACTED]



TUP25018

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

A Temporary Use Permit is hereby issued to:

Name: STEVEN B HOILES, KIMBERLYN M MCGRAIL, CHRISTOPHER A MCGRAIL, ELIZABETH C HOILES
Address: 8790 STIRLING ARM DR, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 57, DISTRICT LOT 120, ALBERNI DISTRICT, PLAN 7770
PID: 005-671-353

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

1. This permit is issued for the seasonal operation (up to 14 weeks a year maximum) of a short-term rental (*stays less than one month*) within the three (3) bedrooms of the existing three-bedroom single family dwelling.
2. The short-term rental must be registered in accordance with the Short-Term Rental Accommodations Act.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of six (6) guests at any one time.
4. The foyer, utility, shop, and garage areas located on the lower floor must not be used for overnight accommodation or rented to short-term guests.
5. The STR must operate in accordance with all ACRD bylaws specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
6. The STR shall accommodate a maximum of two (2) vehicles on the property. Any boat trailer parking associated with short-term rental use must be provided on-site.
7. The owner or designated caretaker must be available to attend the property within 20 minutes.
8. Contact information for the owner and/or caretaker in addition to a copy of the TUP must be visible in a public location within the STR.
9. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel or return the property to the use permitted under the current zoning.
10. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Alima Khoja, Planner 1

Meeting Date: May 13, 2026

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD25012 - 8467 Bothwell Rd (BRAIDEN)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue development variance permit DVD25012.

Property Information:

Civic Address: 8467 Bothwell Rd

Legal Description: LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN EPP128996

PID: 032-090-510 Folio: 770-00781.002 ALR? (Y/N): N Lot Area (ha): 1.71 (4.23 ac)

Background:

The property owner has applied for a variance to the watercourse setback as a requirement of a proposed two-lot bare land strata subdivision. The subdivision would result in a ~0.24 ha (0.6 ac) parcel fronting Faber Road, and a remainder parcel of ~1.46 ha (3.6 ac) containing the existing house and improvements. The requested variance is to reduce the watercourse setback from 30.5 m (100 ft) to 15 m (49.2 ft) within the proposed vacant 0.24 ha lot (Strata Lot 2) to allow for increased flexibility in the building envelope when siting the future home and accessory buildings.

The requested 15 m setback aligns with the Development Permit Area I – Foreshore & Riparian Areas Protection guidelines for a minor stream, as outlined in the Sproat Lake Official Community Plan. The variance would allow for a building envelope in the north east half of the vacant parcel in an area that will be accessed directly from Faber Road. This portion of the property, located outside of the 15 m riparian area, has been confirmed by a Qualified Environmental Professional (QEP) to be suitable for the intended development. Any development or land alteration within 15 m of the watercourse would require a development permit and a detailed QEP assessment.

The Board of Directors considered the application at the April 8, 2026, meeting and resolved to consider issuing the variance permit following public notification as per *Local Government Act* s.499. A notice to owners and occupants within 100 metres of the property was mailed on April 17, 2026. To date, no responses have been received from the public. If any responses are received prior to the May 13 meeting, staff will inform the Board.

PL20250097/DVD25012

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

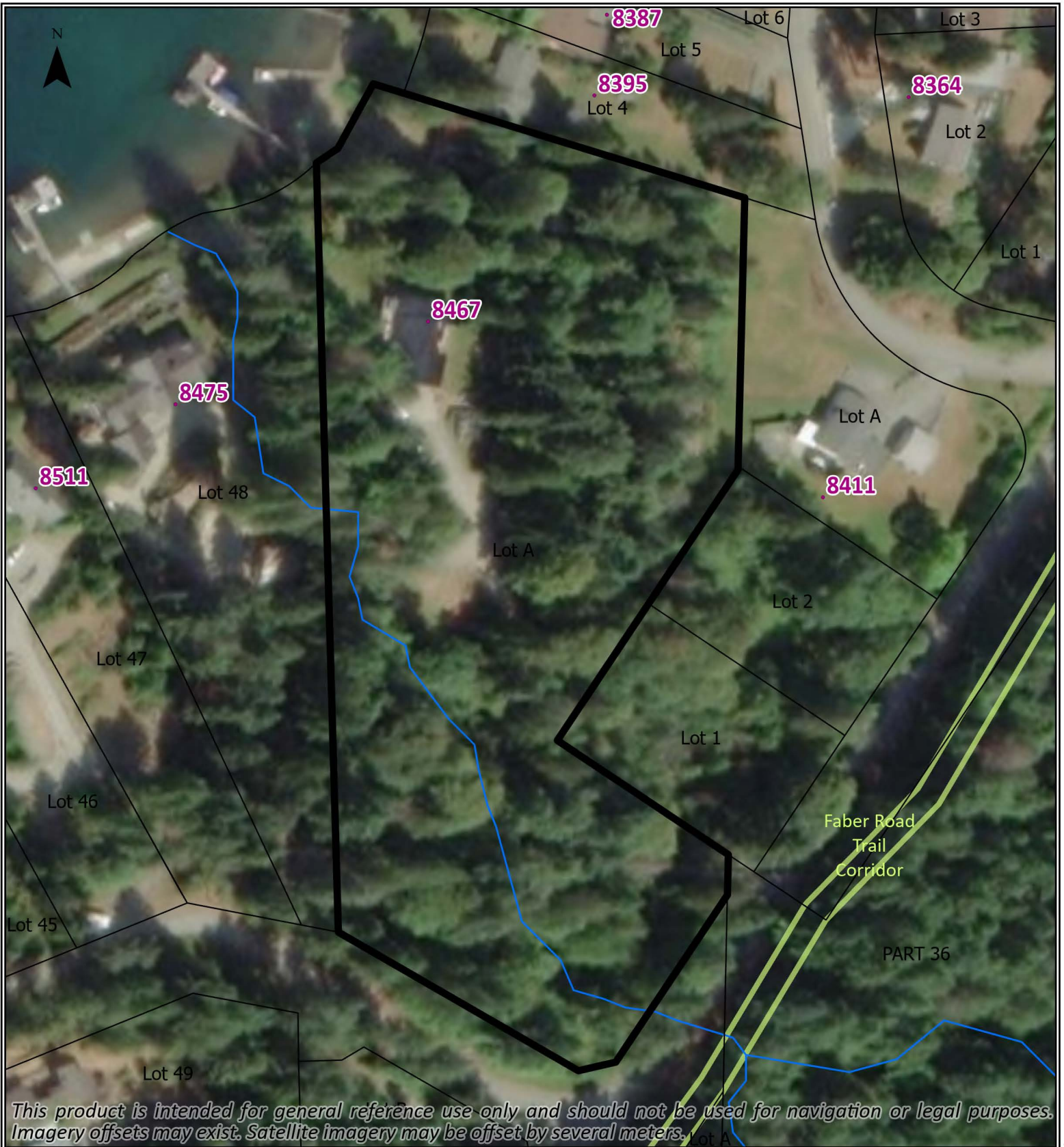
Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?ił'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

It is recommended that the Board issue development variance permit DVD25012 to allow for a suitable building envelope on the proposed new lot that would be created by the two-lot strata subdivision application.

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



Reviewed by: *Heather Zenner*
Heather Zenner, MA, Manager of Administrative Services

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



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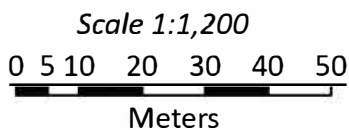
8467 Bothwell Road
 LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN
 EPP128996

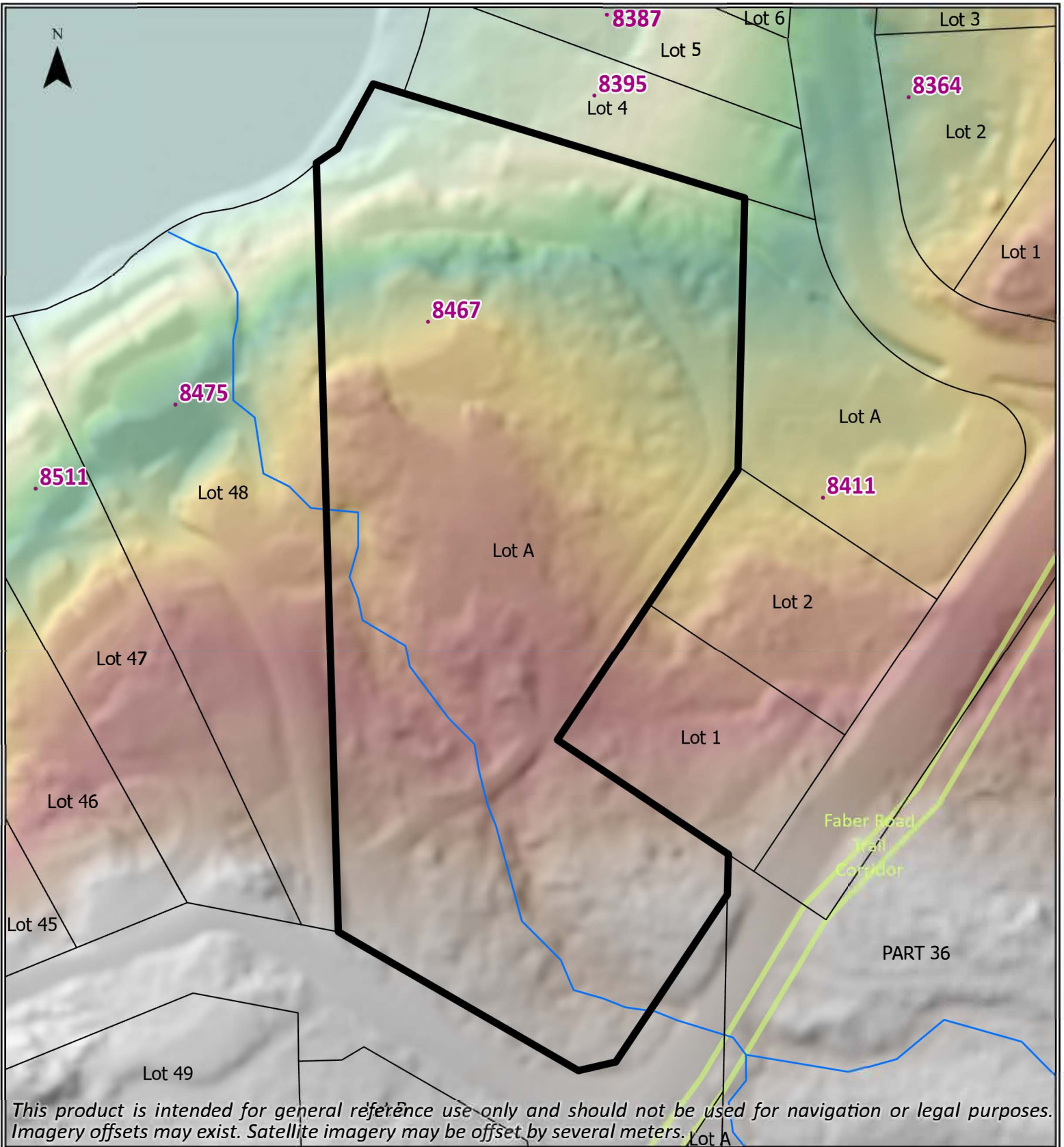
-  Subject Property
-  Parcels








**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-10-07
 Sources: Maxar, Microsoft,
 ParcelMapBC; ACRD





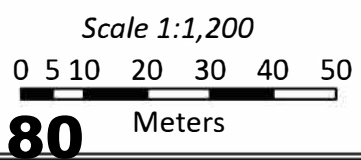
8467 Bothwell Road
 LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN
 EPP128996

-  Subject Property
-  AV Stream Atlas
-  Parcels
- Elevation (m)
-  65
-  28



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-10-07
 Sources: Prov. BC, ParcelMapBC; ACRD





DVD25012

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

Name: CATHERINE J BRAIDEN
Address: 8467 BOTHWELL RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN EPP128996
PID: 032-090-510

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- i. Development variance of Section 6.2(4)(a) the ACRD Zoning Bylaw to reduce the required watercourse setback from 30.48 m (100 ft) to 15 m (49.21 ft) for a single family dwelling and accessory buildings within proposed Strata Lot 2.

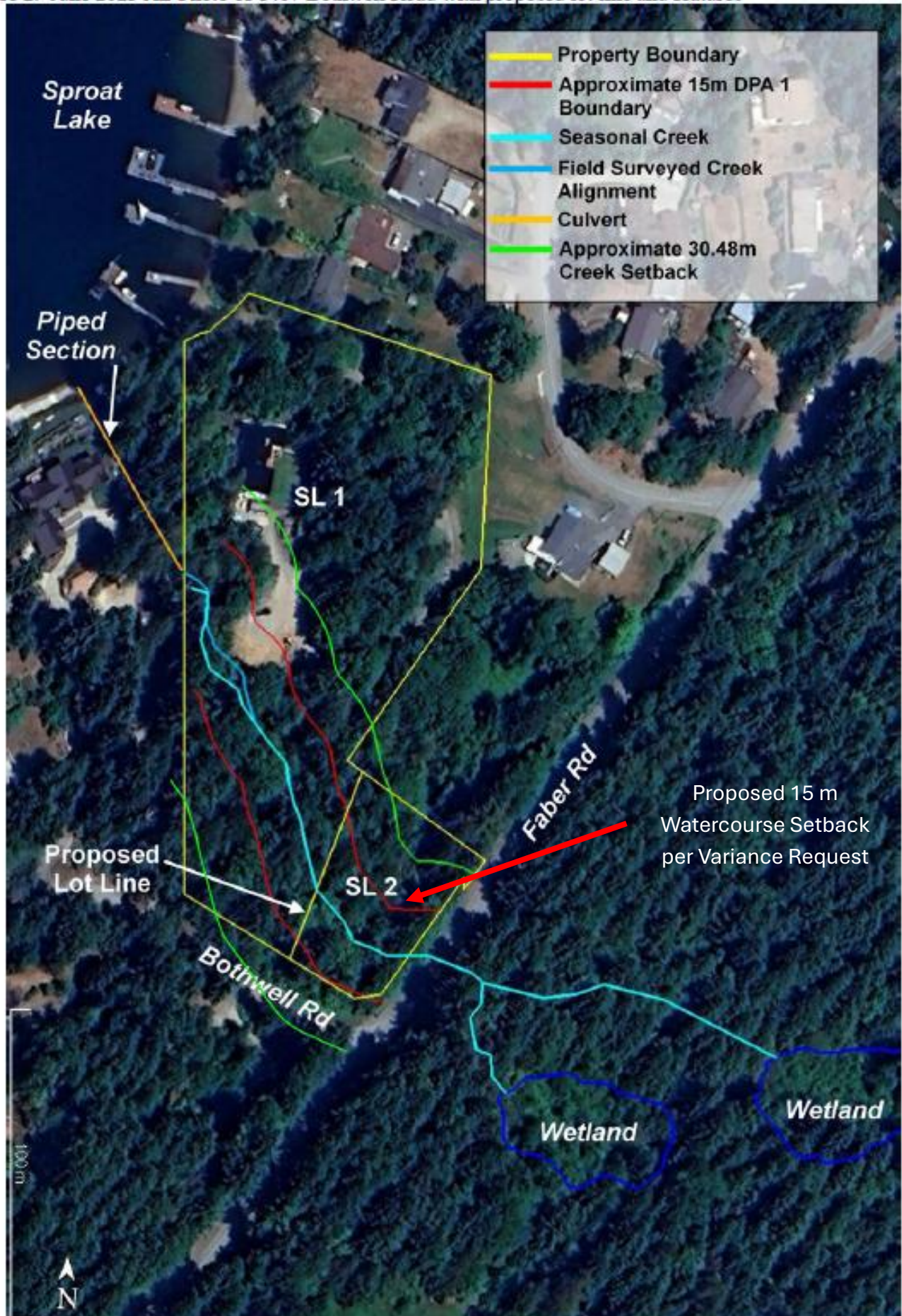
In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on .

This permit was issued this of , .

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors

Figure 2. June 2023 Air Photo of 8467 Bothwell Road with proposed lot line and features





To: ACRD Board of Directors

Meeting Date: May 13, 2026

From: Kerri Creighton, Planning Technician/Bylaw Enforcement Officer

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Parcel Frontage Waiver SD25008PFW - 8467 BOTHWELL RD (BRAIDEN)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors waive the 10% road frontage requirement, as per Section 512 of the Local Government Act, for proposed Strata Lot 1 as shown on the subdivision plan for the property located at 8467 Bothwell Road.

Development Proposal: The property owner has applied to subdivide the 1.71 ha (4.23 ac) subject property into two (2) bare land strata lots. Proposed Strata Lot 1 would be ~1.46 ha (3.6 ac) and contains the existing single family dwelling and accessory buildings. Proposed Strata Lot 2 would be a vacant ~0.24 ha (0.6 ac) parcel. The parcel frontage waiver is required for proposed Strata Lot 1.

Advisory Planning Commission Recommendation: The Sproat Lake APC reviewed the subdivision proposal and associated development variance application for the subject property at the March 26, 2026 meeting. The APC passed a motion to support the variance application and the two-lot subdivision proposal at that meeting.

Property Owner(s): CATHERINE J BRAIDEN

Applicant/Primary Contact: CATHERINE J BRAIDEN

Property Information:

Civic Address:	8467 BOTHWELL RD						
Legal Description:	LOT A, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN EPP128996						
PID:	032-090-510	Folio:	770-00781.002	ALR? (Y/N):	No	Lot Area (ha):	1.71 (4.23 ac)

Current Zoning:	RA1 - Acreage Residential District
Current OCP:	Sproat Lake - Residential Use
Development Permit Area(s):	DPA I – Foreshore and Riparian Areas Protection
Current Use & Description:	The subject property is mostly forested with a cleared and landscaped area near the primary single family dwelling. The area to be subdivided to create proposed Strata Lot 2 is forested and almost completely within DPA I. The property generally slopes downward from Faber Road to Sproat Lake.

Surrounding Zoning and Land Use

North:	RA1 – Acreage Residential District	South:	RA1 – Acreage Residential District
East:	RA1 – Acreage Residential District A3 – Forest Rural District	West:	RA1 – Acreage Residential District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal. Confirmation of sewage disposal capability for the proposed strata subdivision is recommended as a condition of subdivision.
- b) **Water Supply:** Onsite water supply. Confirmation of potable water supply for the proposed strata subdivision is recommended as a condition of subdivision.
- c) **Fire Protection:** Sproat Lake Fire Protection Area.
- d) **Access:** Bothwell Road and Faber Road. Since access has not been included in the proposed site plan drawing, it is assumed that Strata Lot 1 will be accessed from Bothwell Road, and Strata Lot 2 would be accessed directly from Faber Road.
 - i. Parcel Frontage Waiver: Section 512 of the *LGA* stipulates if a parcel being created by a subdivision fronts on a highway (public road), the minimum frontage must be 10% of the perimeter of the lot. Approval of a parcel frontage waiver for any parcel that does not meet this criteria will be required prior to subdivision approval.

Planning Policy Discussion:

- a) **Official Community Plan:** The Sproat Lake OCP designates the subject property as Residential Use. The property is affected by DPA I – Foreshore and Riparian Areas Protection. DPA I applies to land and water within 30 m of the natural boundary of the lake, and lands within 15 m on either side of the minor watercourse running through the property. The property owners have applied for a development permit, and have submitted an assessment by a Qualified Environmental Professional, to satisfy the DPA I guidelines as a condition of subdivision.

This proposal complies with the Sproat Lake OCP and the property owners have applied for a development permit to satisfy the DPA I – Foreshore and Riparian Areas Protection guidelines.

- b) **Zoning:** The ACRD Zoning Bylaw zones the subject property Acreage Residential (RA1) District.
 - i. Parkland Dedication: As per section 510(4) of the *LGA*, provision of park land or payment for parks purposes applies to this subdivision as the subject property was created by subdivision within the past five years. The property was created by subdivision in November 2023 by registration of Plan EPP128996. Park land dedication, or cash-in-lieu of park land, will be required as a condition of subdivision.

	Current: RA1
Minimum Lot Area (ha)	0.17
Minimum Lot Width (m)	27.4
Principal & Accessory Front Yard Setback (m)	12.2
Principal Side Yard Setback (m)	4.6
Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9

Watercourse Setback (m)	30
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This proposal complies with the ACRD Zoning Bylaw.

Comments: Section 512 of the *Local Government Act* requires that when a subdivision creates a parcel fronting a highway (public road), the minimum frontage must equal at least 10% of the lot's perimeter. Proposed Strata Lot 2 is to be accessed from Faber Road. A Qualified Environmental Professional (QEP) report submitted by the applicant indicates that access from Faber Road would avoid disturbance within the Development Permit Area and would meet the minimum frontage requirement. Strata Lot 1 would continue to be accessed via the existing driveway from Bothwell Road; however, with the creation of Strata Lot 2, Strata Lot 1 would no longer meet the 10% minimum frontage requirement.

There would be no additional driveway entrance from Bothwell Road and the new driveway from Faber Road, located outside of the riparian area, would appear to have minimal impact on the surrounding area. The property owners have applied for a development variance to reduce the building setback from a watercourse from 30 m to 15 m to allow for a suitable building envelope on proposed Strata Lot 2. The issuance of a parcel frontage waiver and development variance permit are both required as conditions of subdivision approval.

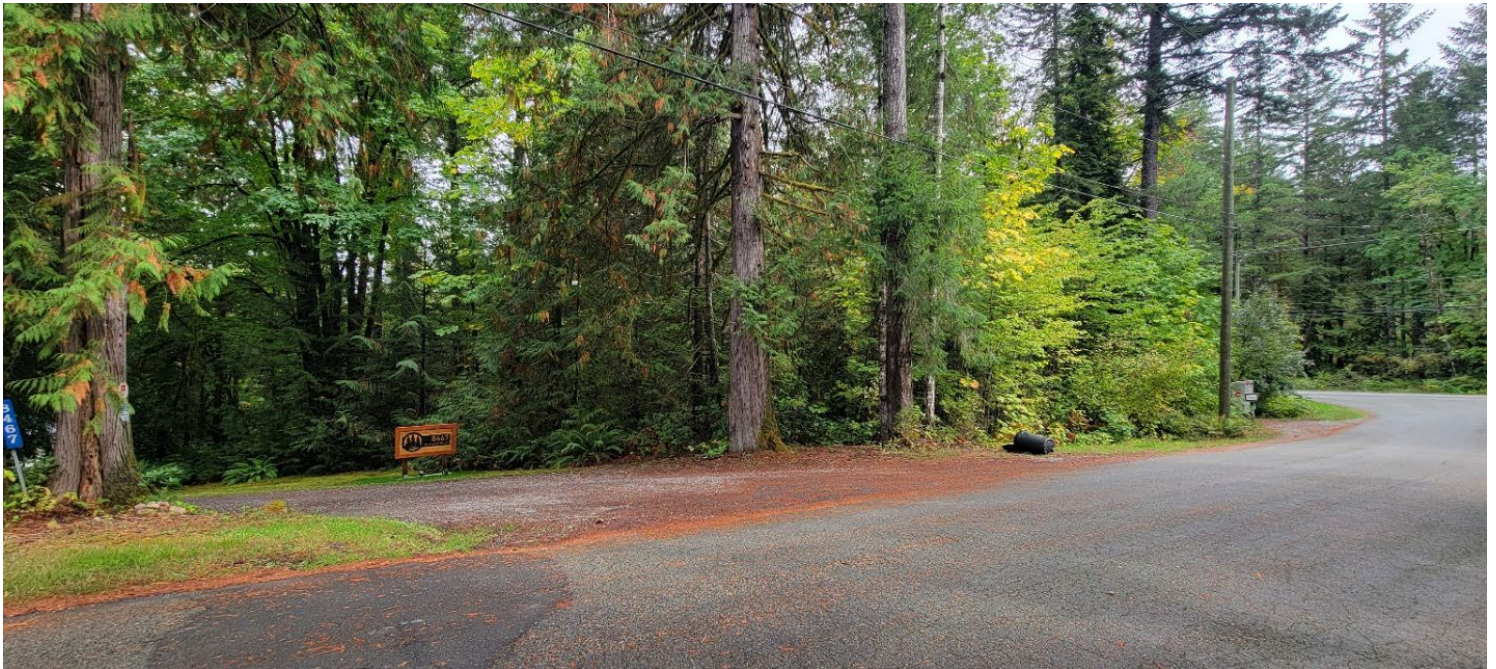
This subdivision proposal aligns with the policies and objectives of the Sproat Lake OCP and complies with ACRD Zoning Bylaw. Support for this parcel frontage waiver is a condition of subdivision approval. Planning staff are supportive of the proposed subdivision and recommend that the 10% road frontage requirement be waived for proposed Strata Lot 1.

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

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

SITE PHOTOS

Taken October 3, 2025



Looking north from Bothwell Road towards driveway entrance to subject property.



Looking southwest at the property boundary along Faber Road, toward the intersection of Faber Road and Bothwell Road.

SUBDIVISION PLAN OF LOT A, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN EPP108851

PLAN EPP128996

OCGS 307-026

The horizontal scale of this plan is 1:200 (1 cm = 20 m) and the vertical scale is 1:200 (1 cm = 20 m) unless otherwise stated.

LEGEND

Distances are derived from differential level readings. GNSS measurements are used where available. The horizontal scale of this plan is 1:200 (1 cm = 20 m) and the vertical scale is 1:200 (1 cm = 20 m) unless otherwise stated.

- 1. street frontage (including sidewalk, NCCS)
- 2. street frontage (excluding sidewalk)
- 3. street frontage (excluding sidewalk and utility)
- 4. street frontage (excluding sidewalk, utility and driveway)

The 1:100 accuracy and precision standard accuracy interval are derived from a 2010 GNSS measurement of the location of the corner 5, 10m apart in 10m blocks.

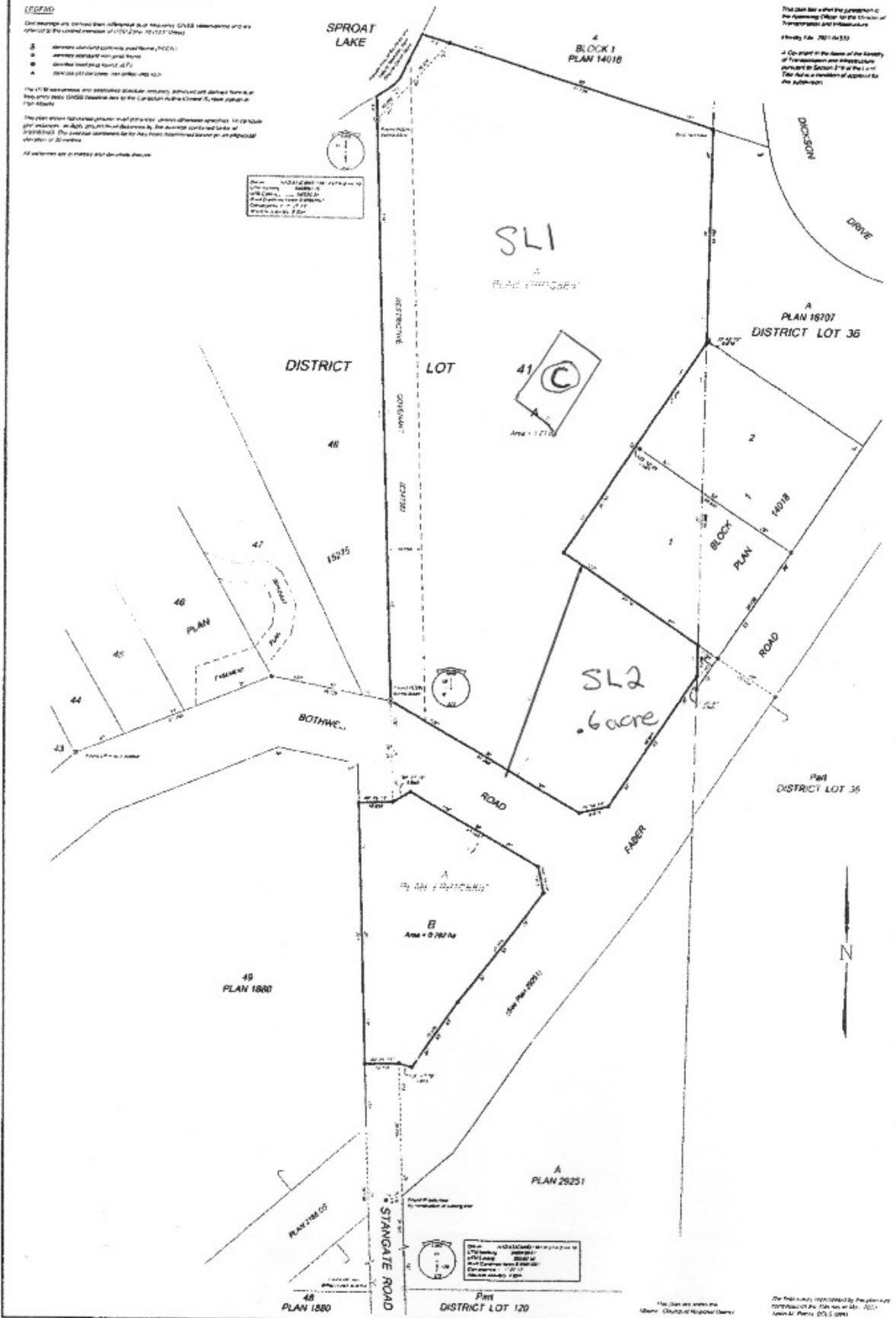
The plan shows horizontal projections and projections unless otherwise specified. 10:20 block plan accuracy is 1:200 (1 cm = 20 m) and the vertical scale is 1:200 (1 cm = 20 m) unless otherwise stated. The plan shows horizontal projections and projections unless otherwise specified.

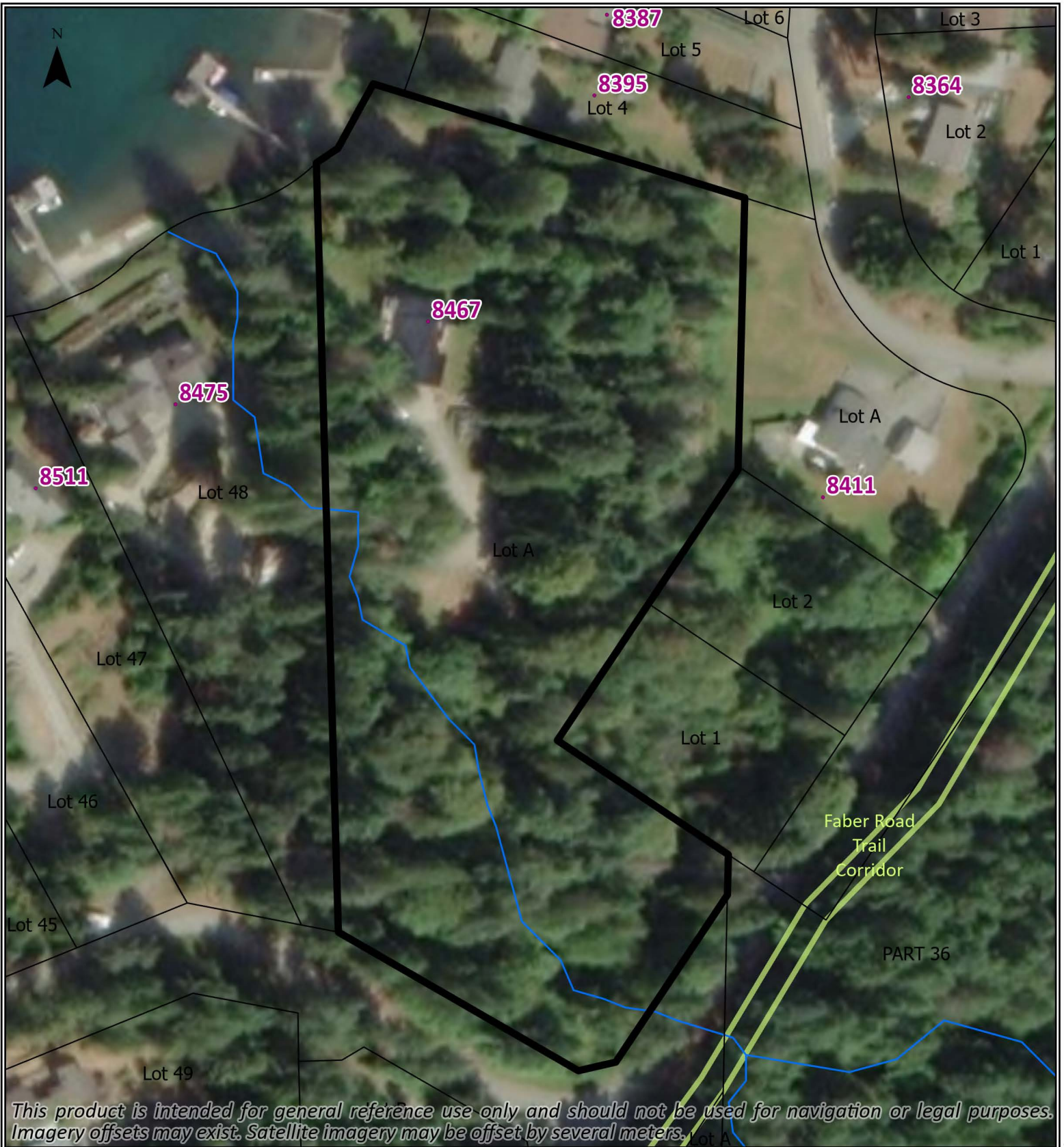
All distances are in metres and double check.

Symbol	Description
(Symbol)	Street frontage (including sidewalk, NCCS)
(Symbol)	Street frontage (excluding sidewalk)
(Symbol)	Street frontage (excluding sidewalk and utility)
(Symbol)	Street frontage (excluding sidewalk, utility and driveway)

This plan is a subdivision of land and is subject to the provisions of the Planning Act and the provisions of the Planning Act and the provisions of the Planning Act.



This plan is a subdivision of land and is subject to the provisions of the Planning Act and the provisions of the Planning Act and the provisions of the Planning Act.





This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.

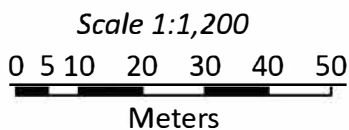
8467 Bothwell Road
 LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN
 EPP128996

-  Subject Property
-  Parcels



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-10-07
 Sources: Maxar, Microsoft,
 ParcelMapBC; ACRD





To: ACRD Board of Directors

Meeting Date: May 13, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD26002 - 8925 Faber Rd (Girard)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD26002 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVD26002: Development Variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single family dwelling.

Development Proposal: The property owner has applied for a variance to reduce the south side yard setback in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single-family dwelling. The 0.26 ha (0.65 ac) lakefront property contains an existing garage with a 9 ft south side yard setback. The subject property contains an existing single-family dwelling. Demolition of the dwelling may be considered in the future, subject to approval of the requested variance. The requested variance relates to the future single-family dwelling and is intended to maintain a consistent south side yard setback with the existing garage structure.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission meeting was held on April 27th for information purposes only; quorum was not achieved. Four (4) members in attendance reviewed the application and supported the proposal as presented.

Property Owner(s)/Applicant: Albert and Diana Girard

Property Information:

Civic Address:	8925 Faber Rd				
Legal Description:	LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275				
PID:	004-207-688	Folio:	770-00795.000	ALR? (Y/N):	N
Lot Area (ha):	0.26 (0.65 ac)				
Current Zoning:	Acreage Residential (RA1) District				
Current OCP:	Sproat Lake, Residential Use				

PL20260007 / DVD26002

Development Permit Area(s):	DPA I – Foreshore & Riparian Areas Protection (Major: 30m)
Current Use & Description:	The property is currently utilized as a residential property with an existing single-family dwelling and a garage structure onsite.

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

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Onsite water supply.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- d) **Access:** The property is accessed by a driveway on Faber Rd.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as ‘Residential Use’ in the Sproat Lake OCP. The property is affected by DPA I – Foreshore and Riparian Areas Protection (major: 30 m). DPA I applies to Land, foreshore, and water areas within 30 m of the natural boundary of the lake, and lands within 15 m on either side of the minor watercourse running through the property. Any future development within the Development Permit Area is subject to a Development Permit and must satisfy the requirements of DPA I.

This proposal complies with the objectives and policies of the Sproat Lake OCP.

- b) **Zoning:** The parcel is zoned Acreage Residential (RA1) District.

	Current:	Proposed:
Minimum Lot Area (ha)	0.17	
Minimum Lot Width (m)	27.4	
Principal & Accessory Front Yard Setback (m)	12.2	
Principal Side Yard Setback (m)	4.6	2.7
Principal Rear Yard Setback (m)	9.1	
Accessory Side Yard Setback (m)	0.9	
Accessory Rear Yard Setback (m)	0.9	
Watercourse Setback (m)	30	

The ACRD Zoning Bylaw requires a 4.6 m (15 ft) side yard setback for single family dwellings in the RA1 District.

This proposal is not in compliance with the ACRD Zoning Bylaw. A development variance permit is required to reduce the south side yard setback from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a future single-family dwelling.

Comments:

The applicant is seeking a variance to reduce the south side yard setback from 4.6 m (15 ft) to 2.7 m (9 ft) to facilitate the future construction of a single-family dwelling in alignment with the existing accessory building which is located 2.7 m (9 ft) from the south side yard setback. The applicant has submitted a preliminary sketch for reference.

The property is affected by DPA I – Foreshore & Riparian Areas Protection (major: 30 m). Any development within 30 m of the natural boundary of the lake would require issuance of a development permit including an assessment completed by a Qualified Environmental Professional (QEP).

Public Notification

The *Local Government Act* (S.499) requires a local government to give notice at least 10 days before adoption of the resolution to issue the permit to allow for the inclusion of public comment.

Board Decision Options:

The Board may choose to either Approve or Defer the Development Variance Request as outlined below.

Approve the Variance Request

Following the public input process, the Board may choose to authorize the issuance of the Development Variance Permit. Approving the variance request would allow future development to maintain a consistent 2.7 m (9 ft) south side yard setback with the existing accessory building.

Defer the Variance Request

If the Board is considering denying the variance request, the Board's practice is to defer a decision on the Development Variance Permit and invite the applicants to present their application at a future meeting as a delegation to the Board. The deferral may include a request that the property owner redesign or relocate the building.

Staff recommendation:

Staff are recommending that the Board consider the issuance of the Development Variance request, subject to completion of public notification in accordance with S. 499 of the *Local Government Act*.

Next Steps

Should the Board support the recommendation of this report, staff will proceed with Public Notice for comment in accordance with s.499 of the *Local Government Act*. The notice will be sent to all property owners and residents within 100 m radius of the subject property. The application will be brought back to the Board, along with any public correspondence received, for their consideration of issuance of the Development Variance Permit.

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

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

Site Photos



Existing garage structure with a 9 ft south side yard setback



Existing garage structure



Looking toward the existing principal dwelling fronting the lake



View toward the principal dwelling unit and accessory garage structure



Existing driveway access from Faber Road

TOPOGRAPHIC SITE PLAN OF LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275.

SCALE 1:400



THE INTENDED PLOT SIZE IS 280mm IN WIDTH AND 432mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

NOTES:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
UNLESS OTHERWISE INDICATED.

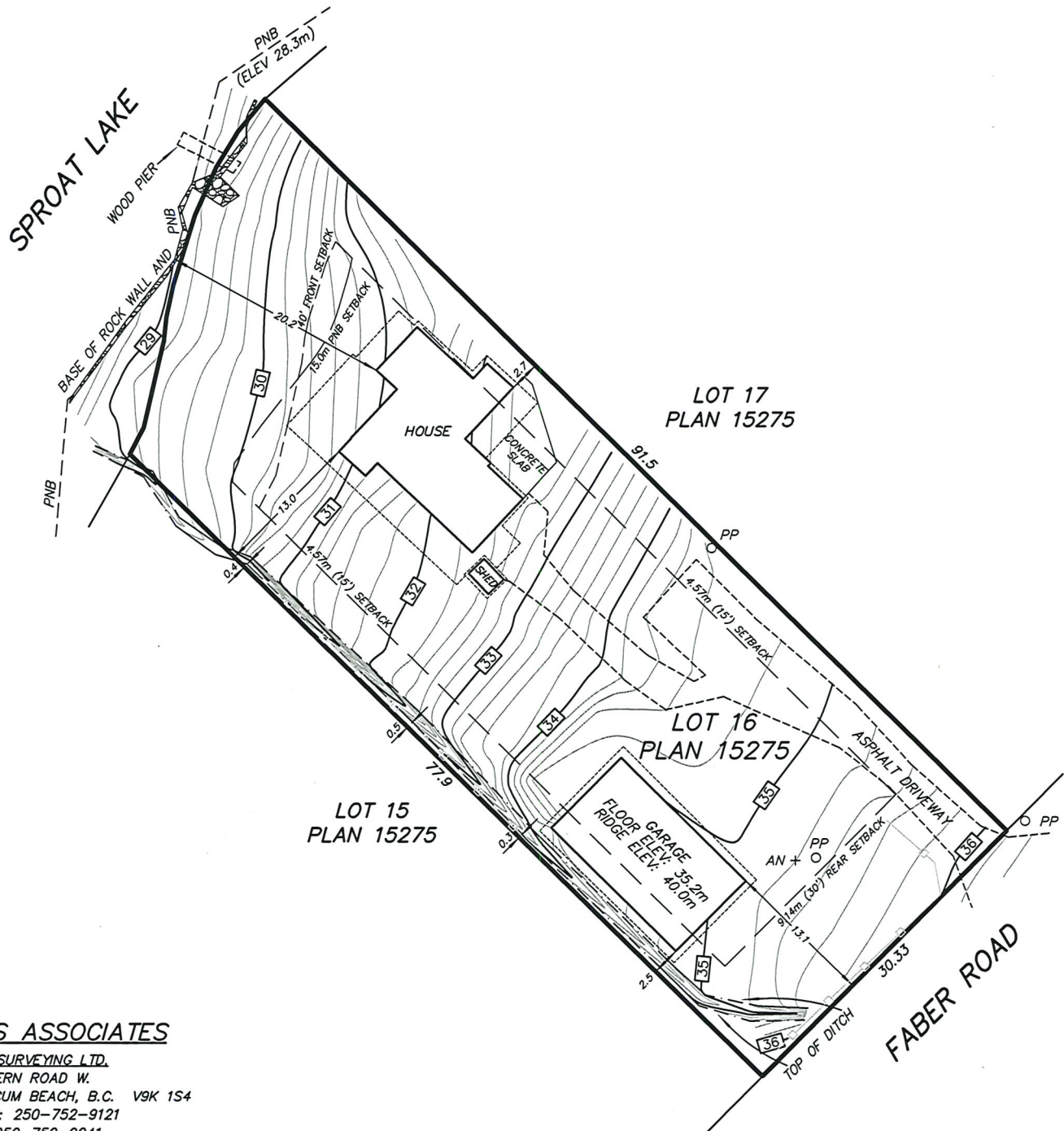
CONTOUR INTERVAL IS 0.2 METRES.

ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013
DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS
OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCES
CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

CIVIC ADDRESS: 8925 FABER ROAD,
PORT ALBERNI, BC

LEGEND:

- PP ○ DENOTES POWER POLE
- PNB ——— DENOTES PRESENT NATURAL BOUNDARY
- DENOTES ROOF OVERHANG
- DENOTES WOOD FENCE
- AN + DENOTES HYDRO ANCHOR



SIMS ASSOCIATES

LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 21-094-BL
DRAWING NUMBER: 21-094 T1.dwg
DATE: 2021/05/04

Faber

Road

Drive
way

K 9°

W 28' X 48' L

SHOP

48°

W 28' X 36' L

W 3 BAY'S

36°

UTILITY
+ BATH

Bedroom

Bedroom

58°

MAIN
Bedroom

ENTRANCE
↓

Kitchen

Dinning

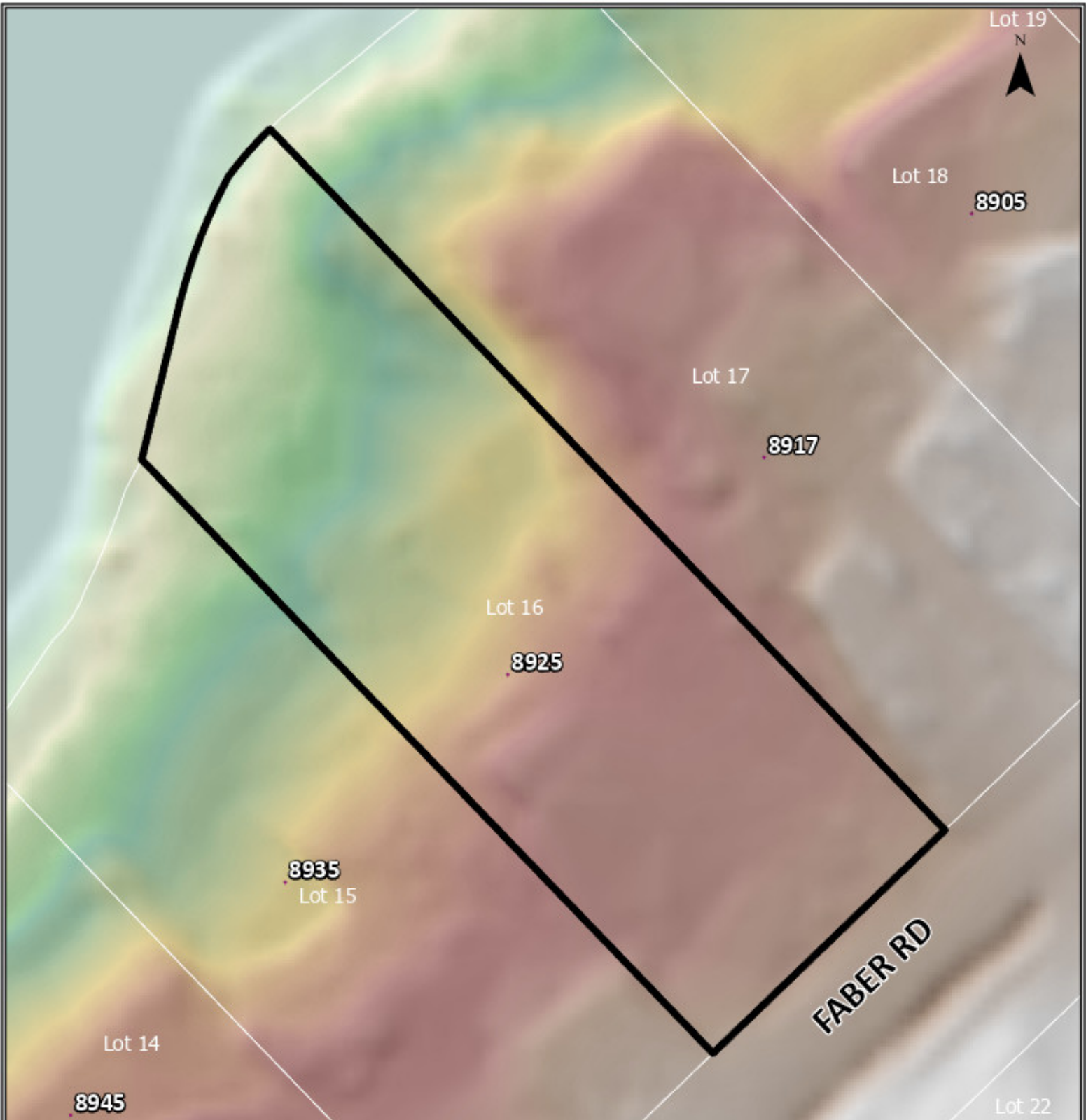
Living

32°

56°

5000 sqft.
IN TOTAL.
98

LAKE





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LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275

 Subject Property

Elevation (m)

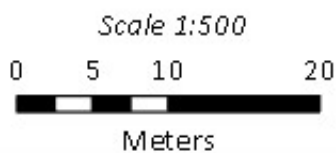
 40.121

 27.253



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Prepared 2026-04-13
Sources: Prov. BC, ParcelMapBC; ACRD





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**LOT 16, DISTRICT LOT 41, ALBERNI
DISTRICT, PLAN 15275**

 Subject Property



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**




Prepared 2026-04-13
Sources: Microsoft, VantorProv. BC,
ParcelMapBC; ACRD

Scale 1:650

0 5 10 20

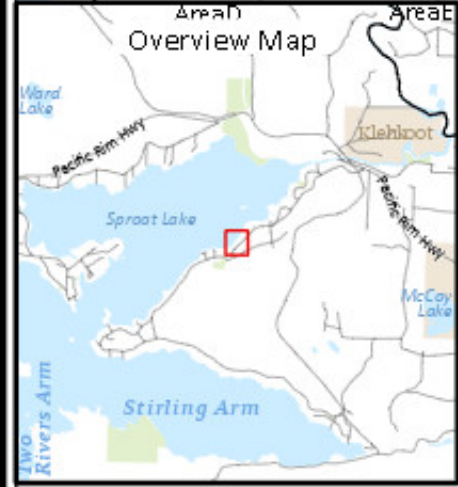



100 meters

-  AV Stream Atlas
-  Park
-  Subject Property

Sproat Lake

Subject Property

**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

N
0 25 50
Meters

 Address: 8925 Faber Rd
 Legal Description: LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT,
 PLAN 15275



DVD26002

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

Name: ALBERT R GIRARD, DIANA M GIRARD
Address: 8925 FABER RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275
PID: 004-207-688

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- Development Variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single family dwelling.

In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on .

This permit was issued this of , .

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Alex Dyer, General Manager of Planning and Development

Meeting Date: May 13, 2026

Electoral Area: E - Beaver Creek

Subject: Development Variance Permit DVE25013 - (COLLINS/CHALMERS)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors issue development variance permit DVE25013.

Property Information:

Civic Address:	Lot 2, Willow Road		
Legal Description:	LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029		
PID:	005-487-552	Folio:	770-01315.000 ALR? (Y/N): N Lot Area (ha): 0.57 (1.40 ac)

Background:

The applicants have applied for a variance to facilitate the construction of a single-family dwelling on the property. The proposed siting reflects the most suitable building area on the sloping property, which is bisected by Kitsuksis Creek to the east. The requested variances include a reduction of the minimum front yard setback from 15.2 m (50 ft) to 10.4 m (34.1 ft), a reduction of the minimum side yard setback on the north lot line from 4.6 m (15 ft) to 2.5 m (8.2 ft), and a reduction of the required watercourse setback from 30.5 m (100 ft) to 17.8 m (58.4 ft), in the Rural (A2) District. These variances would enable the development of a one-storey single-family dwelling with a 900 sq ft footprint and a 360 sq ft patio on the vacant property.

The Board of Directors considered the application at the April 22, 2026, meeting and resolved to consider issuing the variance permit following public notification as per *Local Government Act s.499*. A notice to owners and occupants within 100 metres of the property was mailed on April 29, 2026. To date, no responses have been received from the public. If any responses are received prior to the May 13 meeting, staff will inform the Board.

There is no development or land alteration planned within the 15 metre riparian area from the creek or within the steep slopes adjacent to the creek. Any development within these areas would require a development permit and an assessment from a Qualified Professional to satisfy the Development Permit Area guidelines in the Beaver Creek OCP. Any building safety requirements identified by the Building Inspector will be considered as a condition of the building permit issuance.

PL20250098/DVE25013

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





Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath̓, 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).

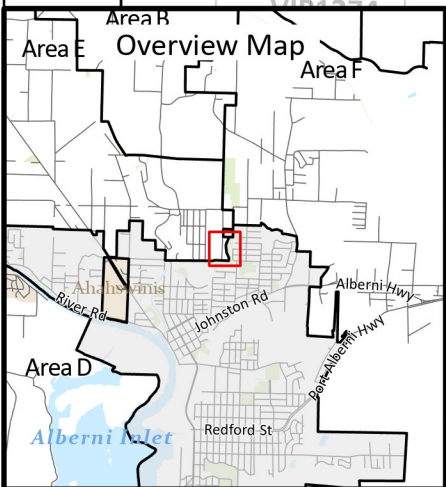
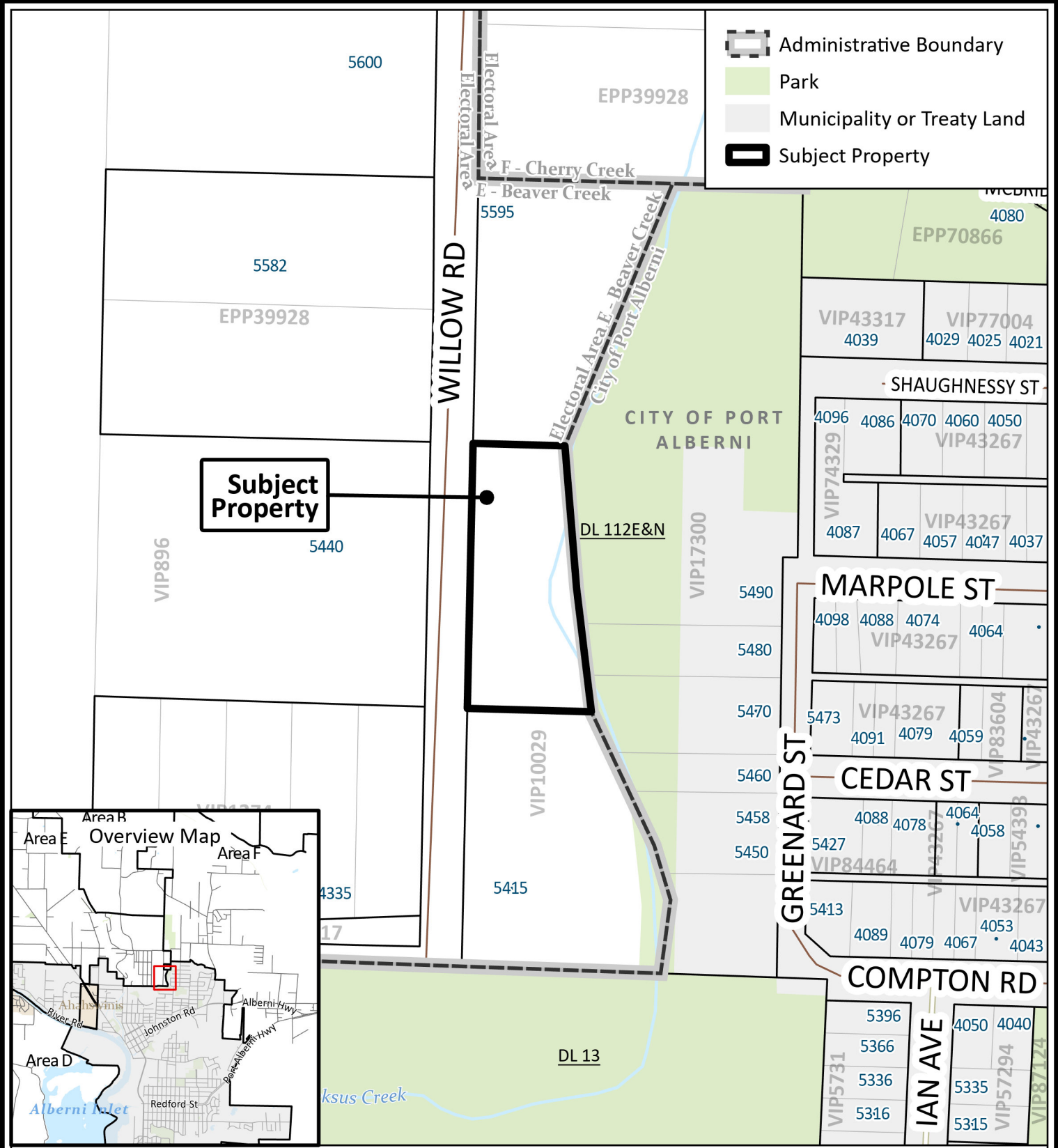
With consideration for the topography challenges on this property and the suitability of the proposed building envelope identified within the north west portion of the parcel, it is recommended that the Board issue development variance permit DVE25013 to allow the applicants to proceed with the building permit application.

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

Reviewed by: *Heather Zenner*
Heather Zenner, MA, Manager of Administrative Services

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

-  Administrative Boundary
-  Park
-  Municipality or Treaty Land
-  Subject Property

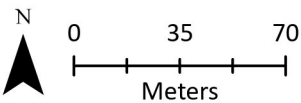


Subject Property

 Legal Description: LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.

LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029

 Subject Property



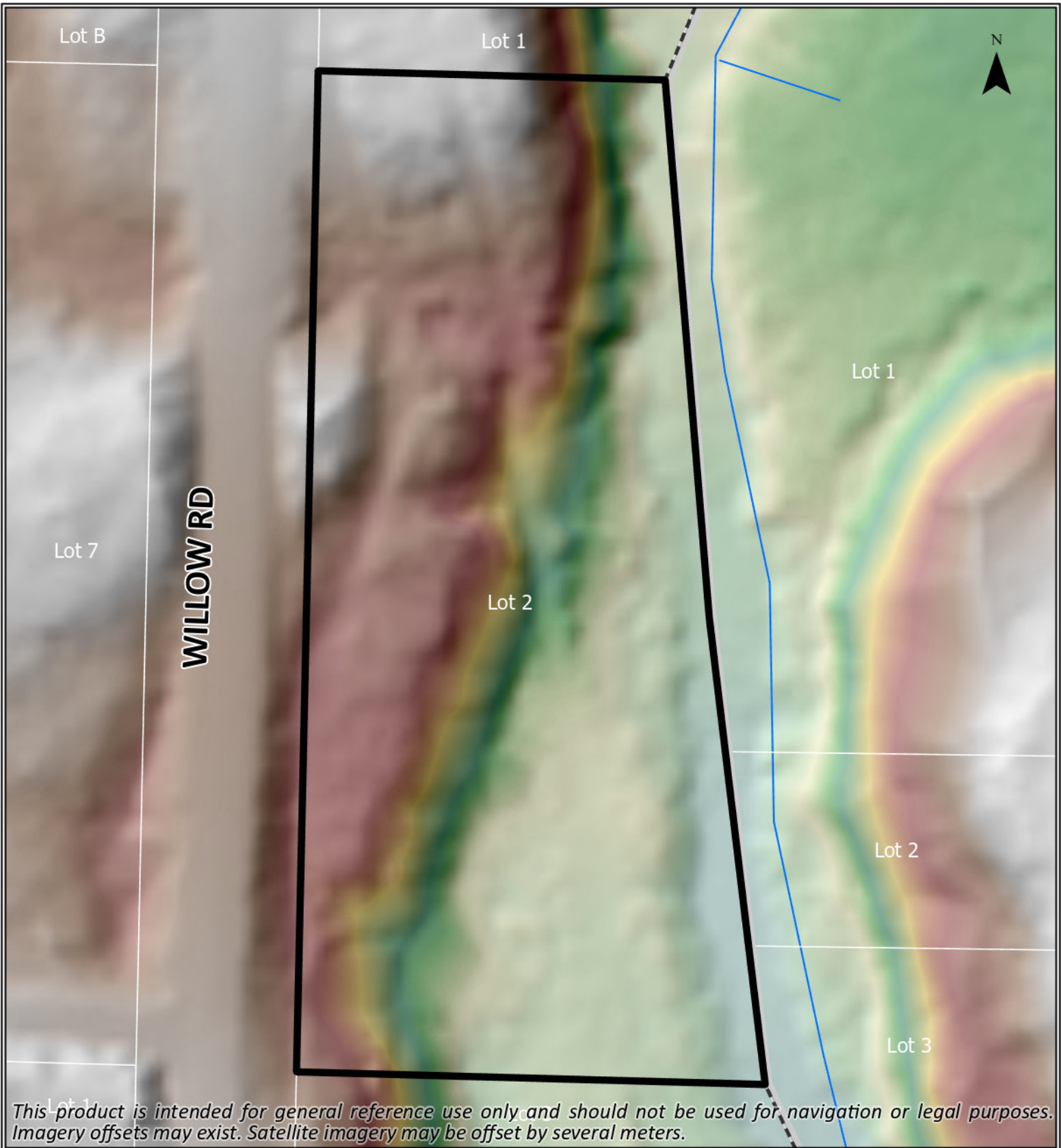
**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Prepared 2026-04-07
Sources: Prov. BC, ParcelMapBC; ACRD;
City of Port Alberni Imagery 2022

Scale 1:650

0 5 10 20

106 Meters



This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.

LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029

 Subject Property

Elevation (m)

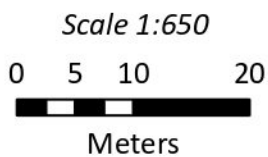
 41.915

 23.672



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Prepared 2026-04-07
Sources: Prov. BC, ParcelMapBC; ACRD; City of Port Alberni Imagery 2022





DVE25013

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

Name: NATHAN D COLLINS, ALANA H CHALMERS, DAVID G COLLINS, NANCY E COLLINS

Address: LOT 2, WILLOW ROAD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029

PID: 005-487-552

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- i. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required front yard setback in the Rural (A2) District from 15.2 m (50 ft) to 10.4 m (34.1 ft), as shown on Appendix 'A'.
- ii. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback along the north lot line in the Rural (A2) District from 4.6 m (15 ft) to 2.5 m (8.2 ft), as shown on Appendix 'A'.
- iii. Development variance of Section 6.2(4)(a) of the ACRD Zoning Bylaw to reduce the required watercourse setback from 30.5 m (100 ft) to 17.8 m (58.4 ft), as shown on Appendix 'A'.

In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on .

This permit was issued this of , .

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors

SITE PLAN OF LOT 2, DISTRICT LOT 112, ALBERNI DISTRICT, PLAN 10029.
SHOWING SURVEY DETAIL AND PROPOSED DWELLING LOCATION THEREON.

Appendix 'A'

SCALE 1:400



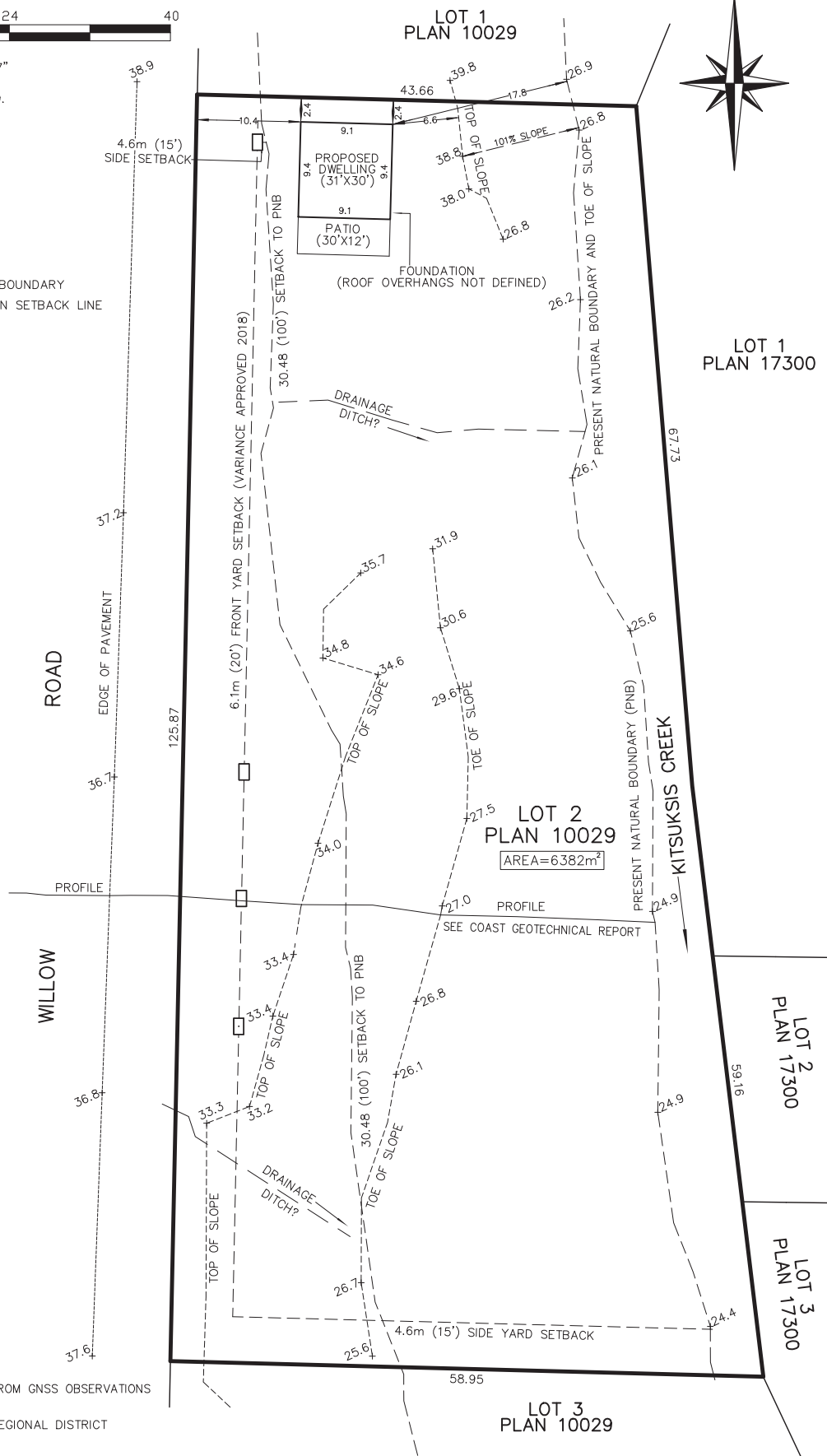
Metric
THE INTENDED PLOT SIZE IS 11" X 17"
DIMENSIONS ARE SHOWN IN METRES
AND ARE DERIVED FROM PLAN 10029.

CIVIC ADDRESS:

LOT 2 WILLOW ROAD
PORT ALBERNI, BC
PID: 005-487-552

LEGEND

- +0.0 DENOTES SPOT ELEVATION
- PNB DENOTES PRESENT NATURAL BOUNDARY
- DENOTES WOOD STAKE SET ON SETBACK LINE



NOTES

- ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS
DATUM: CGVD2013
- JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT
ZONING (2026): BYLAW 1971, A2
- LOT 2 IS SUBJECT TO THE FOLLOWING NON FINANCIAL
CHARGES AND INTERESTS;
M76300.
- NO FORMAL BUILDING PLANS PROVIDED
BUILDING DIMENSIONS PROVIDED BY NATHAN COLLINS
- OFFSET DIMENSIONS ARE TO EXTERIOR OF
MAIN FOUNDATION WALL AND ARE
PERPENDICULAR TO PROPERTY LINES.

PACIFIC RIM LAND SURVEYING LTD. AND JAMES BRUCE
ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM
ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES
INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT,
SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING
OUT OF OR IN CONNECTION WITH ANY DIRECT OR
INDIRECT USE OR RELIANCE UPON THE PLAN
BEYOND ITS INTENDED USE.

PACIFIC RIM
LAND SURVEYING LTD.
PHONE: 250-248-7268
EMAIL: JAMES@PACIFICRIMSURVEYING.COM
FILE: 1464 SP8.DWG
DATE: 2026-01-13



To: ACRD Board of Directors

Voting Structure: Electoral Area Directors

From: Alima Khoja, Planner 1

Meeting Date: May 13, 2026

Electoral Area: F - Cherry Creek

Subject: Rezoning RF24008 - 450 Franklin River Rd (Tilley's Plumbing & Heating Ltd)

Recommendation:

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

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

THAT the Alberni-Clayoquot Regional District Board of Directors deny rezoning application RF24008.

Options Considered:

1. If the Board wishes to defer a decision on the rezoning to allow the applicants to provide new information to support their application, and hold a second Public Hearing to consider the additional information, the appropriate motions would be:

THAT the Alberni-Clayoquot Regional District Board of Directors defer rezoning application RF24008.

THAT a second public hearing for Bylaws P1533, P1534, and P1535 be delegated to the Director for Electoral Area 'F', the Alternate Director, or the Chairperson of the Regional District.

2. If the Board wishes to proceed with the rezoning and allow the applicants to work toward satisfying the conditions of rezoning approval prior to the Board considering the bylaws for adoption, the appropriate motions would be:

THAT Bylaw P1533, Cherry Creek Official Community Plan Amendment Bylaw, be read a second and third time.

THAT Bylaw P1534, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a second and third time.

THAT Bylaw P1535, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a second and third time.

PL20240071/RF24008

Property Information:

Civic Address:	450 Franklin River Road						
Legal Description:	DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW						
PID:	008-691-703	Folio:	770-02101.000	ALR? (Y/N):	N	Lot Area:	15.3 ha (37.8 ac)

Background:

A public hearing for Bylaws P1533, P1534 and P1535 was held in person at the ACRD office and electronically using Zoom on April 16, 2026, at 7:00 pm. The hearing was chaired by Mike Sparrow, Director for Electoral Area 'F' – Cherry Creek. The ACRD General Manager of Planning & Development, Planner 1, Planning Technician / Bylaw Enforcement Officer, and Bylaw Enforcement Officer participated in the hearing, as well as the applicants Tyson and Penny Tilley. There were 10 members of the public in attendance.

Bylaws P1533, P1534, and P1535 were given first reading by the Board on February 25, 2026. A public hearing was delegated to be held by the Area Director at that time. On March 23, a notice of public hearing was mailed to all the residents and property owners within 100 m of the property. The notice was advertised in the April 1 and April 8 editions of the Alberni Valley News. The notice and background information were available at the office and posted on the ACRD website, and a notice of the public hearing date was placed on the development application sign at the property.

Public Comments

There were three (3) letters of public correspondence received ahead of the public meeting (Appendix 'B'). All correspondence received from the public expressed general opposition to the rezoning application. The letters expressed concerns about notification for the hearing, wastewater, public safety, fire hazard, riparian area protection, wildlife corridor impacts, traffic, risk to public infrastructure, drainage and downstream impacts, groundwater contamination, hazardous runoff, impacts on agriculture, nuisances from increased density, and impact on privacy.

Comments received from the public during the hearing expressed concerns regarding the proposed rezoning in relation to site conditions, environmental impacts, land use compatibility, and the impact on the quiet rural lifestyle in the area. Issues raised included impacts on wetlands and watercourses, drainage changes, and potential downstream impacts to Cox Lake. Concerns were also noted regarding the compatibility of industrial and campground uses in proximity to rural residential areas, with anticipated impacts such as noise, dust, and traffic. Additional concerns included the scale and intensity of development, security and the potential for trespassing on neighbouring lands, potential impacts on wildlife habitat, previous site disturbances and dumping in the proposed industrial lands, wildfire interface, and the adequacy and effectiveness of environmental protections.

There was also a submission received from the applicants ahead of the public hearing (Appendix 'C') that aimed to address some of the concerns raised from the public correspondence, including detailing the sewage disposal system that would be designed and installed, visibility and safety along the road, avoiding the riparian area along Cox Lake, drainage and runoff containment on the upper portion of the lot, and water licensing on the property.

All of the comments and correspondence received at the public hearing are detailed within the public hearing minutes.

Development Proposal:

The 15.3 ha (37.8 ac) property is split by Franklin River Road, and the applicants propose that the northeast portion be rezoned to Light Industrial (M2B) District and the southwest portion to Mixed Accommodation Commercial (MAC) District to allow for a mix of cottages for short term-rental and campsites for recreational vehicles. The rezoning application includes an amendment to the Cherry Creek Official Community Plan (OCP) to redesignate the subject property from Rural Use to Industrial and Commercial Use. The application also includes Zoning Text and Zoning Atlas amendments to rezone the property from the Rural (A2) District to the Light Industrial (M2B) District and the Mixed Accommodation Commercial (MAC) District.

The M2B District would be a new zone that would be site-specific to this property and would accommodate the intended industrial uses at the site and establish site standards that comply with the density requirements in the OCP. The M2B zoning, in conjunction with the registration of a Restrictive Covenant, would accommodate the applicant’s proposed business including workshops, outdoor equipment storage, employee marshalling, and gravel sales on the northeast portion above Franklin River Road. The MAC District would accommodate up to 50 recreational vehicle (RV) campsites, or 25 cottages for short-term rentals, with an internal access road, sewer, and water servicing for the proposed campground on the southwest portion below Franklin River Road.

When the Board first considered this application on February 25, 2026, the Board confirmed that adoption of the rezoning would be subject to:

- a. The property owners agreeing to the registration of a Restrictive Covenant that would limit the industrial uses within the Light Industrial (M2B) District to offices and workshops for enterprises within the Construction Industry, closed storage and warehousing, open storage, motor vehicle and commercial truck repair, and the wholesale and retail sale of sand and gravel.
- b. Confirmation from a Registered On-site Wastewater Practitioner (ROWP) that the property can support onsite sewage disposal to accommodate the proposed uses in the M2B District and the proposed full build-out of the campground in the Mixed Accommodation Commercial (MAC) District.
- c. Confirmation of support from the Ministry of Transportation and Transit for the access to the industrial uses on the north side and campground uses on the south side, and the issuance of a Commercial Access Permit.
- d. Confirmation of support from Island Health for the operation of a private water system to service the campground in compliance with the requirements of the Drinking Water Protection Act and Regulations.
- e. Remediation of any land on the property used for the storage of debris and construction waste.
- f. Including the property within the Cherry Creek Official Community Plan (OCP) Development Permit Area III – Objectives for Form and Character.
- g. Meeting all other technical referral agency requirements.

Referral Agency Responses

Technical agency referral requests were sent out on March 03, 2026. Referral requests were sent to the following agencies:

✓ Vancouver Island Health Authority	✓ Tseshaht First Nation
✓ Ministry of Transportation and Transit	✓ Hupacasath First Nation
✓ Cherry Creek Waterworks District	✓ School District No. 70
✓ Cherry Creek Fire Department	✓ ACRD Building Inspection

The agency referral responses that were received recommended approval subject to comments provided in the responses or noted that the agency's interests are unaffected (Appendix 'A'). Referral responses were received from the Ministry of Transportation and Transit, Island Health, Cherry Creek Waterworks District, Cherry Creek Fire Department and ACRD Building Department.

- The Ministry of Transportation and Transit (MoTT) provided a referral response with no preliminary concerns regarding the proposed commercial accesses, noting that a Commercial Access Permit will be required and subject to detailed review criteria.
- Vancouver Island Health Authority noted Interests Unaffected by Bylaw.
- Cherry Creek Waterworks District noted no impact to its interests, as the property is not within the Improvement District.
- Cherry Creek Fire Department noted no comments, as the property is outside the fire protection area.
- ACRD Building Department recommends approval, subject to BC Building Code requirements and infrastructure protection conditions.



Recommendation:

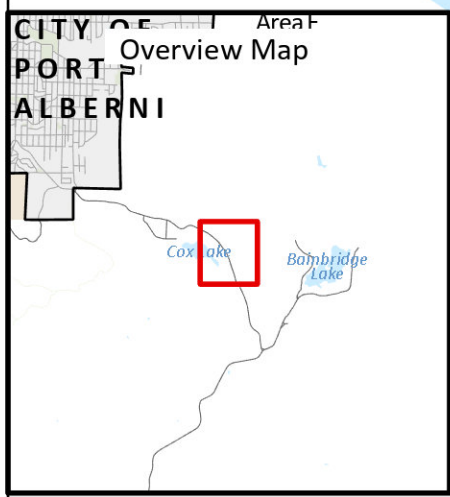
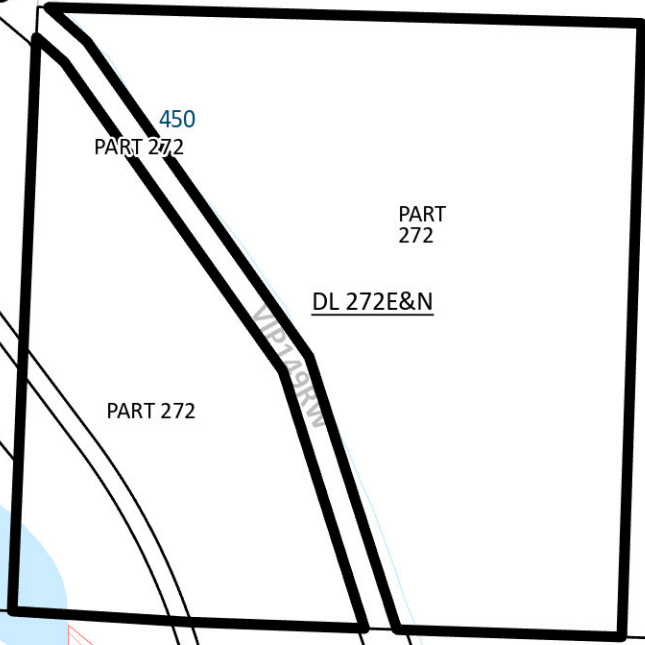
There was significant opposition received at the public hearing regarding this application, including comments received from all of the immediate neighbours to the subject property. The comments included a broad range of concerns and issues with the proposed development. The comments primarily relate to the mix of industrial and campground commercial uses in a rural agricultural area, and the potential impact that the development could have on the environment, public safety, and the neighbour's enjoyment of their rural neighbourhood. Some of the concerns could be addressed through the conditions of approval that have been applied by the Board but the overall scale and mix of uses within the development were the primary concerns that were heard.

Given all of the public correspondence and comments received at the public hearing, staff do not recommend that the Board proceed with the rezoning application as proposed. It is recommended that the Board receive the public hearing report and minutes and that the Board deny rezoning application RF24008.

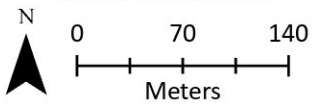
Submitted by: *Alex Dyer*
 Alex Dyer, MCIP, RPP, General Manager of Planning & Development


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

-  Subject Property
-  Agricultural Land Reserve



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





 Address: 450 Franklin River Road
 Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT
 EXCEPT PART IN PLAN 149 RW



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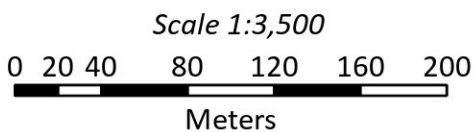
450 Franklin River Road
 DISTRICT LOT 272 ALBERNI DISTRICT
 EXCEPT PART IN PLAN 149 RW

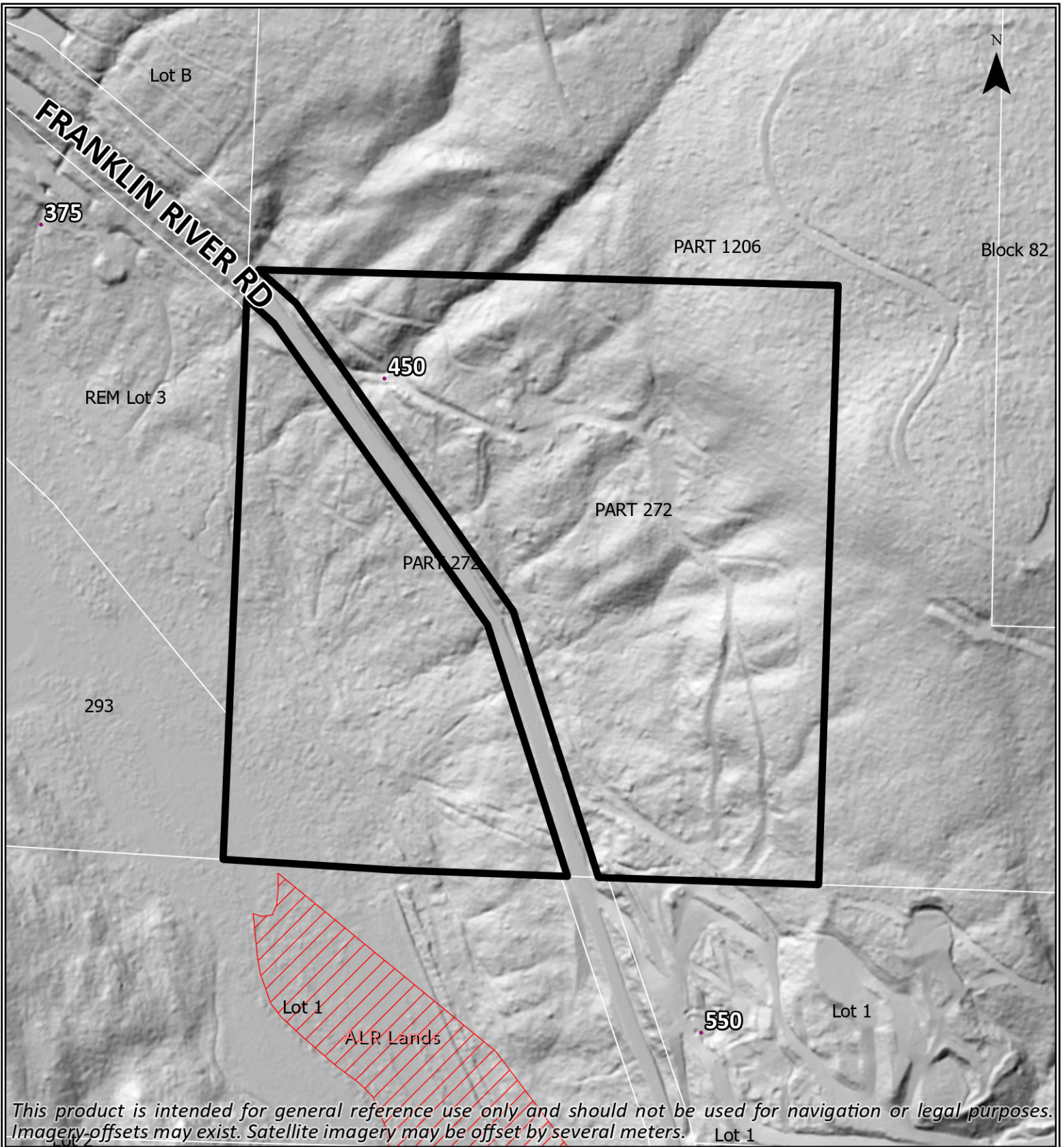
-  Subject Property
-  Agricultural Land Reserve



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-02-02
 Sources: VantorProv. BC, ParcelMapBC;
 ACRD





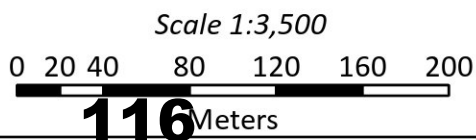
450 Franklin River Road
 DISTRICT LOT 272 ALBERNI DISTRICT
 EXCEPT PART IN PLAN 149 RW

-  Subject Property
-  Agricultural Land Reserve



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-02-02
 Sources: Prov. BC, ParcelMapBC; ACRD





Minutes of a Public Hearing held electronically using Zoom, call-in, and in-person at the Alberni-Clayoquot Regional District Boardroom on Thursday, April 16, 2026, at 7:00 pm.

Chair	Mike Sparrow, Director, Electoral Area 'F' (Cherry Creek)
Staff	Alex Dyer, Alima Khoja, Kerri Creighton, Jason Kevis
Applicant	RF24008 – Tilley’s Plumbing and Heating Ltd.
Members of the Public	10

1. The hearing was called to order at 7:00 pm. Chair Sparrow recognizes and appreciates that we are holding this hearing within the traditional territories of the Tseshaht and Hupacasath First Nations.
2. Chair Sparrow introduces himself and Planning staff. Chair Sparrow explains that the hearing is being held electronically using Zoom, is live streaming and is being recorded. He then asks staff to explain Zoom features and hearing procedures.
3. A. Dyer explains the use of Zoom, Zoom features and necessary hearing procedures. He also confirms that the hearing is being recorded and live streamed on the ACRD website and invites any public watching the live stream to join the zoom meeting. The recording is available to the public on our website.
4. Chair Sparrow explains that the subject of the hearing are Bylaws P1533, P1534, & P1535. These bylaws are applicable to 450 Franklin River Road and are necessary to facilitate rezoning to a mix of Light Industrial (M2B) District and Mixed Accommodation Commercial (MAC) District to allow for light industrial uses in the M2B zone and allow for a mix of campground and cottage rental uses in the MAC zone. He asks that any questions about an unrelated topic be directed to staff after the hearing. He then asks staff to read out the Notice of Public Hearing.
5. The notice is read by K. Creighton as follows:

A Public Hearing for proposed development in Electoral Area 'F' – Cherry Creek has been scheduled to consider Application # RF24008, Bylaws P1533, P1534 & P1535.

HEARING DETAILS

When: Thursday, April 16, 2026, at 7:00 pm

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

WHAT’S THIS ABOUT?

Property Owner/Applicant: Tilley’s Plumbing and Heating Ltd.

PL20240071/RF24008

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).

The subject property is located at 450 Franklin River Road and is legally described as DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW

Bylaws P1533, P1534 & P1535 are necessary to rezone the subject property from Rural (A2) District to Light Industrial (M2B) District and Mixed Accommodation Commercial (MAC) District in order to operate the applicant's business in the M2B zone and allow for a mix of cottages for short-term rental and campsites for recreational vehicles in the MAC zone.

Bylaw P1533 is a Cherry Creek Official Community Plan amendment bylaw to redesignate the land use from Rural Use to Industrial and Commercial Use.

Bylaw P1534 is a Zoning Text Amendment Bylaw to amend the ACRD zoning bylaw to add section 132B Light Industrial (M2B) District.

Bylaw P1535 is a Zoning Atlas Amendment Bylaw to rezone the subject property from Rural (A2) District to Light Industrial (M2B) District & Mixed Accommodation (MAC) District.

The Public Hearing will be held by the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District. The Board resolution making this delegation, copies of Bylaw P1533, P1534, & P1535 and all relevant background documents are available for review at the ACRD office and are available as supplementary information on the ACRD website at www.acrd.bc.ca/events/16-4-2026/.

Planning staff are available to answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, **from March 23, 2026 to April 16, 2026** excluding statutory holidays.

Anyone who feels their interest in property will be affected by the proposed bylaws will be afforded a reasonable opportunity to be heard. You can participate in the Public Hearing in-person, electronically or by phone. Full instructions to do so can be provided by contacting Planning staff. In addition, participation instructions are included in the supplementary information available at www.acrd.bc.ca/events/16-4-2026/. The Public Hearing will be conducted from the ACRD office located at 3008 Fifth Avenue, Port Alberni, BC.

Written correspondence can be submitted to the ACRD by:

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

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

Written submissions can be provided at the Public Hearing or in advance. Written submissions provided in advance of the Public Hearing must be received no earlier than **8:00 am on March 23, 2026** and no later than **4:00 pm on April 16, 2026**. Submissions provided ahead of the

Public Hearing outside of these parameters will not be included.

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

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

6. Chair Sparrow explains the purpose of the public hearing and that minutes are being taken. He then asks staff to introduce the proposal.
7. A. Dyer introduces the proposal and includes the following:
 - The property owners are applying to rezone their 15.3 hectare property to a mix of Light Industrial (M2B) District and Mixed Accommodation Commercial (MAC) District. The M2B zoning on the northeast portion of Franklin River Road would allow for light industrial uses such as a workshop, outdoor equipment storage, employee marshalling, and gravel sales on the upper portion of the property. The MAC zoning on the southwest portion of Franklin River Road would allow for up to 50 RV campsites or 25 cottages for short-term rental use on the lower portion of the property.

Agency Referrals and Public Correspondence

- The agency referral responses that were received recommended approval subject to comments provided in the responses or noted that the agency's interests are unaffected (Appendix 'A'). Responses were received from the Ministry of Transportation and Transit, Island Health, ACRD Building Inspection, Cherry Creek Waterworks District, and the Cherry Creek Fire Department. The Ministry of Transportation and Transit response include minimum standards and detailed requirements for obtaining a Commercial Access Permit.
- Copies of the agency referral responses are available for public review linked on the ACRD website and hard copies are available in the Board Room. The agency responses will form part of the public hearing report considered by the Board.
- There were three (3) letters of public correspondence received ahead of the public hearing (Appendix 'B'). The letters express concerns about notification for the hearing, wastewater, public safety, fire hazard, riparian area protection, wildlife corridor impacts, traffic, risk to public infrastructure, drainage and downstream impacts, groundwater contamination, hazardous runoff, impacts on agriculture, nuisances from increased density, and impact on privacy.

- There was also a submission received from the applicants ahead of the public hearing (Appendix 'C') that aims to address some of the concerns raised, including detailing the sewage disposal system that would be designed and installed, visibility and safety along the road, avoiding the riparian area along Cox Lake, drainage and runoff containment on the upper portion of the lot, and water licensing on the property.
- Copies of the public correspondence and the applicant's submission are available for public review linked on the ACRD website and hard copies are available in the Board Room. The correspondence will form part of the public hearing report considered by the Board.

Proposal Details

- Bylaws P1533, P1534, and P1535 were given first reading by the Board on February 25, 2026, at which time the public hearing was delegated to be held by the Area Director. Bylaw P1533 is the Cherry Creek OCP amendment bylaw to redesignate the property to Commercial Use and Industrial Use, Bylaw P1534 is the zoning text amendment bylaw that would create the Light Industrial (M2B) District as a new zone that would accommodate the intended industrial uses and establish site standards that comply with the density requirements in the OCP, and Bylaw P1535 is the zoning map amendment bylaw that would rezone the upper portion to the M2B District and the lower portion to the Mixed Accommodation Commercial (MAC) District.
- When the Board first considered this application on February 25, the Board confirmed that adoption of the rezoning would be subject to the following conditions:
 - The property owners agreeing to the registration of a Restrictive Covenant that would limit the industrial uses within the M2B District to offices and workshops for enterprises within the Construction Industry, closed storage and warehousing, open storage, motor vehicle and commercial truck repair, and the wholesale and retail sale of sand and gravel. The covenant would be registered prior to adoption of the bylaws.
 - Confirmation from a Registered On-site Wastewater Practitioner that the property can support on site sewage disposal to accommodate the proposed uses in the M2B District and the proposed full build-out of the campground in the Mixed Accommodation Commercial (MAC) District. An assessment from a Wastewater Practitioner confirming capability is included with the Development Proposal Information package.
 - Confirmation of support from the Ministry of Transportation and Transit for the access to the industrial uses on the north side and campground uses on the south side, and the issuance of a Commercial Access Permit. Details on the requirements for a Commercial Access Permit are included in the Ministry's referral response.

- Confirmation of support from Island Health for the operation of a private water system to service the campground in compliance with the requirements of the Drinking Water Protection Act and Regulations.
 - Remediation of any land on the property used for the storage of debris and construction waste.
 - Including the property within the Cherry Creek Official Community Plan (OCP) Development Permit Area III – Objectives for Form and Character. This is included within OCP Amendment Bylaw P1533.
 - Meeting all other technical referral agency requirements.
- The Cherry Creek OCP includes development permit requirements for the protection of riparian areas along Cox Lake and along any natural watercourse within the property. Any development within 15 metres of a natural watercourse will require an assessment from a Qualified Environmental Professional to assess and mitigate any potential impact on the sensitive ecosystems. The ACRD could also require a restrictive covenant as a condition of rezoning that would require an additional buffer along Cox Lake that would restrict vegetation removal.
 - The property would also be brought into the Form and Character Development Permit Area that would regulate any commercial and industrial development at the site. This development permit area would require a development plan to be submitted to the ACRD detailing development aspects such as adequate screening of industrial and commercial uses, safe access/egress, parking, landscaping, and signage.
8. Chair Sparrow invites the applicant to add any information or comments.
9. Tyson Tilley: I think you pretty much summed it up. I can answer any questions that the neighbors may have, after they ask them, but I can't give than an answer without a question. Let's hear the questions.
10. Chair Sparrow invites members of the public to add any information or comments.
11. Mark Murray, Lot 273 – Lived all my life on Lot 273, which is north of that lot. Well, the principal vegetation there is alder and maple. That tells you a lot. It is a very wet area. The water runs from the top side, and it carries a lot of water. If you want to put an industrial site on the top side of the road, all the water basically runs across the road down to the lower section. There are three creeks, one major one which runs year-round. It's the only creek that runs into Cox's Lake that runs year-round. On our property, we have four creeks, but they all dry up in the summertime. And I don't see how the densification that you want to do on this piece of property will keep that episteme water source clean.
12. Chair Sparrow invites the applicant to respond.

13. T. Tilley: It is a good question, of course there's professionals that would have a say in the design of any system. Obviously to protect the creek and the water. I might also add, there's a water license on that property to take from that creek. If we choose to do that, that's going to reduce water flow as well. The license came with it, I don't know how we can scoot around that, other than getting a connection from the city. Your main question was protecting the water, and it will all go through a planning process and development permit. It will be drafted up by Engineers and Architects and whoever powers above to get a system in play that doesn't allow contaminants to get into that creek.
14. Chair Sparrow invites the applicants, public and staff to add any additional information or comments.
15. Colin Murray, Lot 273 – That particular creek that Mark is talking about is flagged and there's a main watercourse, as far as I'm concerned. It has been altered by you, the first thing you dig up right in front of the well, and then you have altered it two or three times down the hill. The other one at the end, you altered it and flooded my place. The culvert that was put in my Tracy Knight, you took it out. So, the water ran down the road, into my property and wiped out 100 meters, of my property with rocks and boulders and everything else. I thought those creeks were flagged and protected. I thought you couldn't touch them. We are not allowed to touch our creeks.
16. Tyson Tilley: I wasn't aware of that. There was nothing brought to my attention on the title when we bought the property, stating that ribbons hanging in trees protected land. So, I guess I'm simply uneducated.
17. C. Murray: Isn't any watercourse that runs into a fish lake, isn't it protected?
18. Chair Sparrow: I'll let Alex answer that question.
19. A. Dyer: Yeah, absolutely. So, we have the development permit area guidelines that we have in the OCP. Before you do any vegetation removal, or any land clearing, or any construction of bridges, or anything, or culverts, or anything like that, within 15 meters of a natural water course, you do need to get the development permit through our office, and an assessment from the professional biologist. If that hasn't happened in this case, we can certainly follow up with the applicants if the development proceeds. The other thing I will highlight is that any work done within a stream is a separate process from the Province as well, you do need to get approval to do any works within a stream or below the natural boundary, is what they call it. And in those cases, you'd have to have the biologists on site to monitor all that work, there's a whole process around that. From what the Regional District can control, we would require the permit at our office, and we would make sure that they have the biologist report, and that, you know, any measures were taken to mitigate potential impacts.

20. Chair Sparrow invites the applicants, public and staff to add any additional information or comments.
21. Willam Ma, Lot 271 – I have a question regarding the placements on your property. On the lower side, you will have people camping but on the upper portion you will be working in industrial with gravel. I don't see the logic in these placements. In addition to this, if you have these businesses, you sacrifice the neighborhood and create noise and dust. How can we support this?
22. T. Tilley – I don't fully understand the scope of your question, there is a mine next to you, a quarry. There is a couple in the neighborhood. It is also active and we have a lot of industrial traffic on this road. If you don't like that, you are going to have to stand up and protest it. It is happening all around you. That's common sense, thank you for your concern.
23. W. Ma – I'm certainly worried about your plan, do you have experience in this line of work? This is my question.
24. T. Tilley -Sure. I guess you will have to watch and see. You can judge it after. I don't have to tell you. Well, I do, but it doesn't matter. He doesn't have to believe me or not. He is obviously frustrated.
25. Chair Sparrow – Thank you for your question, thank you for your answer. Do we have any other first-time speakers?
26. Colin Eccles, 215 Franklin Drive Road – My wife and I own the majority of the shoreline of Cox Lake. And I am concerned about how close you are coming to the lake with these campsites. That portion of the lake is very marshy down there. It's all marshland. So, I don't know what the plan is, are you going to bring fill in to make this happen? I don't know if there is a covenant on the lake about hundred meters from the lake. Or hundred yards? What is the plan there? It doesn't show anything in this application how close you are trying to come to the lake?
27. Chair Sparrow - Thank you for your comments. Would you like to answer?
28. T. Tilley - Well, any of us can answer that, because there is a riparian zone and it was 15 or 30 meters from that. It is in the paperwork here. The answer to the minimum setback.
29. Chair Sparrow - Alex, can you provide information on the riparian zone?

30. A. Dyer: Yeah, I'd be happy to detail that as well. And, you know, it's the same thing as the riparian area along the creek. There's a 15-meter riparian, which is about 50 feet from the lake, any land disturbance or alteration within that 15 meters would require the assessment from a biologist. Now, if there's concerns about how close a campsite can be to a lake, the ACRD has the ability to introduce a covenant as a requirement that would introduce a minimum setback. Our setbacks in the zoning by-law, reference buildings, specifically. So, when we have a campsite, we don't have a specific setback for that. If that is a concern, a setback distance from both the lake and the creeks, the Board would certainly have the option to allow for a minimum setback. Happy to hear more comments. I just want to highlight, if the comments could come through the chair, that would be great. That is how it is supposed to happen, so just try to limit the cross-table talk. Thank you so much.
31. Chair Sparrow: I have one comment about the lake. There is a mark on the map where the lake is, right, so that is defined? Just so we know exactly where we are at, not summertime levels, but winter level. Anymore first-time speakers?
32. Lu Xi, Lot 271 – I also have a question regarding the bylaws. They seem to be contradictory to each other. They seem fundamentally incompatible. Because industrial activities generate noise in traffic and disruptions. While a campsite should be a quiet, private and safe environment. As you mentioned, there is already some industrial activity there, so you put a campsite inside of an industrial environment, I don't know. Have you ever been to a camping site in the middle of an industrial site? It's a really bad decision, and for the planning in the ACRD, it could be really negative. It gives a bad reputation to the ACRD Planning Department to have approved of this. Franklin River Road is a rural area. Most of us, like Mark and Colin, have lived their life there forever. It's a rural residential area, it's quiet and private. Adding a camping site, I'm concerned about the loss of privacy and security. A commercial camping site means rotating number of unknown people right next to my property. This is a significant permanent change to how we are going to live our lifestyle. Rezoning is not a small adjustment. It is a fundamental change. It is not compatible with the surrounding residential and rural environment. Once this change is approved, it cannot be undone. The impact on our neighbor's lifestyle is going to be permanent. So, we are going to lose our privacy, and security and it is going to bring numerous traffic to that road. The road is narrow; it has lots of corners. It's not safe.
33. Chair Sparrow, Thank you for that. I think the only question about that was about the planning, and as far as I can tell, if you own the land, and you can sort of design it however you want, if it goes through. But Alex, do you want to add that?
34. A. Dyer- What we do as a regional district, we set the broad uses, right? So, we regulate uses, we don't regulate the user. The Zoning Bylaw allows for a range of uses. In this case, you know, it would be up to the applicants to design that. Although I will say that the form and character Development Permit Area allows some control for the Regional Ddistrict to

have a say in how it looks, what the screening would look like, what the fencing, exterior lighting, signage, access, egress, buffering, would look like, all that sort of stuff. So, there's a bit more of control there. Ultimately, the Regional District isn't able to say who builds what. The other thing that I would highlight is that, you had mentioned campsites within industrial. Just to highlight that one side of the road would be the industrial and the other side would be the commercial use, that's how it's proposed right now.

35. Chair Sparrow – Thank you for that, do we have anymore first-time speakers?

36. Georgina Murray, 375 Franklin River Road – I'm concerned about the campers with fires and fireworks and pets. What's your view on how you are going to control that? Last year we were on evacuation alert, and we were packing up and most of us were leaving. If that happens again, I'm just worried about the campfires getting out of control.

37. Chair Sparrow- Do you have an answer to that?

38. T. Tilley – Yeah, that was a really good question, I appreciate you asking that. Obviously, we would do what we can. We would have a manager on-site that would try and control it and anything outside of that would be brought to the powers above, which would be the law or the bylaw of the forest fire fighters. Contact the police, and they would go deal with it. And if you had multiple offense there then, wouldn't all the be the taxpayer's burden. We would end up working with them and getting it resolved and removing people from the site. For campfires when it is dry out, absolutely nobody wants a wildfire.

39. G. Murray – Because of the animals and horses and they all get spooked by the fireworks and everything. They are just worried about the fires and animals running wild too. Pets. They are not on retention or whatever your rules are going to be.

40. T. Tilley – They would be on retention. We have another small campground. Thank you for asking.

41. Chair Sparrow – Thank you, any more first-time speakers?

42. Karen Eccles, 215 Franklin River Road – I'm concerned that you are trying to build a little village here. I mean there's a campground 6k down the road, you have China Creek. You are building your campsite on the side that swampy area, and all your construction stuff on the other side is going to run down in this nice porous soil to the lake. There are animals here, lots of wildlife, elks, ducks, swans, beavers, cougars. And you are going to have all these people, 50 sites. Two people, maybe three kids, five dogs. I'm going to be listening to hundreds of dogs' bark. All these campsites, all the theft, it's just astronomical what this is all going to cause. I am very upset.

43. Chair Sparrow – Thank you for that, anymore first-time speakers.

44. Jeannie Murray, 255 Franklin River Rd – I live at 255 Franklin River Road with my dear husband, Mark. I have a question for you Mr. Tilley. Would you like a campground in your neighbourhood?
45. T. Tilley – Yes, I have one. There is a misconception about campgrounds, they are not full of criminals.
46. J. Murray- What are people going to do at your campground? Are you going to fence them in? There is nowhere for them to go. Private property here, private property there. The lake that way, they just want to sit around?
47. T. Tilley: What do people do at China Creek? They could walk up on the industrial side or drive down the road to Mt. Arrowsmith.
48. J. Murray – Walk up on the industrial side to see your gravel pile? To see your gravel, your shops, and your sand? And smell the diesel? I can hardly wait, thank you.
49. Chair Sparrow - Can questions please be directed through the chair, thank you. Any more first-time questions? If anyone else would like to make a comment or question. Please go ahead.
50. M. Murray: Okay this is more of a planning question. How are we distinguishing the boundary of Cox’s Lake? It varies, and if you are going to go by the map, that is not the way to go, because the map is not accurate. Or the pictures that you see, the edge of the lake varies 100 feet, basically. The old railroad grade down there at the bottom, which is marked out on the map. Bottom line, you cannot build anything below that. Is that correct?
51. A. Dyer: The way that our setbacks work in our Development Permit Area is from the present natural boundary of the lake. The present natural boundary is defined by the biologist or the land surveyor, but roughly meaning where the continuous presence of water stops the growing of vegetation. I'm not as familiar with Cox Lake, but I know Sproat Lake will come up and down significantly throughout the year. But it has a median point where the trees and the shrubs don't grow because the water's always there, and that would roughly be where the natural boundary is. But again, for any development within that, we would be relying on a BC Land Surveyor to confirm that for us, and a biologist to make any recommendations.
52. M. Murray – That doesn’t really answer my question. Where they have drawn it on the map, where the land survey was. If you are going the 15m setback from that, this is way too far into the lake area. But you are saying someone is going down there and making sure its reasonable with that they are going to be doing?

53. A. Dyer – Yeah, so we would rely on the expertise of a biologist to do that. They would go down, they would map out where that natural boundary is, and they would map out that riparian area, and assess the proposed development, if there is anything proposed in there, and determine whether that is safe for that use. And if there's any disturbance in an area, it'll often be that they will recommend mitigation somewhere else, or replanting, or compensation, in terms of planting additional things for trees being removed, or shrubs being removed. But again, that's not something that we have expertise on here at the Regional District. That's why we have these Development Permit Areas that require the biologists to go down there and make those recommendations for us. The only way for us to have firm control over nothing happening in that area would be a restricted covenant. So that would be where the Regional District could require that the applicants agree to a covenant that would just have a no-go zone within a certain buffer at the lake, and then that would allow us to restrict any development or vegetation removal happening within that area.
54. Chair Sparrow - Thank you. If a biologist thought it could be one to have a minimum setback. Could biologists make that a bigger setback if they thought it was too marshy in that, and that'd be part of this?
55. A. Dyer - Yes, good question, absolutely. And I have seen that where, particularly in wetland areas, where the mapping might not be as accurate, the biologist will get in there and say, well even though you show it at a certain spot on your map that there are wetlands around there, and I have seen additional setbacks recommended from the biologists. I don't know if it would extend as far as that old rail grade there, but once again, we would be relying on the expertise of others to help us with that.
56. Chair Sparrow – Thank you for that. Are there any more questions?
57. Colin Eccles, 215 Franklin River Road – This property, Mr. Chair, this has been used as a dump site for the last couple years. I don't want to see it continued to be used as a dump site. Because all the water does run through the garbage up there, down into the lake. And that is a fish bearing lake. There's also beavers and everything. I don't want to see this site turned into an industrial site at all. I had prior concerns about how close they are coming to the lake; this is their plan for RV sites. I want to see some proper planning to what is really going on. 50 sites, 25 cottages, a gravel pit up top. Tell us the plan of what you want to do. We already have a gravel site two or three properties down, which doesn't run into the Cox Lake, it is past the lake. Before anything is done, I would like to see a better plan. Put out what exactly they are doing to do and what they are going to put in there.
58. Chair Sparrow – Thank you for that, as part of one thing about Item E here is the remediation of any land on the property used for storage or debris and construction waste.

One of the issues you brought up was that waste that was up there, so that's on the stipulations they will have to clean up

59. C. Eccles – Yes it was brought up there by the Tilley's.

60. Chair Sparrow – Would you like to respond?

61. T. Tilley – Yeah, some of it we brought in, because we are allowed to bring material to the property. There was a bunch of wood debris that came with the property. And as far as drawing up a better plan, we are obviously not going to build off that sketch. This is just a preliminary to see if we are allowed to do it. And then at that point we will bring in Engineers and Architects to draw up a proper sketch of what we are proposing to do. This is just the preliminary idea. Thank you.

62. Chair Sparrow – Anyone else like to respond?

63. Elmor Buelow, 550 Franklin River Road – I own a quarry that is permitted by Energy and Mines Federal of Ottawa. I have had it for many years, been out on the property for nearly 23 years. I love my property and the surroundings. I see development happen all over; I have worked with a lot of species and subspecies. I am a falconer by trade. I am also a heavy equipment operator, and I work in the oil fields with environmentalists. My concern about the lake is, we have these wetlands with species, subspecies. From nesting sites to protection of birds. We also have a lot of species down there of fish, frogs, salamanders. We need to protect the wetlands for our future kids. For happiness, for peacefulness. I understand what Mr. Tilley is trying to do, and it's good. Development will keep continuing around us. But you must realize you need to protect it as much as you can. No one wants to get hurt. We are all living out there for a reason. I've moved out there for a reason. So, this will change the area big time. And he has every right to do what he wants, so do I, and so do you. Biggest concern for me is the nature. We all like to have a good living and a good life. In the end we should all try and work it out the best we can. But let's keep it at a level where everybody can have some peaceful good living. That's my recommendation. Thank you.

64. Chair Sparrow – Okay thank you for that, would anybody else like to speak?

65. C. Murray – More for the planning commission, is there not something about density? We are all classified parcels out there in R2. And now you are going down to 0.2 of an acre for a dwelling? Are there not guidelines that it stops at a certain point of density? I think it's absolutely ludicrous to have 50 campers down in that small of an area. If you take the floodplain out of it, the septic field out of it, you are left with only eight or nine acres. All that many units in, they are going to be like sardines.

66. Chair Sparrow -Thank you for that. Do you want to talk about the zoning?

67. A. Dyer - The Official Community Plan is really the one that protects the densities and the rural nature that you're used to. The Cherry Creek OCP designates this entire area, or most of the area, as Rural Use right now, which has a 2 hectare or a 5-acre minimum lot size. A lot of the zoning in this area are the A3 to A4 zones, which are a larger minimum lot size. I think much of the lots on the west side of the road are A3, which is a 10-acre minimum lot size. This zone is A4, I believe, which is a 40-acre minimum lot size. Is it A2? Yeah, sorry, it was rezoned from A4 to A2 by the previous owners, we have seen a lot of that 5-acre development in this area, in the last 10 years, and a lot of those rezonings have accommodated that. People have made applications, and we've had meetings like this, and we've come to this table. But that would be to reduce that density from 10 acres to 5 acres, or from 40 acres to 5 acres. The overarching document that really sets those density limits is the OCP. In this case, they've applied to amend that. There's always an application process to make a change to the Official Community Plan. In this case, it's not just a change in the density, but the change in the type of uses, too. The rural uses are focused on rural residential for the most part, agricultural, hobby, farming, etc. Then the industrial use and the commercial use designations are really about employment lands and allowing more opportunities for those ranges of uses. That's what they've applied for, that's the application that's before you here today. In terms of what the zoning is, the zoning is the tool that really sets those limits in terms of, lot sizes, building setbacks, how many buildings you can have on your property, how many outbuildings, and all that sort of stuff. In this case, associated with this application, they've also made the application to amend the Zoning Bylaw as well. That's when I spoke to the range of uses that would be allowed in that M2B district, and the covenant that would limit those uses to only certain industrial uses that they proposed. Then the mixed accommodation commercial zoning is the one that sets those limits on the number of RV sites that you're allowed based on your lot size, or the number of cottages, based on your lot size as well. So, that's kind of the broad overview of the rules that we have in place today, but I guess the main takeaway that I'm saying is that there's an application process to change that, and that's why we're here today, because we are responding to an application that's been made.

68. Chair Sparrow – Thank you for that. Any more comments? Go ahead.

69. E. Buelow – I just want you to explain to me of the subspecies too, on the Goshawk, what you would know, or what they would do out there, just with that alone.

70. A. Dyer – Well we have spoken about this before, I don't have the personal expertise on, the Goshawk species at risk, or anything like that specifically, but that's why we have the Development Permit Areas. For any development within those sensitive ecosystems, we do rely on the professional biologists, to come on-site, identify nesting sites. There are provincial and federal regulations around that, as you know. This is what the Development

Permit Area is intended to address, and then if there's anything identified through the building permit process, or the building inspector, planners at the time, we can certainly make that that call. But we don't have that expertise in-house, and we don't have that mapping in-house, so we do rely on those Qualified Environmental Professionals.

71. E. Buelow – So environment assessments, take quite a long time. From fisheries or any birds of prey. Takes a long time. I'm sure Mr. Tilley doesn't want to wait five to six years. That would be horrible to his side of business. I'm just bringing it up because I have dealt in this for many years. I mean I have 45 years of subspecies, 2 documentaries of proven facts. If you would like to have a look, I have it.
72. Chair Sparrow – Thank you for that, any more questions or comments? Go ahead.
73. W. Ma – I'm assuming for your camping site, you will have to build up right? You will need to put gravel on it?
74. T. Tilley – Yes, ironically enough when you remove the mud, there is gravel underneath.
75. W. Ma – Yes that is right. And do you know where your land is water flowing? When it rains, do you know where the water goes? Look at the direction.
76. T. Tilley – It stops at the road at the ditch and then goes under the road through culverts, to the bottom which would be the lake.
77. W. Ma – Actually I will tell you, the water from your land, green water, flows to my agricultural reserve land. That is the reality. Every year, there are several times my land water is high. It flows from the north to south. That is the reality. I don't think you know that.
78. T. Tilley – Well, that is not my problem. You bought a property below ours, so at the bottom of the hill, you are going to get water.
79. W. Ma – This is not how a neighbor should respond. Do you know about the Agricultural Land Reserve? So, I have just described my situation, after you add the gravel and the land with be higher, they will not be able to absorb the water, and then the water will flow more to my property. There is also basic knowledge of the septic tank, the water will flow down to my reserve of agriculture land directly damaging my property.
80. Chair Sparrow – So you are saying you are getting drainage from his property. His property is not in the land reserve, but your property is. You are referring to the property drainage, and that is a different issue. And this will be addressed too. The off run from his property to your property.

81. W. Ma – Both the top and underground water will be polluting. It runs to where I plant my vegetables, I provided pictures. Right now, I have a small area where I grow some squash, beans, I like to gift this to my neighbours. After you install the campground, how can I feel confident the water didn't come from the septic tank? This gives me a bad feeling.
82. Chair Sparrow – Thank you for your concerns. We will get that figured out. Anyone else have any comments?
83. E. Buelow – Is there a bylaw for noise out anywhere or in Port Alberni? Excessive noise, people, machinery. Is there a bylaw?
84. A. Dyer – There is a bylaw for the Cherry Creek area, it limits noise that would be over and above what you would expect in the zoning for that area. It is disturbance of the peace and enjoyment of neighbors. Noises that are not permitted on the use of the property. So, one of the complications where there in an industrial zone, there's obviously industrial uses that are permitted, so there is some leeway to allow for industrial-type noises there that you would not expect on a property that has a rural or a rural residential zone.
85. E. Buelow – Okay, I understand that. So, any industrial is within limits of the working hours, which is controlled by another act, right? Has nothing to do with you.
86. A. Dyer – No, we don't have anything specific like that. Municipalities will often have hours you can make noise; they will have decibel limits. Our noise bylaws we have in Cherry Creek, and in Beaver Creek and Spurt Lake, do not go into that detail.
87. E. Buelow – So there is no decibel, there is no saying exactly what sounds that are created that are too loud. There is no such detail. Okay, thank you.
88. Chair Sparrow – Thank you, anymore questions?
89. C. Eccles – I have a question, are you still using this property as a dump site?
90. T. Tilley – Yes, we are bringing in gravel.
91. C. Eccles – Gravel from where?
92. T. Tilley – Down the road. That is not against any bylaws.
93. C. Eccles – But in the past, you have dumped garbage, concrete, stuff from the old mill. You dumped a bunch of stuff that you couldn't dump anywhere else. I heard you buried a bunch of asbestos and stuff you couldn't dump anywhere.

94. T. Tilley – That is not true. We have never taken anything from the old mill. There is concrete from the Co-op. I am not denying that, but there is no garbage from the Somass site. I don't know where you are getting your information from but that is not true.
95. Chair Sparrow – Thank you, if it is not a fact, it's not there. The only fact is that you have some cement from the Co-op, nothing from Somass, there is no asbestos, there is no evidence of that. Does anyone else want to say anything?
96. M. Murray – For this development, where you want to put the campgrounds, how do you propose that access? Either or both ends of the loop road there are not a convenient for any RV to take their trailer down there or anything like that. To me the only way that place can be developed is to haul in an awful lot of gravel. Is that the way you are going to do it?
97. T. Tilley – You are correct. The current access is not very friendly to an RV. We can alter what there or we may move gravel down from the top site of the property to the low side to decrease the approach of the angles on and off the main road to satisfy the Ministry of Transportation.
98. M. Murray – Yeah, that's the actual access on the road, but I'm talking about down where the campsites are going to be. There is going to be six cabins between the road that is there now, and Franklin River Road. The height depths from that temporary road and Franklin River Road is like 20 feet height. There is no way I can see you put in any RVs or campsites along where you have marked on your map. I think the only way you will address this is by hauling fill.
99. T. Tilley – That's a challenge we will address when the time comes. And that's not a wrong way to address it either.
100. M. Murray – If you are dealing with creeks and riparian zones, well there are no riparian zones because according to you there are no creeks there.
101. T. Tilley – Well there is none on the map. So there lots of water, I will agree with you there. Creeks need to be named and mapped and North McFarland Creek's the only one I see in any of these pictures.
102. Chair Sparrow – Reminder for everyone to please speak through the chair. We will have to address the map and review if there are more creek than listed.
103. T. Tilley – Yes, there is water moving through culverts. I don't know where it is distinguished between a creek and a culvert, like there's creeks on the map that are named and there are zero of those are bounding or touching my property. I don't know the distinguishing point between a creek and a ditch.

104. A. Dyer – The mapping that we have access to is a provincial database, but it's not perfect. If there are natural water courses that are on the site that aren't in the mapping that we have. We would rely on the surveyor or the biologist to identify those creeks, and the fact that they're not identified on our maps doesn't mean that you can disturb the riparian areas adjacent to those creeks. If they are natural water sources, our rules apply. So, we would be looking to biologists for that.
105. T. Tilley – Would this not have been addressed when it got rezoned last time?
106. Alex Dyer – There was no development permit issued, because they never subdivided it, so it was not addressed at that time. If there is a map from Tracy Knight, who was the previous owner, if that was something that they had mapped out and we have access to, then I will certainly share that with yourselves.
107. Chair Sparrow – I agree with that. Any more speaker?
108. E. Buelow – Mr. Tilley has every right to do this the right way. If he is sticking to regulations and everything else. I understand that people who have been living out here, including me, are concerned that things with change. A lot of people will be out here; the noise level alone will change. It will be hard for the ACRD to regulate everything. Thank you.
109. Chair Sparrow – Okay, thank you for that. Please be advised that member of the Board of Directors cannot receive any new information related to these bylaws between the end of this hearing and making final decisions on the bylaws. If a board member so does, the hearing is invalidated and would have to be held again. With that in mind, is there any final comments anybody would like to make.
110. M. Murray – Okay, so a lot of the issues, to me, seem to be about water issues. If the Board doesn't know, or the maps don't show the creeks, and planning commission doesn't know about the creeks. They should know about the creeks, somebody is ill-informed. Mr. Tilley is misinformed. Because even he doesn't know about the creeks. Somebody needs to go out to his property during rainy season and tell me there are no creeks. Thank you.
111. Chair Sparrow - Thank you for that.
112. E. Buelow – The creek he is referring to providing major flow down to the lake. Which gives the water level, that gives the lake the water it needs to survive and continue. This is especially important with drought seasons, fires and everything else. It is changing already. The artesian wells are protected. There is a large one that comes right out of the side of the hill. It's pressure from the foothills, Mt Arrowsmith and the lower mountains.
113. Chair Sparrow – Thank you for that, any more comments?

114. N. Tsai, Argyle Ave – I have been a guest at Mr. and Mrs. Ma’s farm, as well as D. Patterson’s farm. I just want to say how much I appreciate the quietness of the farm and the lake. You can tell they have put a lot of effort into caring for and have a deep relationship with their land. I just wanted to make that comment.
115. Chair Sparrow – Thank you for that, any more comments?
116. C. Eccles – Yes, E. Buelow mentioned the artesian wells, I believe that water has already been disturbed on that property?
117. Chair Sparrow, do you have any comment on that?
118. T. Tilley – I don’t know, we have a water license for the artesian well, and under the power of that we could choose to harvest all the water, and none would go into the lake. I’m just telling you.
119. Chair Sparrow – My question is, how much water does your water licence allow in acres-feet?
120. T. Tilley – It is in cubic feet per day or cubic meters. I don’t have the number, but that’s quite a bit, right? A couple thousand liters a day, at least.
121. Chair Sparrow – Okay, is there anymore comments?
122. K. Eccles – I’m just wondering what your vision is for the lake. Are you going to dump gravel to make more land? Or dig it up because there is gravel underneath? Am I going to wake up and there’s going to be 50 people on the lake? I am also concerned for my neighbours in the ALR land. This is a great slope to your land, and it all runs down into this nice, pristine lake, which I can’t see staying that way anymore. Anyways, my question is am I going to wake up to 50 people floating around on this lake? What are your plans exactly?
123. T. Tilley – I appreciate your question. You can see on the map, the topography. Access to the lake would be extremely challenging, so I’m highly doubtful people are going to make that trek through the marsh, to float around the lake. There is water runoff that comes from our property, I won’t deny that, but our intent is not to contaminate it, disturb it or completely remove it.
124. K. Eccles – This other fill that you are bringing to your property, how do we know where you are getting this? How can we be confident that it is clean?
125. T. Tilley – It’s coming from a job, that been run through the city, the Ministry of Transportation is monitoring the soil. If it has been contaminated, it is flagged and

monitored. There is a process of it being loaded from the ground, under the road, into our trucks and then we accept it.

126. Chair Sparrow – Thank you for that, I am going to look to this side for anymore questions or comments.
127. C. Murray – Has there even been an environment audit ordered for this property? And should it be done?
128. A. Dyer – I don't believe so. I haven't seen anything from when the property was under rezoning by the Knights, who owned it previously. It was flagged as a requirement for subdivision, but the development never made it to the subdivision stage. I don't think, an assessment has been made unless the owners know otherwise. Our Development Permit Areas are specific to development. It must be at the stage where land is being developed, vegetation's being removed, roads are being built. That could be something that the property owner decides to do at this point, to serve their application. It could be something that the Regional District requires as a condition of rezoning, for example. But the way the rules work as of today, right now, if the property were to be rezoned, and then when it reaches the development stage, that's when we'd be looking for the environmental assessment.
129. C. Murray – We had to complete this when we subdivided, it was a requirement.
130. A. Dyer – Well, if there's any subdivision, that is a requirement of subdivision, for sure, and if there's any development within those areas, then that's the next stage to require it, unless the board requires it as a condition of rezoning. If their intent was to subdivide, then absolutely it would be time to get an environmental assessment.
131. Chair Sparrow – Thank you for that. Anymore comments?
132. N. Tsai – This is more of a question for Mr. Tilley. I have been on Mr. and Mrs. Ma's land quite a bit and they also have a little bit of Cox Lake, and there was a lot of wish to get there. I can imagine that there might be a few young people, coming to the campground that would want to go fishing and might find the journey to reach the lake rewarding. My question would be are you comfortable to put a policy in place to have access for camping residents or to have no access to the lake?
133. T. Tilley – I could respect your input that people can be adventurous. We would put up no trespassing signs to keep future tenants or occupants on our own property. If you look at the map, you can't fish on that corner of Cox Lake, because that is mud and brush.

134. N. Tsai – From my understanding bodies of water are public, so as soon as someone touches the water, you can go anywhere, if you don't touch the land. I might be wrong in that regards.
135. A. Dyer – Cox Lake is a little bit unique, so most of Cox Lake is owned by a property owner, and they're here today. The bed of that lake is within private property. Now, the use of the water above it, that's above my pay grade to determine what those laws are, but this is a little bit different than what we would see on, like the Somass or Stamp River, for example. Most of the lake bay is owned by one of the properties.
136. Chair Sparrow – It makes sense. There are some places in BC where you own under the lake. I will move on to the next speaker.
137. C. Eccles – Myself and the Murray's, when people ask if they can go fishing, we do allow it. I don't see a problem with fishing there, as long as its not 50 people at one time. And they are not using gas boats on the lake. They must use electric or row or belly tubes. We have that agreement between the neighbours and fishing on the lake. But as Mr. Tilley mentioned, they won't have access to the lake unless they want to put on hip waders and go through the bush and swampland. And even if they did that, the lake would only be about two feet deep. I want to know if he plans to bring fill in to make that more accessible.
138. Chair Sparrow – I don't know he can do that because of the riparian zones, and he wouldn't be allowed.
139. T. Tilley – Yes you are correct Mr. Sparrow. There is no way that a sound mind would fill in someone else's property, so they have can access a lake through a swamp. That won't be done. That will never happen.
140. Chair Sparrow - Okay, any more comments?
141. K. Eccles – Okay, I just have a quick question, looks like there is two accesses by road to 450 Franklin River Road. Are you planning on adding more?
142. T. Tilley – Currently there's one that goes up the hill to the larger portion and there two to the bottom portion. We are not planning on adding anymore currently. We would just change the approach to the main highway to make it safer for people to travel up and down the private road.
143. E. Buelow – It is going to be difficult with everyone driving on the right-hand side towards Bamfield, where will you have people turn around? There is only one safe

turnaround. How are you going to turn anything with a fifth wheel around there to come back? And if you are coming from Bamfield into town, you can't turn left.

144. Chair Sparrow – Thank you for that, anymore questions?

145. W. Ma – In the document I have provided, on page 6 of 9 there is a map. In the red colour is the two driveways that belong to Mr. Tilley. The blue is my driveway, and the green is the driveway for 550. Think about how narrow Franklin River Road is. In one spot we have four driveways, and then there is a construction truck, this side an RV trailer. With the trucks going up, how will they be able to pass? I feel that this is going to be very unsafe and is a safety risk. That is my comment, thank you.

146. Chair Sparrow – Thank you for that comment. Do we have any final comments? I call for the first time for any further representation on the bylaws? Anybody want to speak? Okay. I call for the second time for any further representation on the bylaws. I call for the third time for any further representation on the bylaws. One we have one more comment.

147. W. Ma – Yes, I have prepared a statement. Good evening, Chairperson and Board Members. My name is William Ma. I am the owner of District Lot 271, the reserved agriculture land situated directly to the south of the subject property. I come before you, today, not out of a spirit of conflict, but out of a deep sense of stewardship for the land and the community that God has entrusted to our care. While I respect our neighbor's desire to grow their business, I must formally voice my strong opposition to Application RF24008. The scale of this rezoning—from Rural A2 to Light Industrial and Mixed Accommodation—is simply not a sustainable or safe use, of the resources provided to us on Franklin River Road. Our first concern is the safety of our neighbors. Scripture reminds us to love our neighbors as ourselves, and that includes ensuring their physical well-being. The proposal report acknowledges that existing vegetation hinders visibility on the road curve. I have provided a "Driveway Conflict Map" which shows a dangerous bottleneck where four driveways—two are belong to applicants. one belongs to property 550, the blue color one is mine—converge on a single curve. Adding heavy industrial trucks and RV trailers to this specific point creates a significant safety liability that puts human life at risk. Secondly, we must consider our role as caretakers of the earth's resources. The municipal water line and our local aquifers are precious gifts that are already under pressure. This proposal risks the water security of families who have lived here for generations. Furthermore, I am deeply concerned about the risk of fire. Introducing a 50-unit RV campsite into this rural interface is a heavy burden to place on our volunteer fire departments. With 50 potential outdoor stoves in a high-wind area, we are inviting a tragedy that could surpass the Underwood fire of 2025. Because this property is only three minutes from the city boundary, a fire here would directly threaten the entire community. Thirdly, we have a responsibility to protect the "birds of the air" and the creatures of the field. This development threatens the North-McFarland Creek riparian area, a vital habitat for Roosevelt Elk and Trumpeter Swans. As a farmer, I also know that

we are called to be fruitful with the land. However, industrial noise and transient activity are at odds with the peace and integrity of the agricultural life. Because this proposed property sits on higher ground than my farm, the industrial waste and wastewater will naturally flow down into my reserved agricultural land, damaging the soil, underground water and break the law of ALC Act and EMA in BC. I came across quote recently, that really stayed with me: life is a strange journey, you arrive with nothing, spend your whole life chasing everything. And in the end, you leave with nothing. So, what actually matters? Not what you collect, but who you become. Not what you hold, but who you loved. Because the real wealth is found in the middle, in the way you lived. In the peace you carry. And in the kindness, you leave behind. So, make sure your soul gains, more than you hands ever could. In closing, I believe we are called to build communities that are safe, sustainable, and respectful of the natural world. This application asks for too much, too fast, on a road that cannot support it. I urge the Board to deny this application and protect the safety, the water, and the rural character of our neighborhood.

148. Chair Sparrow – Okay, thank for you that. And now I am going to say I call for the third time for any further representation to the bylaws. Yes, please share.

149. L. Xu – To this point I respectfully ask the Board to really consider our neighbours, our concerns, or inputs, all the questions. We are living out here, we treat this place as our home. We love it, we want to keep it safe. Please make the right decision. Thank you.

150. Chair Sparrow – Thank you, the idea behind a public hearing is to hear the public, that is why we are here tonight.

151. J. Murray – I have a question for Mr. Tilley. Do you think that what you are doing is going to enhance our lives, our way of life out here. I believe that our property values are going to go downhill because of what you are going to do to our little paradise.

152. T. Tilley – To answer your question, I am trying to let less fortunate people enjoy your paradise with you. For the people who can't afford to live there, open the ability. I can't control the property values, that's the market. Thank you.

153. Penny Tilley – I just wanted to note, that this camping spot is for camping. It is not for permanent living. It will not have 50 campsites with campers there all the time, year-round. It is for families, people who travel with RVs. Less fortunate people was not the right wording. It's for people with trucks and trailers, or a camper that is coming in for a weekend or a week to enjoy the outdoors and nature. We are not trying to make your lives less enjoyable, we want to make everybody's life more enjoyable, so other people and families can come out and enjoy this.

154. Chair Sparrow – Thank you for that, do we have another comment?

- 155.L. Xu – So that is a really nice idea, sounds very beautiful. People come out with the trailers and enjoy the beautiful, quiet and environment. But unfortunately, you have make it a camping site, also and industrial area, so I don't think people will really be able to enjoy the camping. In addition, with it being not permanent, that's probably even worst. People will be constantly coming and going. Put yourself in our shoes, would you like to live next to campsite in your home?
- 156.T. Tilley – No further comment, I don't think its necessary, I have already commented on this.
- 157.K. Eccles – Are you going to be living on this property?
- 158.T. Tilley – I have the option to, but I don't know if I will live on this property.
- 159.K. Eccles – With a mix of cottages or campsites, how big are these cottages? How many people will they accommodate?
- 160.Chair Sparrow – Alex can you respond?
- 161.A. Dyer – The cottages in that zone are limited to, I believe it's 500 square feet. They would be permitted structures that would go through the building inspection process and all of that. The number of cottages you are allowed is based on the lot size that you have, and the number of campsites you're allowed is based on that as well. If there's a mix of the two, then it would affect the number that you have.
- 162.K. Eccles – I don't really see a need for this; we have China Creek down the road. Why do we need this in our backyards?
- 163.Tyson Tilley – From my understanding China Creek is pre-booked and full all the time. We need more places to go. All the back roads are locked and people still like camping.
- 164.Chair Sparrow – Any more comments?
- 165.E. Buelow – I'm trying to stay neutral. He wants a campground; he wants a business. These people want their quietness. If you take 50 trailers, let's say that holds 4 people, we are looking at 200 people. Noise level, kids running around. It is going to impact the noise. Are kids going to drown in the lake? Are they going to drown in the swamp? He needs to try to eliminate all the safety factors. I understand what he is saying, China Creek is overrun, there is not enough places. People come over from Vancouver would love this spot. But these people already love the spot for what it is, not what is going to be. I'm going to try and work with Mr. Tilley; I want to work with all my neighbours. Thank you.

166.K. Eccles – Okay, we have not even mentioned the dogs, people having fires. People throw everything in fires; we can't control what they are doing or how long they are staying. Many of them may be transient.

167.Chair Sparrow – First of all, you can control how long people stay because you can put in rules for that. Certain places only allow a maximum of 14 days. Propane fires, you can do that. Campsites have rules to regulate that. Thank you.

168.K. Eccles – I can see doing a campsite, but why do it in such a risky area? Close to all the waterways and all this nature. I think a different area would be a better plan for this kind of thing.

169.Chair Sparrow – Thank you for your comment.

170.G. Murray – I like the idea that you are not going to have campfires or allow fireworks. As far as monitoring the people, do you think you will be able to do that to ensure people don't start living here?

171.T. Tilley – Yes, it is our full intent to monitor it with our on-site managers, because if we have people that are just intruding and saying there, that is a problem for us too. We would be liable, and we will have insurance that will cover any issues or potential risk. We can provide a copy of the campsite rules to the neighbours, as well as put in fencing.

172.Chair Sparrow – Thank you for that. I have called for a third time for further representation and comments from the public. Hearing no further comments, I declare this hearing terminated. Thank for you for your time. the hearing is terminated at 8:58 pm.

Certified Correct: Mike Sparrow
Mike Sparrow, Director for Electoral Area 'F' – Cherry Creek

Minutes Prepared by: Maddie Graham
Maddie Graham, Planning Assistant



July 4, 2025

File: 2022-01583

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

Attention: ACRD

**Re: Proposed Commercial Accesses for:
District Lot 272, Alberni District, except part in Plan 149 RW
440/551 Franklin River Road, Port Alberni**

The Ministry of Transportation and Transit (MoTT) has no preliminary concerns to the proposed Commercial Accesses for the above noted property, for future campground/guest cottages development.

This response is not to be construed as Commercial Access Permit approval. A commercial access permit application is required to be submitted for a detailed MoTT review for acceptance.

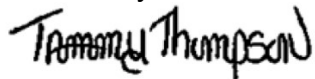
Commercial Access Permit considerations include but are not limited to the following:

- The applicant is responsible for obtaining Commercial Access permits for any future or existing driveways within Franklin River Road.
- Safety of the proposed access locations for property and other road users.
- Grade of Driveway Access (should not exceed 8%) within right of way. The first 10 metres of driveway shall be constructed at or near a right angle to the road and at a maximum 2% grade.
- Minimum Sight Distance of 168m in both directions.
- Minimum 9 metre radius and width.
- Adequate surfacing (gravel or paved) of access apron.

- Property Drainage (stormwater) must not directly flow onto Franklin River Road. The property must manage its own stormwater on-site.
- Signage and landscaping must not encroach onto Franklin River Road. All Signage and landscaping must be located on private property. Signage and landscaping should not interfere with sightlines or clear zones.
- Property Owner will be responsible for the installation, operation and maintenance of Ministry approved accesses.

If you have any questions or concerns, then please contact me.

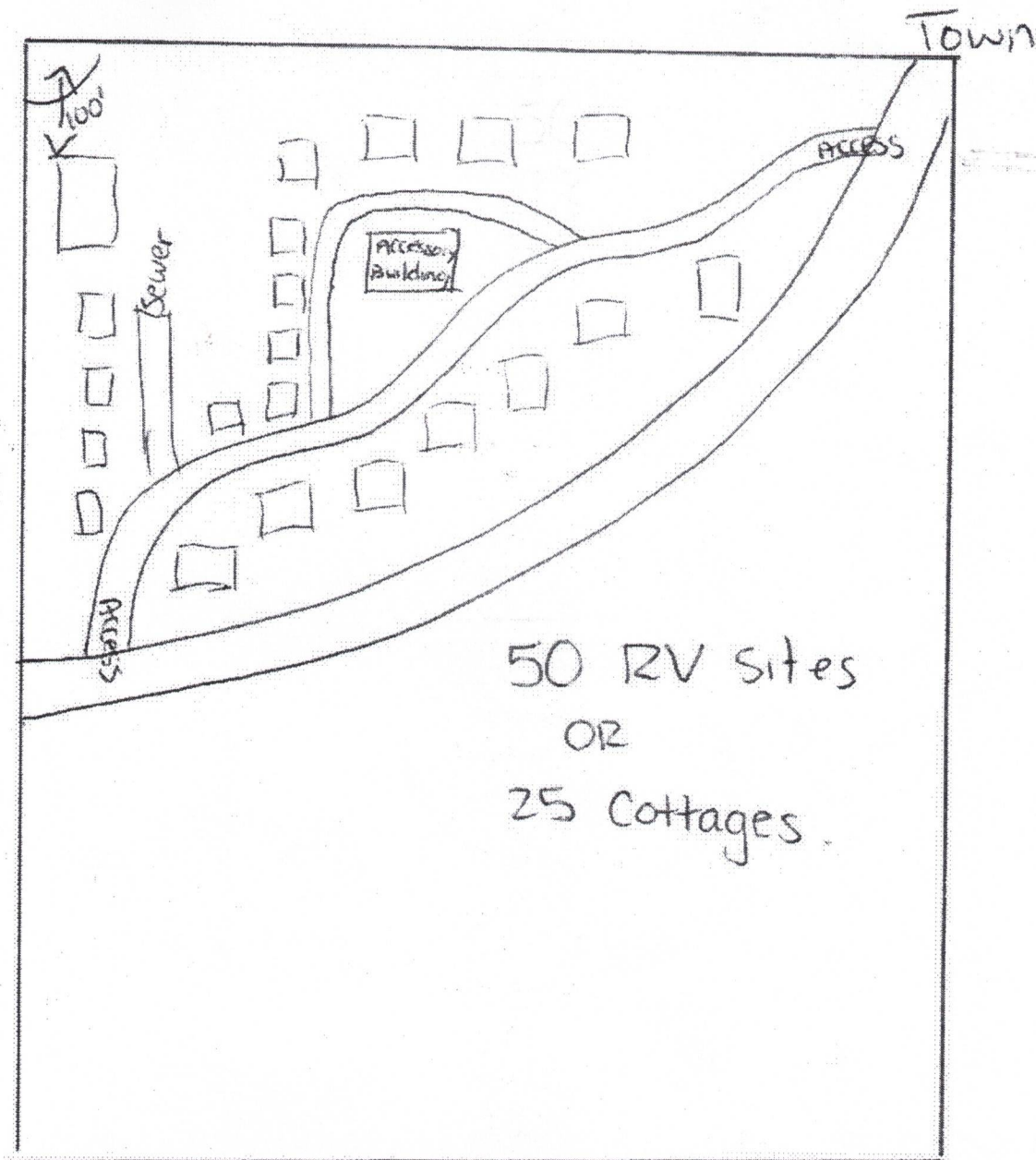
Yours truly,

A handwritten signature in black ink that reads "Tammy Thompson". The signature is written in a cursive, slightly slanted style.

Tammy Thompson
Sr. Development Services Officer

Attachment: Proposed Access Design Sketch

551 Franklin River Rd
450





BYLAW NO.: P1533, P1534, & P1535

ACRD FILE NO.: RF24008

APPLICANT NAME: Tilley's Plumbing and Heating Ltd.
ACRD CONTACT: Jaleen Rousseau, MCIP, RPP, Planning Manager
Date of Referral: March 3, 2026

Approval Recommended for
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due
to Reasons Outlined Below

BC Building Code: Fire Department Access Routes shall be designed and installed in accordance with 9.10.20.3 or 3.2.5, whichever is applicable and shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking. Special variations could be permitted for buildings protected with automatic sprinkler systems and could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment.

BC Building Code: Standpipe and hose systems shall be designed, constructed and installed in conformance with Articles 3.2.5.8. to 3.2.5.11. and 3.2.5.17, as applicable.

City water main located on south side of Franklin River Road to be protected at all times prior to, during and after construction in accordance with M.O.T.T. guidelines.

Sewage dispersal system full build out not to impact or cross Franklin River Road.

Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature:

Luc Stefani

Date: March 25th, 2025

RF24008/PL20240071



**BYLAW NO.: P1533, P1534, & P1535
ACRD FILE NO.: RF24008**

APPLICANT NAME: Tilley's Plumbing and Heating Ltd.
ACRD CONTACT: Jaleen Rousseau, MCIP, RPP, Planning Manager
Date of Referral: March 3, 2026

Approval Recommended for
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due
to Reasons Outlined Below

Address in question is not currently part of the Cherry Creek Improvement District, just our electoral area. Our assets and taxation authority are unaffected by this proposal.

Agency (please print): Cherry Creek Waterworks District

Name (please print):

Wes Kovacs

Title:

Admin

Signature:

[Handwritten Signature]

Date:

March 3, 2026

RF24008/PL20240071



BYLAW NO.: P1533, P1534, & P1535

ACRD FILE NO.: RF24008

APPLICANT NAME: Tilley's Plumbing and Heating Ltd.
ACRD CONTACT: Jaleen Rousseau, MCIP, RPP, Planning Manager
Date of Referral: March 3, 2026

Approval Recommended for
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due
to Reasons Outlined Below

Agency (please print): _____

Name (please print): _____

Signature: _____

Title: _____

Date: _____

RF24008/PL20240071

Kerri Creighton

From: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>
Sent: March 10, 2026 3:48 PM
To: Planning Shared
Subject: eDAS MoTT File # 2026-01076 Approval: Bylaw Text Amendment-

[CAUTION] This email originated from outside of the ACRD

Hello,

The Ministry of Transportation and Transit (MOTT) has received and reviewed your referral dated March 3, 2026, regarding the proposed rezoning of 450 Franklin River Road from Rural (A2) District to Light Industrial (M2B) District and Mixed Accommodation Commercial (MAC) District.

The proposal does not fall within Section 52 of the Transportation Act and therefore does not require formal Ministry approval.

The Ministry has no objections to the proposed rezoning of 450 Franklin River Road.

Please note that properties are permitted one access point to a provincially maintained road. Should the property owner require an additional or secondary access, or an access to support business operations, a permit may be required.

Permit applications can be submitted online.

To submit a **permit application online**, please follow this link:

<https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits>

You will need a **basic BCeID** to log in. If you do not already have one, you can register here:

<https://www.bceid.ca/register/>

When submitting your application, please include:

- **Type of permit:** Choose from the **drop-down menu** in the application form.
- **MoTT Office:** Select **Central Vancouver Island Area**.
- **Documents:** Upload design drawings and any other relevant documents related to the proposed work. Include:
 - A detailed project description
 - Mark the location on the map (**Locations tab**)
 - Provide the proposed timeline for scheduled works, if applicable
- **Contact Information:** Ensure full contact details, including address for the applicant and permit holder, are complete (**Parties tab**)

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact me at (250) 739-8228 or by email at Dana.Spilde@gov.bc.ca.

Thank You,



Dana Spilde

Development Services Officer- SA01/ SA02

Ministry of Transportation & Transit

(250) 739 -8228 Direct Line

****Please Include File Number in Subject line, if applicable.**

Saanich Area Office-SA01
(250) 952-4515 Office Line
Suite 240- 4460 Chatterton Way
Victoria, BC
V8X 5J2

Nanaimo Area Office-SA02
(250) 250-751-3246 Office Line
Suite 301- 2100 Labieux Road
Nanaimo, BC
V9T 6E9

[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)

[Rural Subdivision Approvals Manual](#)

Kerri Creighton

From: ccvfd@shaw.ca
Sent: March 4, 2026 9:07 AM
To: Planning Shared
Cc: ccwwacc@shaw.ca
Subject: RE: Bylaws P1533, P1534 & P1535 - RF24008 Referral Package

[CAUTION] This email originated from outside of the ACRD

Hi Kerri,
This property is outside of the Cherry Creek fire protection area, so we would not comment on this bylaw.
Thanks
Lucas

Lucas Banton – BBA



Fire Chief
Cherry Creek Fire Dept
P: 250.723.2254
C: 250.731.7555

From: Kerri Creighton <kcreighton@acrd.bc.ca> **On Behalf Of** Planning Shared
Sent: March 3, 2026 1:12 PM
To: Barbara Ross (bross@sd70.bc.ca) <bross@sd70.bc.ca>; Brandy Lauder <brandy@hupacasath.ca>; Darrell Ross <dross@tseshaht.com>; llwatts <llwatts@tseshaht.com>; HBE@viha.ca; Cherry Creek Waterworks <ccwwacc@shaw.ca>; Lucas Banton (Fire Dept) <ccvfd@shaw.ca>
Cc: Jaleen Rousseau <jrousseau@acrd.bc.ca>; Luc Stefani <lstefani@acrd.bc.ca>
Subject: Bylaws P1533, P1534 & P1535 - RF24008 Referral Package

Good afternoon,

Please find attached the referral package and response form for Cherry Creek rezoning application RF24008. If you have any input to provide regarding this application, please complete the response form and return it by April 3, 2026.

Thank you,

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [REDACTED] Franklin River Rd
Date: April 14, 2026 1:59:26 PM

[CAUTION] This email originated from outside of the ACRD

Dear ACRD Board of Directors and Planning Department,

I am writing to formally request a postponement of the Public Hearing scheduled for April 16, 2026, regarding Application RF24008 (Bylaws P1533, P1534, and P1535) for 450 Franklin River Road.

As the owner of the farm located immediately to the south of the subject property, I am directly affected by this proposal. I am requesting that this hearing be rescheduled to **May 16, 2026, or later**, for the following critical reasons:

1. Late Notification and Procedural Fairness

The notice for this hearing was dated March 23, but I did not receive it until March 31. Many of my neighbours received theirs even later due to rural mail delivery. This has left us with very little time to respond to a major change in our community.

2. Volume of Technical Information

I have been doing my best to read through the entire information package since I received it. However, because of the technical nature and the sheer amount of material (including complex septic and engineering reports), I still have not been able to finish it as of today (actually, it is already 1:00 am in Apr.13). I want to provide an informed and meaningful response, but I cannot do so until I have fully processed all the documents.

3. Specific Concerns Requiring Professional Review

As an adjacent farmer, the following points in the staff report require more time for me to investigate:

Wastewater Risk: The septic report confirms "coarse sandy gravel" with "very high permeability." I am concerned that 8,500L of daily effluent will contaminate the groundwater and the well I use for my farm and livestock. Plus there is water pipe is facing to my property directly, the water is from upper portion of property #450. See Picture.1

Public Safety: The report confirms that vegetation "hinders visibility" on the road curve. The proximity of the four driveways (mine, #450 has 2, and #550) creates a dangerous traffic situation for heavy industrial trucks and RV trailers. See picture.2

Fire Hazard: The report states the parcel is NOT within a fire protection area. A 50-unit campground creates a massive fire risk to my property and the surrounding forest without any guaranteed fire response.

Environmental Impact: I have documented elk, swans, and ducks using the Cox Lake wetlands. The debris already found in the drainage channels on site (Page 4) suggests the current proposal does not adequately protect this sensitive ecosystem. See picture 3 & 4

The "Notice of Public Hearing" states that affected parties will be afforded a "reasonable opportunity to be heard." The mail delays and the complexity of these three bylaws, the current timeline does not provide a fair or transparent opportunity for community participation.

I respectfully ask the Board to grant this extension to ensure the public hearing process is inclusive for all Cherry Creek residents.

Please **confirm receipt** of this email **and advise** if the hearing date will be adjusted.

Sincerely, Elmar Buelow [REDACTED] Frankin River Rd [REDACTED]

Opposition Letter

To: Alberni-Clayoquot Regional District (ACRD) Planning Department

Attn: Board of Directors and Planning Staff

Email: publichearings@acrd.bc.ca

Re: Opposition to Application RF24008 (Bylaws P1533, P1534, and P1535)

Property: 450 Franklin River Road (District Lot 272)

From:

William Ma & Lu Qing Xu

Franklin River Road

Port Alberni, BC, Canada

Date: April 14, 2026

Dear Members of the ACRD Board of Directors,

We respectfully submit this letter in **formal opposition** to Application RF24008, including proposed Bylaws P1533, P1534, and P1535, concerning the redesignation and rezoning of 450 Franklin River Road.

As the **immediate southern neighbor**, we have serious concerns regarding the significant negative impacts this proposal would have on **public safety, environmental protection, agricultural viability, and community planning integrity**.

1. Public Safety and Traffic Liability

The proposal report confirms that vegetation "hinders visibility" on the road curve. I have a "Driveway Conflict Map" (**Exhibit 1**), which illustrates a dangerous bottleneck where four driveways (two belong to property#450; one belongs to property#550; another one is mine) —converge on a curve of Franklin River Road. Adding heavy plumbing trucks and RV trailers to this cluster is a significant safety liability.

The road curvature and limited space will likely create:

- obstructed sightlines
- turning conflicts
- blocked access to private driveways

This creates an **unacceptable safety hazard** for residents and road users.

2. Risk to Public Infrastructure

A municipal water line is proposed along Franklin River Road, spanning both properties. (See **Exhibit.2**) The daily operation of heavy vehicles—including RV trailers and construction trucks—will pass directly over this line. These activities present several significant risks:

- **Physical Damage:** Constant weight and vibration may stress or damage underground infrastructure.
- **Financial Burden:** These impacts will likely increase long-term maintenance requirements and costs.

If the infrastructure fails, the consequences will fall on the residents of Port Alberni through service disruptions and increased taxes. Protecting this essential utility must be a priority for the city.

3. Environmental Impact

- **Wildlife Corridor Destruction (Roosevelt Elk & Trumpeter Swans)**

I have documented elk, swans, and ducks using the Cox Lake wetlands. The debris already found in the drainage channels on site (Proposal document Page 4) suggests the current proposal does not adequately protect this sensitive ecosystem. As shown in **Exhibits 3 and 4**, this property is a confirmed habitat for **Trumpeter Swans** and **Roosevelt Elk** (a blue-listed vulnerable species). The introduction of industrial noise and high-density tourism will destroy this migration corridor and violate the environmental objectives of the Cherry Creek OCP (Section 16.1).

- **Non-Compliance with the Riparian Areas Protection Regulation (RAPR)**

The official ACRD Subject Property Map (dated Feb 2, 2026) clearly identifies **North McFarland Creek** flowing through the center-west of the proposed development land. This creek is a known tributary of the **Cox Lake watershed**. Under BC Law, this stream must be treated as fish-bearing unless a professional assessment proves otherwise. The current proposal for an industrial workshop (M2B) and a campsite (MAC) fails to provide the required setbacks for a sensitive waterway. **Approving this rezoning without a provincial riparian assessment** places the Regional District at risk of non-compliance with the *BC Water Sustainability Act*.

4. Flooding and Engineered Drainage

My **reserved farmland** already experiences flooding from a drainage pipe on the subject property (**Exhibit 5**). Replacing natural soil with industrial rooftops and gravel will increase runoff volume and velocity. I formally request that the Board require an **Engineered Stormwater Management Plan** before further consideration.

5. Wastewater Risk

The subject property's physical constraints—specifically a **high-water table** and proximity to **North-McFarland Creek**—make it unsuitable for the intensity of the proposed wastewater systems.

A. RV and Mixed Accommodation (MAC) Risks

- **System Scale:** Commercial-grade septic systems for RV parks require significant land area and depth; the high water table may prevent these systems from meeting health and safety clearance standards.
- **Groundwater Contamination:** Inadequate filtration in saturated soils increases the risk of effluent and RV-related chemicals (fuel, oil, or holding tank additives) leaching into the groundwater.

The septic report confirms "coarse sandy gravel" with "very high permeability." I am concerned that 8,500L of daily effluent will contaminate the groundwater and the well I use for my farm and livestock.

- **Operational Leaks:** Surface runoff from high-traffic RV pads poses a direct risk of "non-point source" pollution to the downstream wetlands and our farm.

B. Light Industrial (M2B) Risks

- **Hazardous Runoff:** Industrial activities introduce heavy metals, solvents, or petroleum products that traditional septic systems are not designed to treat.
- **Downstream Impact:** Because the site drains toward our property, any failure in industrial containment or drainage infrastructure will result in the direct contamination of our actively farmed soil and livestock water sources.
- **Drainage Alteration:** Construction of industrial pads and buildings will increase impermeable surfaces, potentially causing "flash" drainage issues or flooding on our adjacent lower-lying lands.

6. Inadequate Fire Protection

- The report states the parcel is **NOT** within a fire protection area. A 50-unit campground creates a massive fire risk to my property and the surrounding forest without any guaranteed fire response.
- RV camping developments carry **inherent fire risks**, especially in rural and semi-forested environments:
 - propane systems and cooking equipment
 - electrical faults
 - proximity between units
 - dry vegetation and seasonal conditions

These risks are heightened in open or lakeside environments where **wind exposure can accelerate fire spread**.

- Increasing the "fire load" with industrial chemicals and a campsite—near the site of the 2025 Mount Underwood Wildfire—is a direct threat to our lives and property.

7. Inconsistency with Official Community Plan (OCP)

The proposed rezoning represents **spot zoning** that conflicts with the **rural designation (A2)** of the area.

- It introduces incompatible industrial/commercial uses into a rural residential and agricultural setting.
- This undermines the intent of the OCP to **preserve rural character and land use consistency**.
- Industrial development should be directed to **appropriately designated industrial zones**, not embedded within rural neighborhoods.

8. Impact on Agricultural Operations

The subject property is designated agricultural land and remains in active production (refer to **Exhibit 6**). The proposed development introduces significant industrial and RV-related externalities—specifically **noise, dust, and odours**—that threaten the viability of local farming.

According to ACRD mapping, the northern and western boundaries are bordered by the **Agricultural Land Reserve (ALR)**. Rezoning this area to "Light Industrial" and "Commercial" will trigger damaging **"edge effects,"** where industrial pollution directly interferes with the established **Right to Farm**. This proposal contradicts the ACRD's core policy of ALR protection by placing a high-intensity commercial hub immediately adjacent to protected, contiguous farmland.

9. Legislative Considerations

Under the **Land Title Act (Section 86)**, approval may be refused where development:

- interferes with adjacent farming operations due to inadequate buffering
- increases access in ways that negatively impact agricultural land use

We believe this proposal meets both of these concern thresholds.

Conclusion

For the reasons outlined above, we respectfully request that the ACRD Board:

- **deny Application RF24008**, and
- **reject Bylaws P1533, P1534, and P1535**

This proposal presents **significant and unacceptable risks** to:

- public safety
- environmental protection
- agricultural sustainability
- long-term community planning

I respectfully urge the Board to **deny** this application to preserve the safety and rural integrity of our community.

Sincerely,

William Ma

[Redacted Signature]

Lu Qing Xu

[Redacted Signature]

Exhibit references:

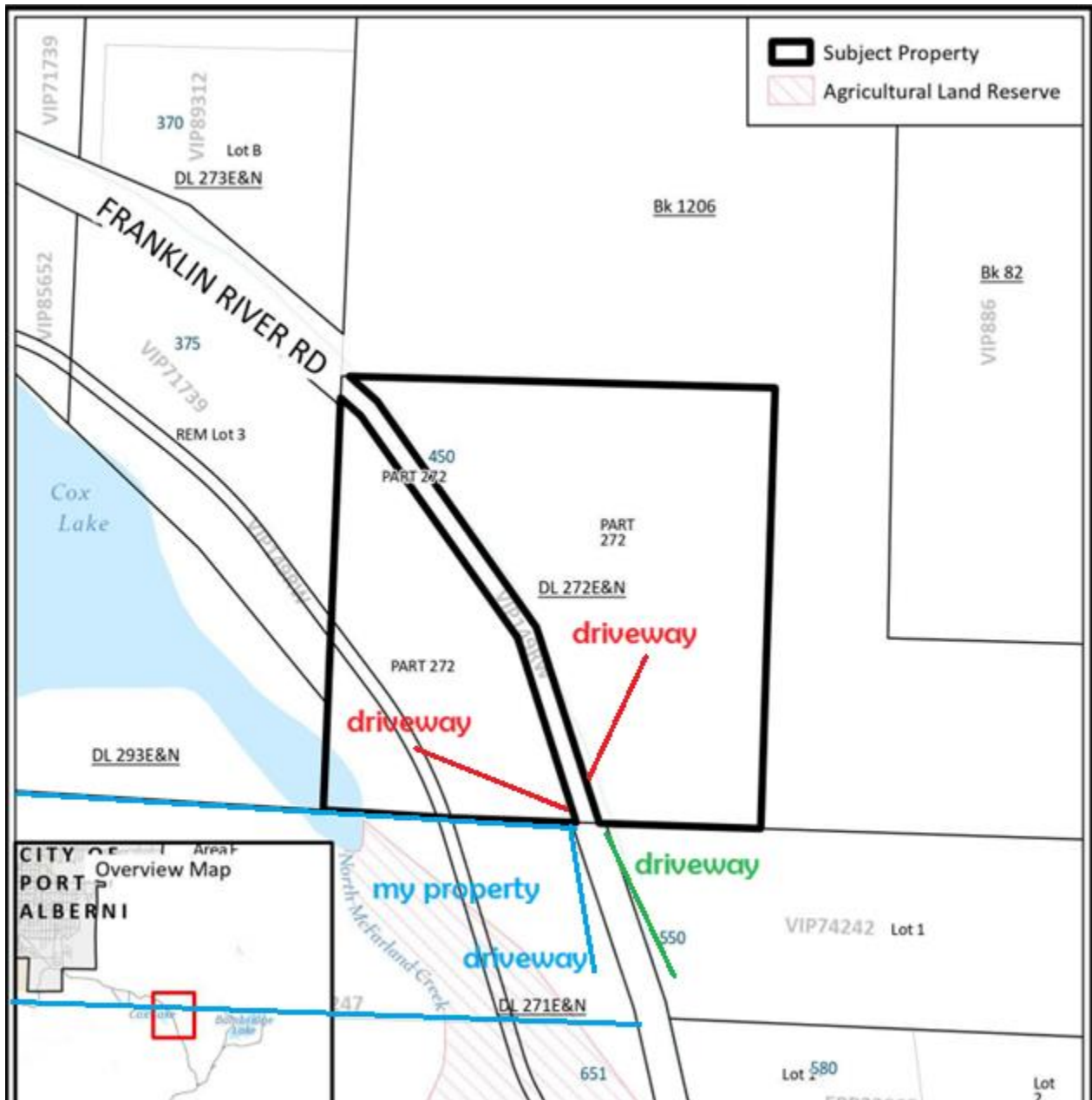


Exhibit 1

CITY OF PORT ALBERNI

FRANKLIN RIVER ROAD WATERMAIN REPLACEMENT

WHAT'S HAPPENING

Roadwork construction is starting April 6, 2026 on Franklin River Road.

The watermain that connects the city to its water treatment plant is being replaced. This requires digging and trenching work.

This is a critically required upgrade to our underground infrastructure that maintains clean drinking water for our community.

- Bainbridge Water Treatment Plant to 1.1kms north along Franklin River Rd.
- 7am-7pm, Monday-Friday
- April 6, 2026 until July 2026

Exhibit 2. ongoing city new water pipe project

*"As shown in **Exhibit 2**, the City is currently investing in a major watermain replacement. Introducing heavy industrial traffic over this brand-new, critical infrastructure poses an unnecessary financial and operational risk to the City."*



Exhibit 3. trumpeter swans

"The presence of sensitive wildlife, such as the wild swans and elk shown in **Exhibits 3 and 4**, demonstrates that this property is part of a critical ecological corridor that would be disrupted by industrial noise and RV activity."



Exhibit 4. Roosevelt elk



Exhibit 5. this pipe face to my farm, and creek water from this pipe flooding my land every year. Although it is located at property 450.



Exhibit 6. reserved farm land



April 14, 2026

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

ATTENTION: PLANNING DEPARTMENT

Dear Sir,

RE: 450 Franklin River Road – Application #RF24008

We are the owners of [REDACTED] Franklin River Road which adjoins the lower part of D.L. 272. Our family has lived on D.L. 273 in excess of eighty years. We have traversed over this area and neighbouring area over the years and know the terrain very well.

Franklin River Road has a lot of traffic year round and in particular Spring to Fall with heavy traffic from Bamfield, Headquarters and China Creek marina/campsite. Other than the road traffic, this neighbourhood is very quiet.

We have some concerns with this application that we would like to address, as follows:

1. The lower part of 272 is approximately 13 acres and due to the high water table of most of this section, we do not believe it can accommodate 50 campsites with appropriate sewer. We have been unable to find the three holes that were dug for testing by the developer. There are no test holes marked on the map.
2. The main water course through the property is flagged and mapped. We thought this meant that it was protected from any alteration. It is the the only year round creek that flows into Cox Lake. The only creek that doesn't dry up. It's been altered by the owners digging out in front of the spring where it comes from the mountain. We have a Covenant registered on our property that protects that there is no cutting down, trimming, defoliate, removal or tamper with or work on any vegetation, trees, ground cover and any other plant life 50meters from Cox Lake. In regards to the top property, any activity effects the water table all the way down to the lake. They abide by no rules according to the Forestry Act in regard to stream protection.
3. We are concerned with the number of people, vehicles and pets that could be on this property causing excessive noise, debris as well as safety concerns. Will there be a ban on campfires. We were in an "evacuation alert" last year and worry of fires is constant. Will there be a ban on fireworks because of pets and horses in the area?

4. Will there be a high privacy fence required along the property lines to assure that people and pets do not wander onto private property?
5. Approximately 30 years ago the area was zoned for 20 acre lots. Then approximately 15 years ago that was lowered to 10 acre lots. In the last five years, it has been 5 acre lots. If this development goes through, it would be less than one acre for building. The lower property being approximately 13 acres would require approximately 3 acres (being the southern area which is the old railway grade that is swamp) to be non-encroachable for floodplain, trees, bush and foliage to be protected. One acre would be needed for septic field, leaving approximately 9 acres. 50 sites would be on .108 of an acre and 24 cottages would be .32 of an acre. Changing from 5 acres to this is extreme. We believe the land would be better suited for 3 or 4 building lots as was proposed by the previous owner.

Building this subdivision will destroy the wildlife corridor which supports a small herd of elk now. Who will oversee this property to protect these concerns?

Thank you for your attention to this matter.

Yours truly,

Colin Murray
Georgina Murray
Mark Murray
Jeannie Murray
Diana Patterson

From: [REDACTED] Public Hearings Shared
Sent: April 16, 2026 4:08 PM
To: Planning Shared
Subject: FW: 450 Franklin River Road letters
Attachments: 2nd Picture.jpg; 1st Picture.jpg

From: Tilley's Plumbing and Heating [REDACTED]
Sent: April 16, 2026 12:32 PM
To: Alex Dyer <adyer@acrd.bc.ca>
Subject: 450 Franklin River Road letters

[CAUTION] This email originated from outside of the ACRD

Hi Alex,

Just wanted to touch base on a few things in the letters:

1. A concern from all 3 letters is the waste water volume and treatment. The waste water treatment system will be built to handle the maximum 8500L of effluent a day which is 3 times the actual calculated load amount that is set by the septic "standard practice manual" accepted by VIHA standards. In all reality the actual physical load of effluent that will be treated by the septic system should be around 1400L per day.
2. Visibility and public safety from driveways. The actual curvature of Franklin River Road where the travelled driveways enter and exit serving 450 Franklin River rd have a clear site of view. A referral letter from MoTT has approved the intended use of 450 Franklin River Rd and accepts that the driveways are in fact safe with clear sites of vision.
3. High water mark of Cox lake and RV site development. Due to the sloping topography of the land at 450 Franklin River Rd there is lots of safe usable space for development well above the high water mark that will leave NO impact on Cox Lake and riparian zone.
4. Wastewater and contamination from the potential industrial upper portion of the lot. Upon development of any sort there will be requirements to design and develop containment areas both for rainwater runoff and groundwater drainage. Example: hard surface parking lots, oil/water separators.
5. Potential RV and industrial traffic should not be considered a threat to damage the new proposed water main as the road is currently an industrial road serving the logging and mining industry.

6. The small aquifer that flows from 450 Franklin River road to Cox Lake has an existing water license on it registered to the property. Therefore it legally can be utilized by the property owners.

Im attaching 2 pictures that are referencing the driveways shown in Exhibit 1

1st picture: looking south down the straight road next to supposed driveway and 2nd picture is looking up at supposed driveway, and as you can clearly see it does not exist.

We would like all of these points to be addressed this evening.

Thanks
Penny

Please reply before the end of day before the meeting this evening.

Email tracked with Mailsuite · [Opt out](#) -----

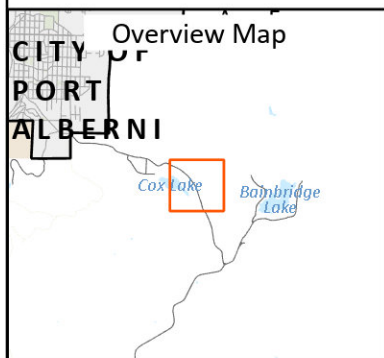
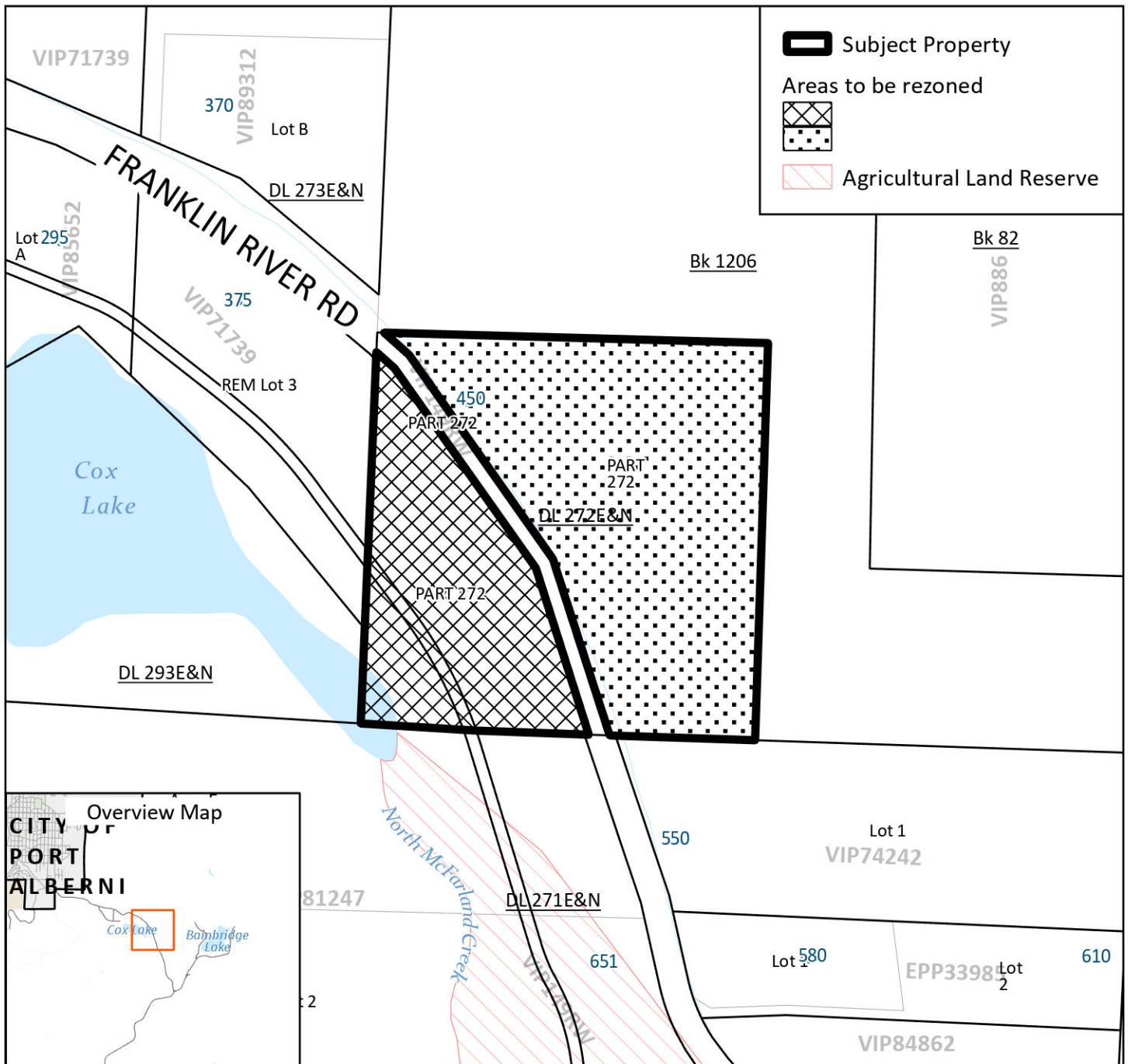
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Schedule 'A'

This schedule is attached to and forms part of the Cherry Creek Official Community Plan Amendment Bylaw P1533, 2026

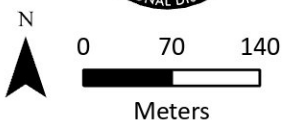


Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW

Address: 450 Franklin River Road

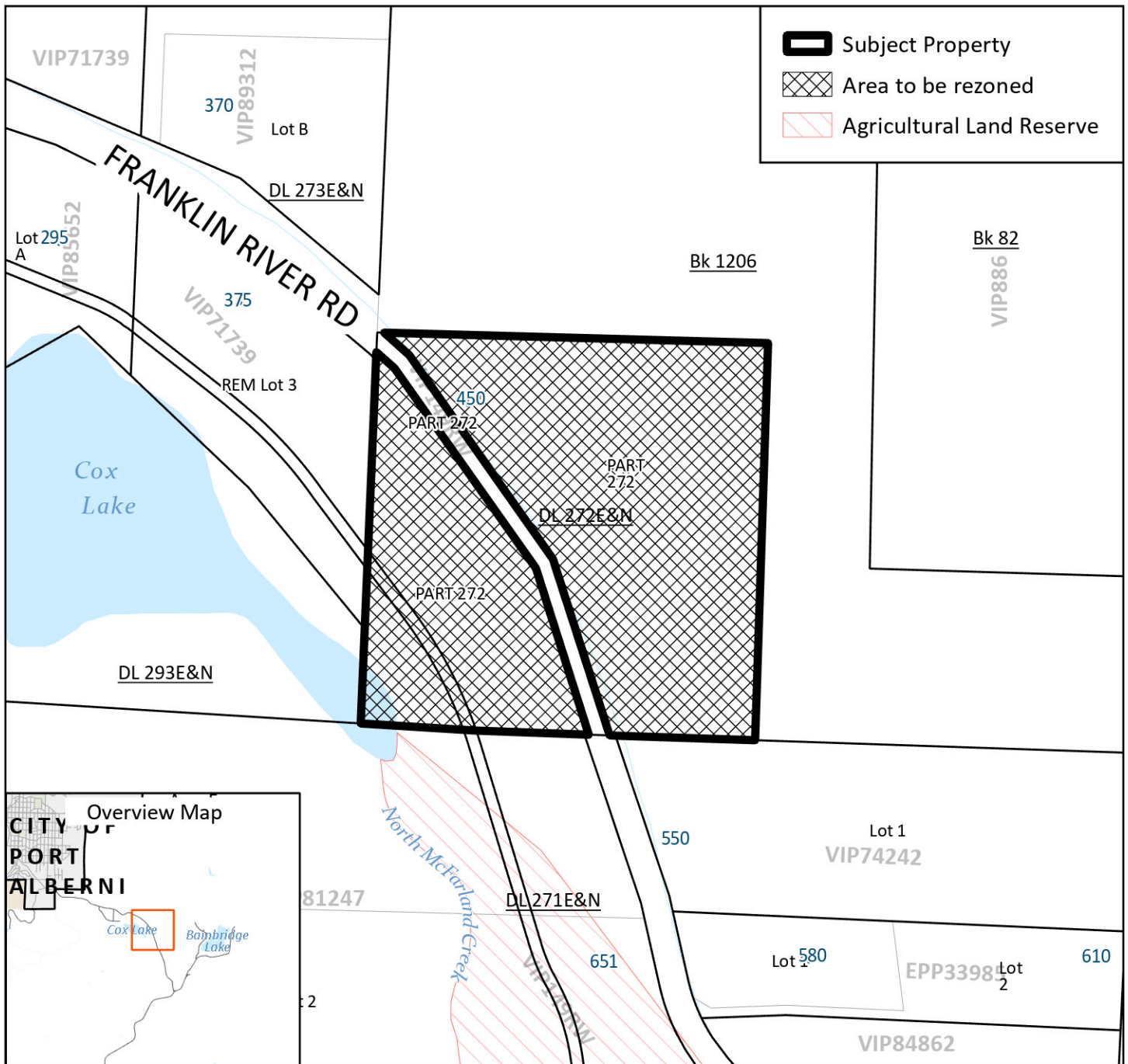
 To be redesignated from Rural Use to Commercial Use.




 To be redesignated from Rural Use to Industrial Use.

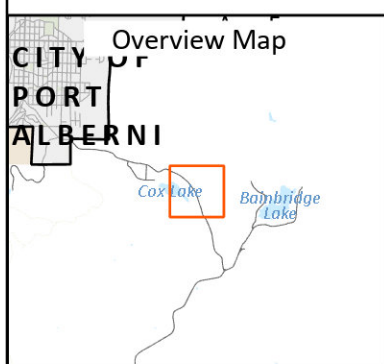


Schedule 'B'


This schedule is attached to and forms part of the Cherry Creek Official Community Plan Amendment Bylaw P1533, 2026

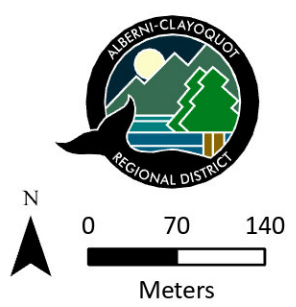


-  Subject Property
-  Area to be rezoned
-  Agricultural Land Reserve



Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW
 Address: 450 Franklin River Road

 To be included in DPA III - Objectives for Form and Character.





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1534

OFFICIAL ZONING TEXT AMENDMENT

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

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

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

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1534.

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

- a. Adding Section “132B Light Industrial (M2B) District” and sub-sections to read as follows:

132B Light Industrial (M2B) District

This District provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses.

132B.1 Uses Permitted:

- (1) Uses permitted in the Industrial Park District (M 1).
- (2) Offices, storage buildings, and workshops for that part of the Construction Industry not permitted in the Industrial Park District (M 1).
- (3) Wholesalers of Lumber and Building Materials including screening and grinding of sand and gravel.

- (4) Open storage as a principal use.
- (5) Truck Transport.
- (6) Commercial nurseries and greenhouses.
- (7) Accessory buildings and uses, including display, storage and retail sale of goods produced on the premises.

132B.2 Conditions of Use:

- (1) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening. Required front screening shall be so situated as to conform with the front yard setback provisions

b. By amending Section 200, Schedule II – Bulk and Site Regulations as follows:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
M2B	328.1	2 hectares	30%	50	50	50	35

- c. By amending Section 4.3, Interpretation, to include “M2B” on the line which references “M districts”.
- d. By amending Section 5.1, Designation of Districts, to include “132B Light Industrial (M2B) District” in the Industrial Section.

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

4. Read a first time this 25th day of February, 2026

Public hearing held this 16th day of April, 2026

Read a second time this day of ,

Read a third time this day of ,

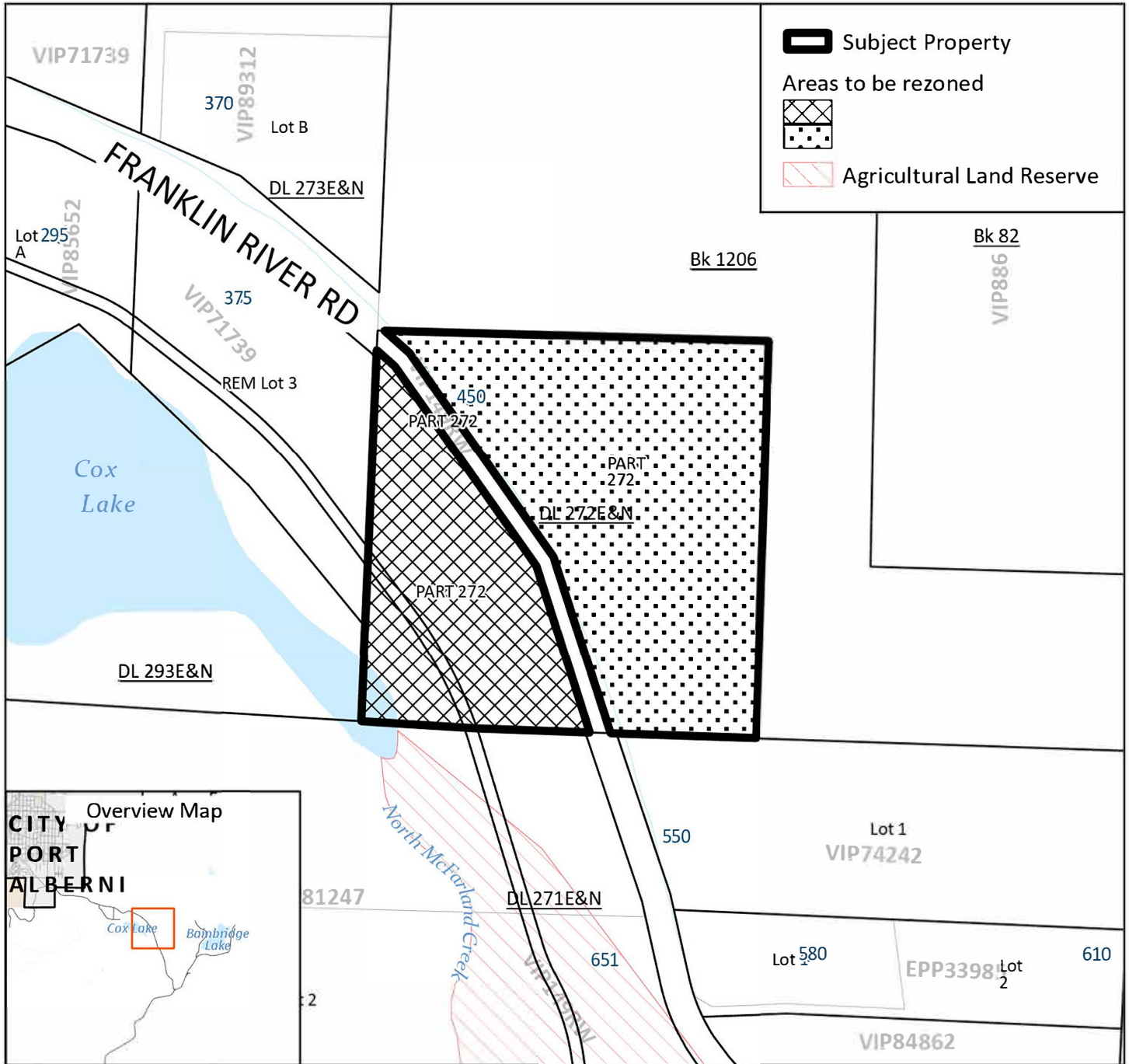
Adopted this day of ,

Corporate Officer

Chair of the Regional Board


Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1535, 2026

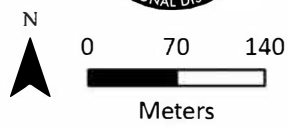


Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW

Address: 450 Franklin River Road

 To be rezoned from Rural (A2) District to Mixed Accommodation Commercial (MAC) District.

 To be rezoned from Rural (A2) District to Light Industrial (M2B) District.





To: ACRD Board of Directors

Voting Structure: All Directors

From: Kerri Creighton, Planning Technician/Bylaw Enforcement Officer

Meeting Date: May 13, 2026

Subject: Miscellaneous Referral MISC26003 – Cowichan Valley Regional District (CVRD) Bylaw No. 4705 Referral

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to provide a referral response to the Cowichan Valley Regional District's OCP Amendment Bylaw No. 4705 to advise that the ACRD's interests are unaffected.

Background:

The Cowichan Valley Regional District (CVRD) OCP Bylaw 4373 Schedule A was adopted November 26, 2025. Bylaw 4705 proposes amendments to Schedule A. Key changes include the addition of the following performance metrics to Appendix II:

- Policy Goal 3 - Metric 6 Proportion of units that are multi-unit or attached or detached suites
- Policy Goal 3 - Metric 9 Quantity and quality of park space within growth containment boundaries
- Policy Goal 4 – Metric 11 Access to shorelines from growth containment boundaries
- Policy Goal 5 – Metric 14 Nighttime reflectance within growth containment boundaries
- Policy Goal 5 – Metric 15 Roosevelt elk population
- Policy Goal 7 – Metric 19 Retain sufficiency in growth containment boundaries

Bylaw 4705 will add Schedule B Local Area Plans (LAP)s to the existing OCP. The CVRD has developed LAPs as part of the OCP for the Electoral Areas. Schedule B Local Area Plans are planning documents that contain place specific history and heritage, as well as policy actions to guide future growth at the local scale. The LAP's are: Mill Bay, Shawnigan Lake, Cobble Hill, Cowichan Bay, Eagle Heights/Koksilah Village, Honeymoon Bay/Mesachie Lake/Paldi, Saltair, Diamond, and Youbou/Meade Creek. CVRD Planning staff have highlighted that the OCP amendment bylaw has been paused by the CVRD Board of Directors at this time; however, they are completing the agency referral process to gather input on the amendments for the Board's consideration.

Electoral Area I (Youbou/Meade Creek) and Electoral Area F (Cowichan Lake South/Skutz Falls) share a boundary with the Alberni-Clayoquot Regional District (ACRD) at Electoral Area A (Bamfield) and Electoral Area F (Cherry Creek). None of the potential future growth areas identified in the proposed Schedule B encroach upon lands within the ACRD, and therefore no impacts to ACRD interests are anticipated. Accordingly, staff recommend that the Board support CVRD Bylaw No. 4705, including the Schedule B Local Area Plans and the Schedule A Objectives and Policy amendments as presented, noting that the interests of the ACRD are unaffected.

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

MISC26003

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

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

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

February 26, 2026

John Jack
Chair
Alberni Clayoquot Regional District
3008 Fifth Ave
PORT ALBERNI BC V9Y 2E3

via email: jjack@acrd.bc.ca

Dear John Jack,

Re: Bylaw 4705 Schedule B Local Area Plans (LAP)s and Schedule A Objectives and Policies amendments

We are writing to refer Cowichan Valley Regional District (CVRD) Bylaw No. 4705 Official Community Plan (OCP) for the Electoral Areas Amendment Bylaw to Alberni Clayoquot Regional District. Comments are invited by completing the attached form by March 30, 2026.

Schedule B Local Area Plans

The CVRD has developed LAPs as part of the OCP for the Electoral Areas. Schedule B Local Area Plans are planning documents that contain place specific history and heritage, as well as policy actions to guide future growth at the local scale. The LAP's are:

- Mill Bay
- Shawnigan Lake
- Cobble Hill
- Cowichan Bay
- Eagle Heights/Koksiilah Village
- Honeymoon Bay/Mesachie Lake/Paldi
- Saltair
- Diamond
- Youbou/Meade Creek

Schedule A Objectives and Policies

OCP Bylaw 4373 Schedule A was adopted November 26, 2026. Bylaw 4705 proposes amendments to Schedule A. Key changes for referral comment are inclusion of additional performance metrics (Appendix 2). Note there are no changes to any other OCP Schedule.

The attached referral form provides links to the draft Bylaw Schedules.

Please contact myself at Coralie.Breen@cvrd.bc.ca or Alison Garnett at Alison.Garnett@cvrd.bc.ca.

More information can be found at [PlanYourCowichan](#).

Sincerely,



Coralie Breen, PhD, RPP, MCIP
Manager, Strategic Initiatives Division
Land Use Services

Attachment: 2026-02-26 Bylaw 4705 Referral Form General

CB/sb

pc: adyer@acrd.bc.ca, Alex Dyer, General Manger of Planning & Development
mailbox@acrd.bc.ca