



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 PRESENT:** John Jack, Chairperson, Chief Councillor, Huu-ay-aht First Nations
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.

CARRIED UNANIMOUSLY

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

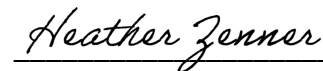
THAT this meeting be adjourned at 5:09 pm.

CARRIED UNANIMOUSLY

Certified Correct:



John Jack,
Chairperson



Heather Zenner,
Manager of Administrative Services