



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING

WEDNESDAY, MARCH 11, 2020, 1:30 pm

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

REVISED AGENDA

PAGE #

1. **CALL TO ORDER**

Recognition of Territories.

2. **APPROVAL OF AGENDA**

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

LATE ITEMS:

8(h). **Added Material – Request for Decision for Electoral Area Directors Meeting, March 3, 2020 and District of Ucluelet Letter of Request – West Coast Industrial Land Analysis**

9(c). **Added Material – Public Input**

3. **DECLARATIONS**

(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)

4. **ADOPTION OF MINUTES**

(ALL VOTE/UNWEIGHTED)

a. **Board of Directors Meeting – February 26, 2020**

9-17

THAT the minutes of the Board of Directors meeting held on February 26, 2020 be adopted.

b. **Committee-of-the-Whole Meeting – February 19, 2020**

18-26

THAT the minutes of the Committee-of-the-Whole meeting held on February 19, 2020 be adopted.

c. **Alberni Valley & Bamfield Services Committee Meeting – March 3, 2020**

27-29

THAT the minutes of the Alberni Valley & Bamfield Services Committee meeting held on March 3, 2020 be adopted.

- d. **Electoral Area Directors Committee – March 3, 2020** **30-33**

THAT the minutes of the Electoral Area Directors meeting held on March 3, 2020 be adopted.

- e. **West Coast Committee – March 4, 2020** **34-38**

THAT the minutes of the West Coast Committee meeting held on March 4, 2020 be adopted.

5. **PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)**

6. **CORRESPONDENCE FOR ACTION**

(ALL VOTE/UNWEIGHTED)

- a. **INVITATION** **39**

Port Alberni Friendship Center, February 11, 2020, Invitation to attend Reconciliation Circle – Friday, March 27, 2020, 11 am to 2 pm at the Port Alberni Friendship Center, 3555 4th Avenue.

Possible Motion:

THAT the Board of Directors authorize interested Directors to attend the Port Alberni Reconciliation Circle on Friday, March 27, 2020.

7. **CORRESPONDENCE FOR INFORMATION**

(ALL VOTE/UNWEIGHTED)

- a. **ISLAND COASTAL ECONOMIC TRUST** **40-42**

\$1.8 Million in Funding Available for Economic Infrastructure and Innovation Projects

- b. **CITY OF ABBOTSFORD**

Resolution – Continued Expansion of Trans Canada Hwy #1 **43-44**

Resolution – Development Cost Charges (DCC) Bylaw and Ministry of **45-46**

Transportation and Infrastructure (MOTI) Infrastructure

- c. **THE OFFICE OF THE OMBUDSPERSON** **47-50**

Quarterly Report: October 1 – December 31, 2019

- d. **FOREST ENHANCEMENT SOCIETY OF BRITISH COLUMBIA** **51**

Forest Enhancement Society of BC Accomplishments Update

- e. **UNION OF BRITISH COLUMBIA MUNICIPALITIES** **52**

UBCM Membership (Invoice Paid)

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

8. **REQUEST FOR DECISIONS & BYLAWS**

- a. **REQUEST FOR DECISION** **53-73**
Long Beach Airport – Lease Renewal – BC Parks Office Building
(ALL VOTE/WEIGHTED)

THAT the ACRD Board of Directors renew the BC Parks Office Building lease at the Long Beach Airport for a (3) three-year term commencing May 1st, 2020 and ending April 30th, 2023 at a rate of \$4,840.00 per year plus applicable taxes and yearly BC CPI increases.

- b. **REQUEST FOR DECISION** **74-78**
Cascadia Air Support Letter Request
(PARTICIPANTS/WEIGHTED)

THAT the ACRD Board of Directors direct staff to draft a letter to Cascadia Air supporting their proposal to bring scheduled air service to the Long Beach Airport; subject to Transport Canada authorization and execution of a formal agreement with the ACRD.

- c. **REQUEST FOR DECISION** **79-81**
Porsche Club Request to Use Long Beach Airport for Event
(ALL VOTE/WEIGHTED)

THAT the ACRD Board of Directors approve the Vancouver Island Region of the Porsche Club of America request to host their annual driver education and charitable fundraising event at the Long Beach Airport to be held May 14th to 17th, 2020 for a rental fee of \$1,000.

- d. **REQUEST FOR DECISION** **82-110**
Long Beach Airport Asset Management Plan Version 1
(PARTICIPANTS/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors adopt the Long Beach Airport Asset Management Plan Version 1.

- e. **REQUEST FOR DECISION** **111-133**
Alberni Valley Regional Airport Asset Management Plan Version 1
(PARTICIPANTS/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors adopt the Alberni Valley Regional Airport Asset Management Plan Version 1.

- f. **REQUEST FOR DECISION** **134-135**
UBCM – Emergency Operations Centre & Training Grant Application,
UBCM – Evacuation Route Planning
(ALL VOTE/UNWEIGHTED)

THAT the Alberni Clayoquot Regional District Board of Directors apply for a grant through the Union of BC Municipalities – Community Emergency Preparedness Program Fund for Emergency Operations Centres and Training.

THAT the Alberni Clayoquot Regional District Board of Directors apply for a grant through the Union of BC Municipalities – Community Emergency Preparedness Program Fund for Evacuation Route Planning for the Alberni Valley.

- g. REQUEST FOR DECISION 136-137**
Request for Acknowledgement: Municipal Finance Authority of BC 50th Anniversary
(ALL VOTE/UNWEIGHTED)

THAT the Alberni-Clayoquot Board of Directors send a letter of acknowledgement and congratulations to the Municipal Finance Authority of BC (MFA) recognizing the organizations 50th anniversary in 2020.

- h. REQUEST FOR DECISION 138**
West Coast Industrial Land Analysis
LATE ITEM: Added Material – Request for Decision for Electoral Area Directors Meeting, March 3, 2020 and District of Ucluelet Letter of Request – West Coast Industrial Land Analysis
(PARTICIPANTS/WEIGHTED)

THAT the ACRD Board of Directors authorize a contribution of \$7,500 to the West Coast Industrial Land Analysis being undertaken by the Districts of Tofino and Ucluelet funded from Rural Planning Service.

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY
(PARTICIPANTS/UNWEIGHTED)

- a. DVD20001, STRACHAN, 9492 STIRLING ARM DRIVE (SPROAT LAKE) 139-142**
Development Variance Permit Application – Memorandum and Permit

THAT the Board of Directors issue development variance permit DVD20001.

- b. DVD20002, CONLEY & BROLEY PROPERTIES INC, 9618 STIRLING ARM CRESCENT (SPROAT LAKE) 143-149**
Development Variance Permit Application – Memorandum and Permit

THAT the Board of Directors issue development variance permit DVD20002.

- c. TUP19024, SPROAT LAKE LANDING INC, 10695 LAKESHORE ROAD (SPROAT LAKE) 150-153**

Temporary Use Permit Application – Memorandum and Permit

THAT the Board of Directors issue Temporary Use Permit TUP19024.

LATE ITEMS:

9(c). Added Material – Public Input

- d. **RE18010, COWLEY & GRANT, 5628 TOMSWOOD ROAD (BEAVER CREEK)** **154-166**
Rezoning Application - Public Hearing Report, Public Hearing Minutes and Bylaw P1381

THAT the Board of Directors receive the public hearing report.

THAT the Board of Directors receive the public hearing minutes.

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1381 be read a third time.

- e. **RE19007, HILTUNEN & BURNETT, 7565 DAVENPORT ROAD (BEAVER CREEK)** **167-170**
OCP Amendment and Rezoning Application – Bylaws P1401 and P1402

THAT Beaver Creek Official Community Plan Amendment Bylaw P1401 be read a second time.

THAT Beaver Creek Official Community Plan Amendment Bylaw P1401 be read a third time.

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1402 be read a second time.

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1402 be read a third time.

- f. **RE20001, ANKER, 6261 LAMARQUE ROAD (BEAVER CREEK)** **171-179**
Rezoning Application – Report and Bylaw P1404

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1404 be read a first time;

THAT the public hearing for Bylaw P1404 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;

THAT the Board of Directors confirm that adoption of Bylaw P1404 is subject to:

Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lots are capable of accommodating on-site sewage disposal to a minimum 0.6 acre density; and

Meeting technical referral agency requirements.

- g. RE20002, PAQUETTE & MCNAMARA, 6765 BEAVER CREEK ROAD (BEAVER CREEK) 180-200**
Rezoning Application – Report and Bylaw P1407

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1407 be read a first time;

THAT the public hearing for Bylaw P1407 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;

THAT the Board of Directors confirm that adoption of Bylaw P1407 is subject to:

Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lots are capable of accommodating on-site sewage disposal to a minimum 1 acre density; and

Meeting technical referral agency requirements.

9.2 ELECTORAL AREA DIRECTORS AND TOFINO
(PARTICIPANTS/UNWEIGHTED)

- a. RT19009, CANNABIS PRODUCTION REGULATIONS (ALL ELECTORAL AREAS) 201-206**
Zoning Text Amendment – Memorandum and Bylaw P1399

THAT Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1399 be adopted.

9.3 ALL DIRECTORS
(ALL VOTE/UNWEIGHTED)

- a. ACRD HOUSING NEEDS REPORT (ALL ELECTORAL AREAS) 207-214**
Memorandum – ACRD Housing Needs Report Project Outline

THAT the Board of Directors receive the ACRD Housing Needs Report Project Outline.

10. REPORTS

10.1 STAFF REPORTS

(ALL VOTE/UNWEIGHTED)

- a. **Information Report – Central Westcoast Forest Society Clean-up – March 2020 (J. Brunn)** **215-219**
- b. **Information Report – West Coast Landfill Engineering Work Update – March 2020 – (J. Brunn)** **220-221**

THAT reports a-b be received for information.

10.2 COMMITTEE REPORTS

10.3 OTHER REPORTS

11. UNFINISHED BUSINESS

(ALL VOTE/WEIGHTED)

- a. **REQUEST FOR DECISION** **222-223**
Economic Development

THAT the ACRD increase the grant in aid to the City of Port Alberni Economic Development service to the prior year's amount of \$21,833.

12. LATE BUSINESS

13. QUESTION PERIOD

14. RECESS

(ALL VOTE/UNWEIGHTED)

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

15. RECONVENE

16. IN CAMERA

(ALL VOTE/UNWEIGHTED)

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

- i. *90 (1) (k) : negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public;*

- ii. *90 (2) (b)*: the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party
- iii. *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 (1) (c) (i) of the *Freedom of Information and Protection of Privacy Act*.

17. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

18. ADJOURN
(ALL VOTE/UNWEIGHTED)

Next Board of Directors Meeting: Wednesday, March 25, 2020, 1:30 pm
Regional District Board Room



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

Request for Decision

TO: Electoral Area Directors Committee

FROM: Mike Irg, GM Planning and Development

MEETING DATE: March 3, 2020

RE: West Coast Industrial Land Analysis

Recommendation: *THAT the Electoral Area Directors Committee recommend to the Board of Directors that the ACRD contribute \$7,500 to the West Coast Industrial Land Analysis being undertaken by the Districts of Tofino and Ucluelet.*

Background

District of Tofino and Ucluelet staff have been in discussions with ACRD staff regarding this project. There is an opportunity to include a portion of Electoral Area "C" in this study. Staff recommend that the ACRD participate in this project with the funds coming from the Rural Planning. The amount recommended by staff is based on the limited land available in Area "C" and keeping the costs within the 2020 draft budget.

The Long Beach Airport is within the study area and the ACRD will share relevant studies and plans that have already been completed for the Airport.

There is a need for industrial land on the west coast. Staff regularly receive inquiries about the availability of industrial land. Attached is a letter outlining the proposed project.

Desired Outcome

To work with member municipalities to identify potential/future industrial land on the west coast.

Financial

The ACRD portion could be funded through rural planning. The industrial land analysis would be used to update the Long Beach OCP. Staff are recommending the ACRD contribute \$7,500. There is \$10,000 budgeted for consultant fees in Rural Planning. The 2020 draft budget would not need to be increased. If the Board wishes to contribute more than \$7,500, staff recommend increasing the budget.

Option:

- 1/ ACRD contribute \$7,500.
- 2/ ACRD contribute a different amount.
- 3/ ACRD does not contribute.

Prepared by: 

Mike Irg, MCIP, RPP
GM of Planning and Development

Approved by: 

Douglas Holmes, BBA, CPA, CA
Chief Administrative Officer



District of Ucluelet

200 Main Street, Ucluelet, BC
VOR 3A0, PO. Box 999
tel 250-726-4770



District of Tofino

121 Third Street, Tofino, BC
VOR 2Z0, PO. Box 9
tel 250-725-3229

To: Alberni Clayoquot Regional District Board

February 12, 2020

Re: West Coast Land Use Demand Analysis

Greetings;

The Districts of Ucluelet and Tofino (DoU & DoT) are undertaking a regional analysis of commercial and industrial uses on the west coast in order to better inform future planning and infrastructure decisions. The study area includes the entirety of both the District of Ucluelet and the District of Tofino plus any significant land use or economic activities (or potential of) on the west coast of Vancouver Island in the region of the Pacific Rim National Park Reserve, generally to the west of the of Kennedy Lake Hill (see attached Study Area map). This area overlaps the Hahoulthee (traditional territory) and treaty lands of the Ahousaht, Tla-o-qui-aht, Yuuʷuʷiʷiʷaḥ (Ucluelet) and Toquaht nations. The analysis would also include the industrial and commercial areas of Area C of the Alberni Clayoquot Regional District including the Long Beach Airport, Millstream, and lands adjacent to Ucluelet.

The land use analysis project will provide detailed data to help develop and refine strategic long-range plans for development in the region. At this time the project is being undertaken in a 50/50 partnership between the two municipalities. Presently Ucluelet and Tofino have committed to funding \$80,000 for the study which is expected to be in the range of \$80,000 to \$120,000 depending on the scope and involvement of other regional partners specifically the Alberni Clayoquot Regional District, Toquaht Nation, Yuuʷuʷiʷiʷaḥ Government and Tla-o-qui-aht First Nation.

Specifically, the study is intended to:

- develop an up-to-date inventory and understanding of current land uses within the study area.
- complete overview of current economic and market conditions for the study area.
- complete a rough analysis of the study area's housing continuum.
- review available data and reports to support this work and ensure that no duplication of effort is made; conduct a gap analysis of data to support new analysis.
- assess future economic and market conditions in the region.
- assess future growth, infrastructure demands, and key market opportunities.
- provide forecast of population, housing, visitor visits and accommodation.
- identify any bottlenecks or limitations, based on current land use plans and zoning.
- develop growth and land use mix forecasts to inform planning and infrastructure financing.

At this time the project is primarily focused on Ucluelet and Tofino with an estimated project budget of \$80,000. While the project is intended to cover the whole of the region, the budget will only allow for a limited analysis of areas outside of the two municipalities.

Currently the DoU & DoT are exploring opportunities for additional regional partnerships to support the development of a robust and inclusive analysis with the Toquaht Nation, Yuuʷuʷiʷiʷaḥ Government and Tla-o-qui-aht First Nation. The two municipalities are in discussion with the Island Coastal Economic

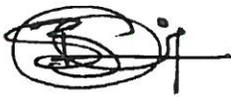
Trust in pursuit of a \$30,000 grant to support the expansion of the study to include the three First Nations in order to develop a truly regional analysis.

The intent of this letter is to determine whether the ACRD would consider contributing \$15,000 to the project to allow for a more detailed assessment of the Area C locations described above.

The results of the study are intended to provide an objective view of future growth on the west coast. The project will test scenarios for the carrying capacity of the region and also act as a foundation for infrastructure planning. The study will inform decisions on the balance of land uses across the west coast, to highlight economic opportunities and ensure we are building a more complete network of communities.

Thank you for considering this request. Please don't hesitate to contact us if you have any questions.

Respectfully,



Bruce Greig
Manager of Community Planning
District of Ucluelet



Aaron Rodgers
Manager of Community Sustainability
District of Tofino

Cc:

Mayco Noël, Mayor, District of Ucluelet
Rachelle Cole, District of Ucluelet Councillor
& ACRD Board Representative

Josie Osborne, Mayor, District of Tofino
Tom Stere, District of Tofino Councillor
& Alternate ACRD Board Representative

Study Area



Proposed Temporary Use Permit (TUP19024) – Miniature Golf Course

Sproat Lake Landing Inc, 10695 Lakeshore Road (Lot A, District Lot 204, Alberni District and Section 91, Clayoquot District, Plan 31720)

We are writing to express concerns we have about a mini golf course proposed for Sproat Lake Landing. While we are not opposed to the concept of a mini golf course per se, we are concerned about potential adverse effects the project, as now proposed, could have on the adjacent wetland habitat and the wildlife it supports, both during the construction phase and afterwards.

Wetlands are among the most endangered ecosystems in Canada and elsewhere. A widely accepted Canadian regulatory definition of *wetland* is “land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote aquatic processes, as indicated by hydric soils, hydrophilic vegetation, and various kinds of biological activity which are adapted to the wet environment.” [*Ecology and Field Biology*, Sixth Edition, Smith and Smith, 2001] The wetland at Sproat Lake Landing is an excellent example.

Our concerns are twofold:

First, the lower portion of the proposed course (holes 15, 16, 17 and 18) is within 15m of Sproat Lake. We note that “any development within 15m of Sproat Lake requires a Development Permit for DPA I – Riparian Areas Protection, including a **report from a Qualified Environmental Professional (QEP)**”. However, an environmental assessment by a QEP, which should include mitigation measures to protect the sensitive wetland, has not been submitted as part of the application.

Moreover, in winter, the lower area of the property is prone to annual flooding as the lake level dramatically rises. This flooding will not only cause water-damage to structures of the lower golf course but could also lead to leaching of chemical constituents (e.g. from concrete, glue, paint, preservatives, synthetic fibres, electrical components, etc.) into the wetland, with adverse effects, especially on organisms such as amphibians and the endangered Western Painted Turtle, which is known to inhabit the lake.

BC provincial government Riparian Area Regulations require a 30m buffer from water courses, and we are aware that the ACRD Board is planning to adopt this Provincial 30m standard in its Zoning Bylaw update in 2020. Rather than turn a blind eye, shouldn't this 30m buffer be enforced now?

Our second concern, alluded to above, relates to the wildlife that uses this wetland habitat. For example, seventy-seven species of birds have been recorded at Sproat Lake Landing (see eBird checklist attachment). At least three of these species nest in or adjacent to the wetland (Red-winged Blackbird, Song Sparrow, Canada Goose). Both Provincial and Federal laws (e.g. Migratory Birds Convention Act, 1994; MBCA) prohibit activities that may harm migratory birds (as populations or individual birds) and their nests, including the release of “substances harmful to birds in waters or areas frequented by them” (MBCA). This concern relates primarily to construction activities and winter flooding of the lower part of the golf course, as detailed above.

In summary, ACRD seems to be ignoring its own standards adopted in the Sproat Lake Official Community Plan (Bylaw No. P1310, Schedule A, 2014). For example:

- Policy 3.2.18 – Encourage the preservation of natural features such as streams, lakes and wetlands through the subdivision and development process.
- Objective 19.1.2 – Support the protection of the quality of surface and ground water, fish habitat, and wetlands.
- Policy 19.2.1 – Protect the environmental integrity of the natural resources including lakes, wetlands, rivers, streams and karst features.

There *must* be an environmental assessment by a QEP to address potential harmful effects and mitigation on this sensitive wetland. This proposed development should also adhere to the soon-to-be-adopted ACRD Zoning Bylaws (2020).

We are not opposed to the mini golf proposal at Sproat Lake Landing so long as potential environmental impacts are addressed and mitigated. In fact, we wish Mr. Mitchell every success; indeed, we are promoting Sproat Lake Landing as a destination by having recommended it as a Hotspot on eBird (<https://ebird.org/hotspot/L8599926?yr=all&m=&rank=mrec>; see eBird checklist attachment) and by recognizing it on our new website, Bird Alberni (birdalberni.ca; see webpage attachment).

We look forward to learning the outcome of the ACRD Board's decision.

Thank you,

Annette Bailey, RPBio
Daryl Henderson, PhD

2950 7th Ave
Port Alberni, BC
V9Y 2J4

eBird Field Checklist

Sproat Lake Landing

Alberni-Clayoquot, British Columbia, CA

ebird.org/hotspot/L8599926

77 species (+12 other taxa) - Year-round, All Years

Date: _____
Start Time: _____
Duration: _____
Distance: _____
Party Size: _____
Notes: _____

This checklist is generated with data from eBird (ebird.org), a global database of bird sightings from birders like you. If you enjoy this checklist, please consider contributing your sightings to eBird. It is 100% free to take part, and your observations will help support birders, researchers, and conservationists worldwide.

Go to ebird.org to learn more!

Falcons and Caracaras

___ Merlin

Tyrant Flycatchers: Pewees, Kingbirds, and Allies

___ Willow Flycatcher

Vireos

___ Warbling Vireo

Jays, Magpies, Crows, and Ravens

___ Steller's Jay
___ Northwestern Crow
___ Common Raven

Tits, Chickadees, and Titmice

___ Chestnut-backed Chickadee

Martins and Swallows

___ Purple Martin
___ Tree Swallow
___ Violet-green Swallow
___ Barn Swallow
___ swallow sp.

Long-tailed Tits and Bushtit

___ Bushtit

Kinglets

___ Golden-crowned Kinglet
___ Ruby-crowned Kinglet

Wrens

___ Pacific Wren
___ Bewick's Wren

Starlings and Mynas

___ European Starling

Thrushes

___ Varied Thrush

Waterfowl

___ Canada Goose
___ Trumpeter Swan
___ Muscovy Duck (Domestic type)
___ Wood Duck
___ Northern Shoveler
___ Mallard
___ Mallard (Domestic type)
___ Ring-necked Duck
___ Bufflehead
___ Hooded Merganser
___ Common Merganser

Grebes

___ Pied-billed Grebe
___ Horned Grebe
___ Red-necked Grebe

Pigeons and Doves

___ Band-tailed Pigeon
___ Eurasian Collared-Dove

Swifts

___ Vaux's Swift

Hummingbirds

___ Rufous Hummingbird
___ hummingbird sp.

Shorebirds

___ Killdeer
___ peep sp.
___ Spotted Sandpiper

Alcids

___ Marbled Murrelet

___ Swainson's Thrush
___ American Robin

Waxwings

___ Cedar Waxwing

Wagtails and Pipits

___ American Pipit

Finches, Euphonias, and Allies

___ Evening Grosbeak
___ Purple Finch
___ Red Crossbill
___ Pine Siskin
___ American Goldfinch

New World Sparrows

___ Fox Sparrow
___ Dark-eyed Junco
___ White-crowned Sparrow
___ Golden-crowned Sparrow
___ Savannah Sparrow
___ Song Sparrow
___ Lincoln's Sparrow
___ Spotted Towhee

Blackbirds

___ Red-winged Blackbird
___ Brown-headed Cowbird

Wood-Warblers

___ Orange-crowned Warbler
___ MacGillivray's Warbler
___ Common Yellowthroat
___ Yellow Warbler
___ Yellow-rumped Warbler

Gulls, Terns, and Skimmers

___ Glaucous-winged Gull
___ Larus sp.
___ gull sp.

Loons

___ Red-throated Loon
___ Common Loon
___ loon sp.

Hérons, Ibis, and Allies

___ Great Blue Heron

Vultures, Hawks, and Allies

___ Turkey Vulture
___ Cooper's Hawk
___ Sharp-shinned/Cooper's Hawk
___ Bald Eagle
___ Red-tailed Hawk
___ hawk sp.

Owls

___ Barred Owl

Kingfishers

___ Belted Kingfisher

Woodpeckers

___ Red-breasted Sapsucker
___ Downy Woodpecker
___ Hairy Woodpecker
___ Downy/Hairy Woodpecker
___ Pileated Woodpecker
___ Northern Flicker
___ woodpecker sp.

___ Black-throated Gray Warbler

This field checklist was generated using eBird (ebird.org)

Sproat Lake Landing



© Daryl Henderson

Located on Lakeshore Rd adjacent to Hwy 4 about 15 km west of Port Alberni, this scenic little estuary teems with birdlife and is a recently added eBird hotspot, 'Sproat Lake Landing.' And don't miss the fine beaver lodge!

Relax and enjoy splendid views of the West Bay section of Klehkoot Arm and Mount Arrowsmith in the distance. Drinkwaters Restaurant (seasonal) and Dellas Café (open year-round) offer good food and beverages.

On the other side of Hwy 4 there is an adjoining wetland, which can be viewed from spots along Kimola Rd.



From: [nancy.harvey](#)
To: [Planning Shared](#); [Penny Cote](#)
Subject: Proposed Temporary Use Permit: Sproat Lake Landing Inc
Date: March 9, 2020 9:29:17 PM

Thank you for the opportunity to provide input into the proposed Temporary Use Permit for a 'modern-style miniature golf course' at 10695 Lakeshore Road.

I am pleased to see a proposal that may provide local area residents with a family focused amusement activity. This may also draw visitors from their travel to/from the Pacific Rim to pause and enjoy our valley.

However, I have some concerns for this venture, mostly from a public safety view.

I am a resident that travels Highway 4 and Lakeshore road daily. I have had more than one close call while waiting to turn left off of Highway 4 from on-coming East bound traffic diverting into my lane to swerve around a vehicle turning right towards Lakeshore landing. Has there been any consideration into required signage and/or lengthened turn lanes with an enhanced amusement venture? This may be Ministry of Highway jurisdiction, however should be considered. Will this create a visual distraction to drivers?

I am not able to inspect the documents at the ACRD office, but have been led to understand that the golf course will be on the lake side of the Hotel. The pathway that is on the West side of the building exits onto the roadway immediately after the Weiner bridge, not at the pedestrian crosswalk. I have experienced pedestrians step onto the roadway without looking for on-coming vehicles on Lakeshore Rd. Is there a plan to adjust the flow of pedestrians to improve their safety? If there is any growth of this plan to the upland property west of the bridge, there is currently no pedestrian walkway after the bridge itself. Regardless, an increase in pedestrian traffic on Lakeshore is likely from both directions, with no existing walkways, which is already a recognized public safety issue.

What is the plan for parking? I frequently observe vehicles parked on the Cafe side road area completely blocking the Stop sign from the Highway, resulting in vehicles travelling through the intersection. These are travelling directly into the Hotel Parking area. They have missed the sign. I have complained to staff at Della's and suggested that they move something to obstruct parking immediately adjacent to that sign, but no action has been taken to date. Vehicles leaving the hotel have also failed to yield to Lakeshore traffic travel. If activity in the area is increased, I hope a parking solution is included, with enhanced signage.

Lastly, I am not sure how a Temporary Use Permit is applicable to a Commercial property. What are the restrictions placed on this, and what is the term for Temporary use?

Yours in Community
Nancy Harvey