



## Agricultural Advisory Committee

Thursday, October 9, 2025

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

7:00 pm

### Regular Agenda

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Watch the meeting live at: <https://www.acrd.bc.ca/events/9-10-2025/>

Register to participate via Zoom Webinar at: [https://acrd-bc-ca.zoom.us/webinar/register/WN\\_KNNCPB6QRQ-hUCZGo5vq6w#](https://acrd-bc-ca.zoom.us/webinar/register/WN_KNNCPB6QRQ-hUCZGo5vq6w#/)

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#### PAGE #

1. **CALL TO ORDER**

**Recognition of Territories.**

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

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

2. **APPROVAL OF AGENDA**

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

3. **DECLARATIONS**

*(conflict of interest)*

4. **MINUTES**

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

6. **CORRESPONDENCE FOR ACTION/INFORMATION**

7. **REQUEST FOR DECISIONS**

8. **PLANNING MATTERS**

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

3-10

Agricultural Land Commission Subdivision Application

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

9. **REPORTS**

10. **LATE BUSINESS**

11. **QUESTION PERIOD**

Questions/Comments from the public:

- Participating in the Zoom meeting
- Emailed to the ACRD at [responses@acrd.bc.ca](mailto:responses@acrd.bc.ca)

12. **ADJOURN**

Next Meeting: TBA



**To:** ACRD Board of Directors

**Meeting Date:** October 22, 2025

**From:** Amy Needham, Sustainability Planner

**File #:** PL20250069/AD25001

**Electoral Area:** D - Sproat Lake

**Subject:** Agricultural Land Commission Subdivision Application AD25001 - 6401 Vista Road & 6370 Service Road (SUITS/NILSSEN-FRIGSTAD/MINISTRY OF TRANSPORTATION & TRANSIT)

**Recommendation:**

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

**Development Proposal:** The Ministry of Transportation and Transit (MOTT) is applying to the Agricultural Land Commission (ALC) to subdivide the westernmost edge of two subject parcels (a total of 948 m<sup>2</sup> or 0.09 ha) in order to acquire the land to add to the existing road right-of-way of Vista Road.

**Agricultural Advisory Committee Recommendation:** This application will be considered by the Agricultural Advisory Committee at their October 9, 2025 meeting.

**Property Owner(s):** RONALD & LEANNE SUITS, FRANK NILSSEN-FRIGSTAD     **Applicant/Agent:** CARLA XAVIER, MOTT

**Property Information:**

Civic Address:	6401 VISTA ROAD & 6370 SERVICE ROAD				
Legal Description:	LOTS 9 & 10, DISTRICT LOT 90, ALBERNI DISTRICT, PLAN 1486				
PID:	007-382-979	Folio:	770-01102.000	ALR? (Y/N)	Y
	007-383-061		770-01103.000	Lot Size (ha):	1.98 (4.9 ac)
					1.78 (4.4 ac)
Current Zoning	Industrial Open Storage (M4) District & Rural (A2) District				
Current OCP	Agricultural Use				
Development Permit Area(s)	DPA II – Natural Hazard Areas Protection				
Current Use & Description	6401 Vista Road is 1.98 ha in size and lies completely within the Agricultural Land Reserve. The north half of the parcel is relatively level, with a decrease in elevation to the south half. The east half of the parcel contains the house and outbuildings and is treed, while the west half is cleared and in hayland.				
	6370 Service Road is 1.78 ha in size and also completely within the Agricultural Land Reserve. The parcel is treed only along the east and west edges of the property. The house and other outbuildings are in the middle of the parcel, flanked by open hayland.				

Surrounding Zoning and Land Use			
North	Industrial Open Storage (M4) District – farmland	South	Rural (A2) District – rural residential and farmland
East	Rural (A2) District – rural residential and farmland	West	Heavy Industrial (M3) District – sawmill

**Services:**

- a) **Sewage Disposal:** Onsite sewage disposal
- b) **Water Supply:** Onsite water supply
- c) **Fire Protection:** Sproat Lake Volunteer Fire Service Area
- d) **Access:** Via Vista Road and Service Road.
  - i. Parcel Frontage Waiver: N/A

**Planning Policy Discussion:**

- a) **Official Community Plan:** The subject properties are classified as Agricultural Use in the Sproat Lake OCP. Policy 4.2.2 is to ‘maintain a minimum lot size of 2 hectares, subject to approval by the ALC, in areas designated for Agricultural uses.’ Both subject properties are already below this recommended parcel size; however, the subdivision proposal only affects a small plot of land (3% or less of each parcel) that has long been part of Vista Road. There is no loss of potential agricultural land from this proposal.

The east side of both parcels are subject to Development Permit Area (DPA) II – Natural Hazard Areas Protection, a development permit area for tsunami inundation and flooding risk along the Somass River. As no development will take place within the DPA and the intent of the subdivision is to support public road services following best management practices, the development permit requirements will be exempt at the time of subdivision.

***This subdivision does not comply with the minimum lot size supported in the Agriculture Use designation in the Sproat Lake OCP; however, the proposal for the Province to acquire 0.09 ha of land that forms part of the existing constructed road does not appear to have a negative impact on the agricultural use of the subject properties.***

- b) **Zoning:** The subject properties are zoned Industrial Open Storage (M4) and Rural (A2) Districts. The M4 District ‘provides for the accommodation of industrial storage and materials handling operations requiring extensive areas, little or no shelter, protection, retention works, or municipal services.’ The A2 District ‘provides for the conservation of agricultural and non-urban land by the holding of land in large parcels, and for the protection of public health, safety and welfare in areas which being subject to periodic floods and overflow are unsuitable for urban-type uses and intensive development.’
  - i. Parkland Dedication: N/A

	Zone:	A2	M4
Minimum Lot Area (ha)		2	0.4
Minimum Lot Width (m)		100	33
Principal & Accessory Front Yard Setback (m)		15.1	6
Principal Side Yard Setback (m)		4.5	6
Principal Rear Yard Setback (m)		9	6
Accessory Side Yard Setback (m)		0.91	0.91
Accessory Rear Yard Setback (m)		0.91	0.91

Watercourse Setback (m)	30	30
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The proposed subdivision plan complies with the minimum lot size for 6401 Vista Drive in the M4 District but not for 6370 Service Road in the A2 District, although this property was already smaller than the allowable parcel size before the subdivision was proposed. Section 6.20 of the Zoning Bylaw permits minor lot line adjustments that do not comply with the minimum lot area requirements provided the subdivision does not create an additional lot and where the existing property is not reduced in lot area by more than 20% of its original lot area. The proposal would reduce the lot area by 3%.

***This proposal complies with the ACRD Zoning Bylaw.***

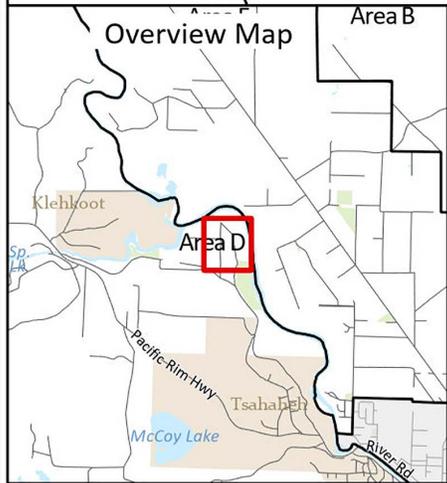
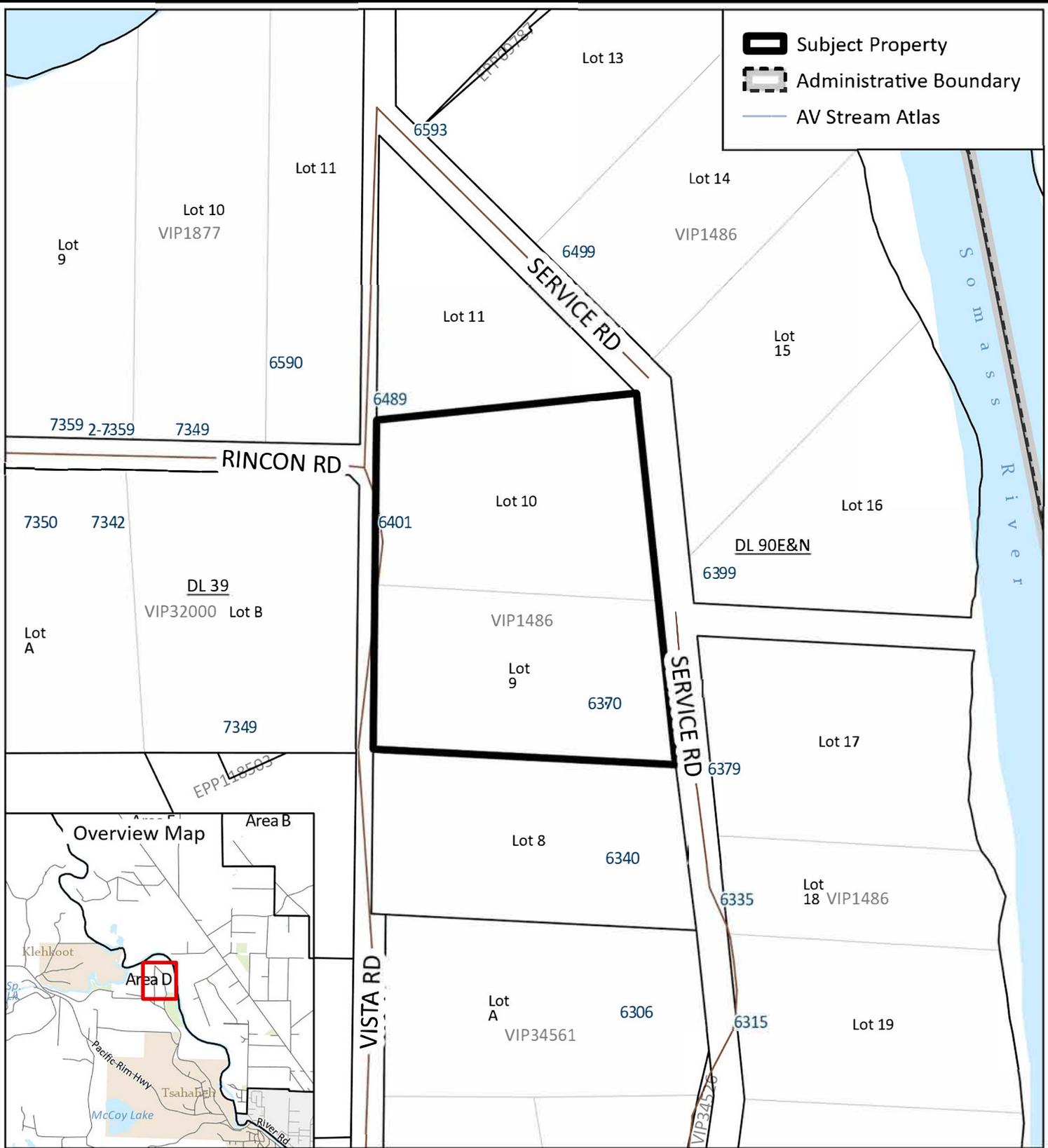
**Comments:** The agent for the applicants is the Ministry of Transportation and Transit as MOTT intends to purchase a section of private land from two property owners in order to properly account for a constructed portion of Vista Road that encroaches onto the properties. The subdivision would add 948 m<sup>2</sup> to the road right-of-way. The road has run across private land for many years and this subdivision and subsequent purchase will solve that encroachment. As the road has been in place for many years, this subdivision will not affect the amount of arable land on either parcel. Staff recommend forwarding this application on to the Agricultural Land Commission for decision.

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

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

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

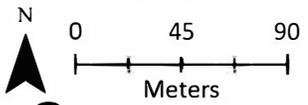
-  Subject Property
-  Administrative Boundary
-  AV Stream Atlas



 Civic Address: 6401 Vista Road and 6370 Service Road  
 Legal Description: LOTS 9 & 10, DISTRICT LOT 90, ALBERNI DISTRICT, PLAN 1486



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.*

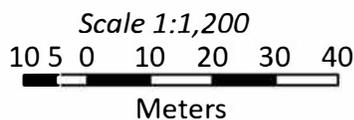
6401 Vista Road and 6370 Service Road  
 LOTS 9 & 10, DISTRICT LOT 90, ALBERNI  
 DISTRICT, PLAN 1486

-  Subject Property
-  Parcels



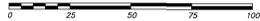
**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

Prepared 2025-09-08  
 Sources: Maxar, Microsoft, Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, ParcelMapBC; ACRD



PURSUANT TO SECTION 102 OF THE LAND TITLE ACT.

BCGS 92F.026



THE INTENDED PLOT SIZE IS 550mm IN WIDTH AND 864mm IN HEIGHT (0.502) WHEN PLOTTED AT A SCALE OF 1:1000.

NOTES

ORD BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123 WEST LONGITUDE).

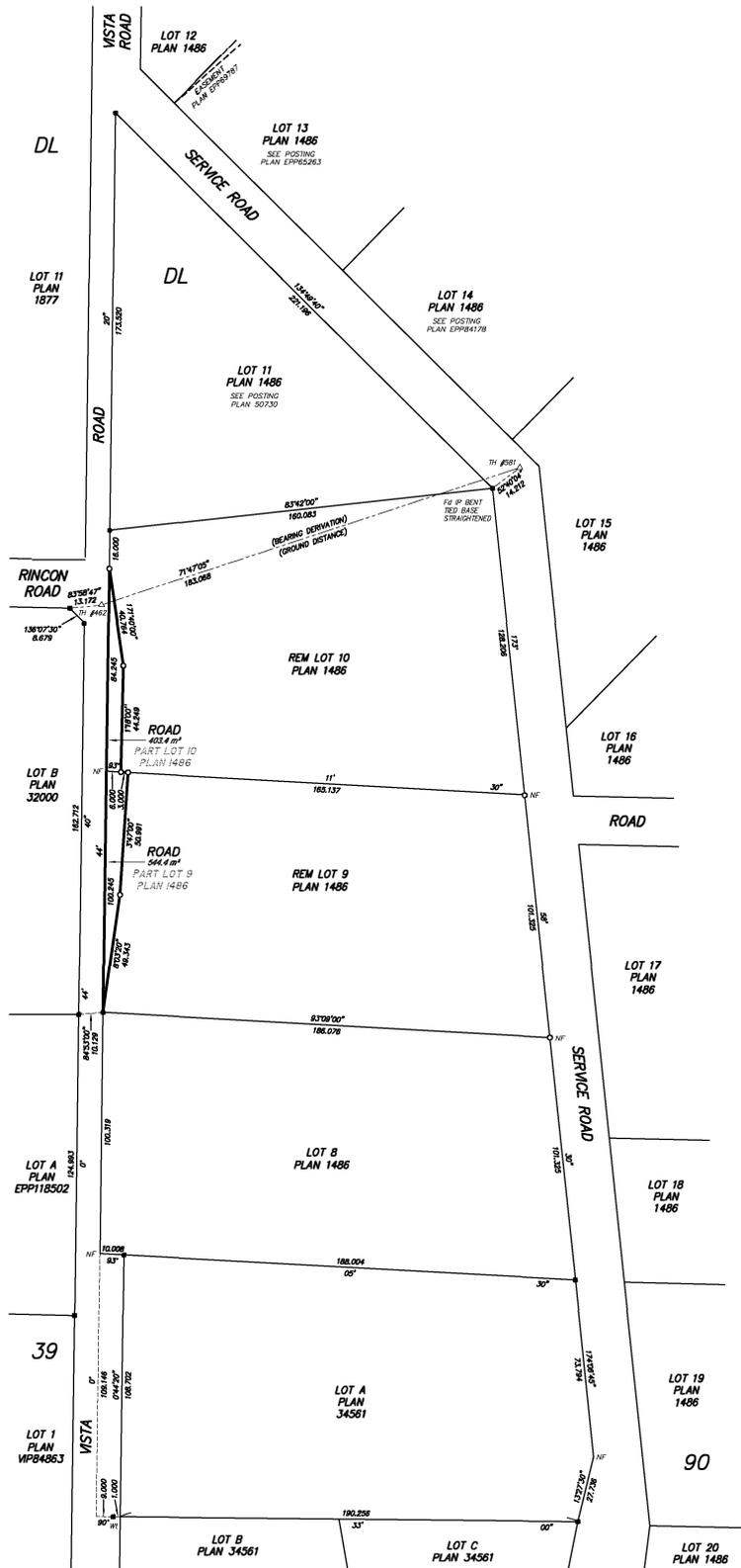
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE ORD DISTANCES MERELY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99982799. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 0.33 METRES.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- △ DENOTES GNSS TRAVERSE POINT SET
- TH DENOTES TRAVERSE HUB

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.



DATUM: NAD83(CSRS) 1997.01 UTM ZONE 10	
GNSS POINT	TH #462
UTM NORTHING	5461623.73
UTM EASTING	363655.77
ESTIMATED ABSOLUTE ACCURACY	0.01
GNSS POINT	TH #691
UTM NORTHING	5461694.95
UTM EASTING	363626.65
ESTIMATED ABSOLUTE ACCURACY	0.01

BOOK OF REFERENCE	
DESCRIPTION	AREA
ROAD (PART FORMERLY IN LOT 9, DISTRICT LOT 90, ALBERNI DISTRICT, PLAN 1486)	544.4 m²
ROAD (PART FORMERLY IN LOT 10, DISTRICT LOT 90, ALBERNI DISTRICT, PLAN 1486)	403.4 m²

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE. THIS PLAN LIES WITHIN THE ALBERNI-CLAYOQUAT REGIONAL DISTRICT. THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED THE 11TH DAY OF MARCH, 2023. NEIL J. BAUDER BOLS #689



223 FERN ROAD W.  
 QUALIFORD BEACH, B.C. V9K 1S4  
 PHONE: 250-752-9121  
 EMAIL: info@prismlandsurveying.ca  
 FILE NUMBER: 24-142-5  
 DRAWING NUMBER: 24-142-REV1.dwg

Site Pictures – Road ROW Purchase on Vista Road

6370 Service Road & 6401 Vista Road



Figure 1. Looking north on Vista Road



Figure 2. Looking south on Vista Road