



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

**Beaufort Advisory Planning Commission Meeting**

**Wednesday, June 3, 2026**

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

7:00 pm

---

**Regular Agenda**

---

Watch the meeting live at: <https://www.acrd.bc.ca/events/3-6-2026/>

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

---

**PAGE #**

**1. CALL TO ORDER**

**Recognition of Territories.**

Notice to attendees and delegates that this meeting is being recorded.

Introductions - Committee Members and Staff present.

**2. APPROVAL OF AGENDA**

**3. DECLARATIONS**

*(conflict of interest)*

**4. MINUTES**

- a. **Beaufort Advisory Planning Commission Meeting held February 19, 2026** **3-4**

*THAT the minutes of the Beaufort Advisory Planning Commission meeting held on February 19, 2026 be adopted.*

- b. **Beaufort Advisory Planning Commission Meeting held March 31, 2026** **5-7**

*THAT the minutes of the Beaufort Advisory Planning Commission meeting held on March 31, 2026 be adopted.*

**5. CORRESPONDENCE**

**6. REPORTS**

- a. Beaufort Official Community Plan (OCP) Update Project
  - Beaufort OCP Update Engagement Plan
  - Discussion on upcoming community engagement

**8-12**

7. **LATE BUSINESS**

8. **ADJOURN**



# Alberni-Clayoquot Regional District

## MINUTES OF THE BEAUFORT ADVISORY PLANNING COMMISSION MEETING

HELD ON THURSDAY, FEBRUARY 19, 2026, 7:00 PM

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

---

### MEMBERS

**PRESENT:** Les Toth (Chairperson)  
Graham Tate  
Lisa Aylard

**REGRETS:** Shane Eckenswiller  
Peter Dekens  
George Haack  
Douglas Hedman  
Claude Lessard  
Steve Mabley  
Steve King

**OTHERS PRESENT:** Fred Boyko, Director, Electoral Area “B” (Beaufort)

**STAFF PRESENT:** Alex Dyer, General Manager of Planning and Development  
Kylie Pettifer, Community Project and Engagement Manager  
Charlene Harrison, Planning Assistant

Note: Quorum was not achieved for this committee meeting; therefore, meeting was held for informational purposes.

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

<https://www.acrd.bc.ca/events/19-2-2026/>

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

It was recognized that this meeting was held throughout the Nuu-chah-nulth territories.

The General Manager of Planning and Development reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

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

### 3. **DECLARATIONS**

### 4. **MINUTES**

**5. CORRESPONDENCE**

**6. PLANNING REPORTS**

**a. Beaufort Official Community Plan (OCP) Update project introduction and visioning**

Planning staff presented what an Official Community Plan (OCP) is, a proposed engagement timeline, the Beaufort OCP graphics, and confirmed the OCP will be managed by ACRD staff, with no support from consultants. Planning staff presented questions for discussion which included:

- what is important to protect with this plan,
- what opportunities should the OCP look to support,
- what values should be at the heart of this OCP, and
- what does this plan need to address.

APC members discussed the following items:

- Potential Townhall dates.
- Support for updated OCP to be a concise document and for it to support farming and home occupation and home industry businesses, with an exception to heavy industrial businesses.
- Would like opportunity to provide input in the draft survey.
- Cursive font for the tagline graphic is hard to read.
- Themes for consideration in the OCP update, which includes rural lifestyle, the right to farm, and serenity of the environment.
- Areas of need in the community, such as agri-tourism and flexibility for farmers.
- Beaufort to look much the same presently over the Plan period, with no desire for bus service, animal bylaw or high-rise buildings.
- Support for a good neighbour practice in the development of the OCP update.

**7. LATE BUSINESS**

**8. ADJOURN**

Certified Correct:

---

Les Toth,  
Chairperson

---

Charlene Harrison,  
Planning Assistant



# Alberni-Clayoquot Regional District

## MINUTES OF THE BEAUFORT ADVISORY PLANNING COMMISSION MEETING HELD ON TUESDAY, MARCH 31 2026, 7:00 PM

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

---

### MEMBERS

**PRESENT:** Les Toth (Chairperson)  
Graham Tate  
Lisa Aylard  
Shane Eckenswiler  
Peter Dekens  
George Haack  
Douglas Hedman  
Claude Lessard  
Steve Mabley

**OTHERS PRESENT:** Fred Boyko, Director, Electoral Area “B” (Beaufort)  
Star Hoerauf, applicant (TUP26001)

**STAFF PRESENT:** Alex Dyer, General Manager of Planning and Development  
Kylie Pettifer, Community Project and Engagement Manager  
Charlene Harrison, Planning Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:  
<https://www.acrd.bc.ca/events/31-3-2026/>

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

The meeting was called to order at 7:11 pm.

It was recognized that this meeting was held throughout the Nuu-chah-nulth territories.

The General Manager of Planning and Development 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. **MINUTES**

5. **CORRESPONDENCE**

6. **PLANNING APPLICATIONS**

a. **TUP26001 – 9010 Bryson Rd (Hoerauf)**

The APC received an overview of the application, noting that the applicant is seeking to allow for agri-tourism accommodation. The applicant is proposing the addition of six rustic unserviced glamping sites, with three of the sites to be developed presently, if approval granted. The applicant did note that there is a sea can on the property for food storage.

APC members discussed the following items:

- concern for visitors entering onto neighbouring properties.

The applicant identified that signage will be installed on the property to outline trails available and that a portion of the property has fencing.

*The Motion was MOVED and SECONDED*

*THAT the Beaufort Advisory Planning Commission recommend 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***

7. **PLANNING REPORTS**

a. **Beaufort Official Community Plan (OCP) Update Project**

Planning staff informed members that the third Beaufort OCP meeting will be held in late May and Planning staff will attend the upcoming June Beaufort Townhall. Planning staff presented information on the Beaufort OCP, which included a summary of what was heard from members at the prior meeting including the following principles:

- respect for neighbours,
- protecting the rural way of life,
- flexibility, and
- support for farming and local economy.

Planning staff explained that an OCP is a high-level vision for what the community wants and the difference between an OCP and the Zoning Bylaw.

APC members discussed the following items:

- Affordability for future generations and desire for the OCP to support generations to live on shared family land.
- Housing and an increase in density in a way that supports the rural nature of Beaufort.
- The importance of collaboration with governments, agencies, and organizations in the OCP update, including Ministry of Agriculture, Ministry of Transportation and Transit, Farmers Institute, Agriculture Advisory Committee and Agriculture Development Committee.

*L. Aylard joined the meeting at 8:21 pm.*

**8. LATE BUSINESS**

**9. ADJOURN**

*The Motion was MOVED and SECONDED*

*THAT the meeting be adjourned at 8:33 pm.*

**CARRIED UNANIMOUSLY**

Certified Correct:

---

Les Toth,  
Chairperson

---

Charlene Harrison,  
Planning Assistant

**BEAUFORT** | OFFICIAL COMMUNITY  
PLAN UPDATE

BEAUFORT  
OFFICIAL COMMUNITY  
PLAN UPDATE  
ENGAGEMENT PLAN

JUNE 2026



## INTRODUCTION

The Beaufort Official Community Plan (OCP) area is located within the traditional territories of c̓šaaʔath (Tseshaht First Nation) and Hupačasath First Nation.

The Official Community Plan (OCP) area for Beaufort includes all of Electoral Area “B”, with a total land base of 9,320 hectares.

Lands within the Agricultural Land Reserve, which accounts for 3,122 hectares, are subject to the *Agricultural Land Commission Act*, including regulations under it. Additionally, the OCP has limited authority over Federal or Provincial Crown lands, and forestry activities conducted on privately owned lands classified as Managed Forest.

## PURPOSE OF AN OFFICIAL COMMUNITY PLAN

An Official Community Plan (OCP) is a high-level community planning document that outlines the long-term vision for land use management and community development. A considerable part of the OCP is policies, which can address topics such as housing, agriculture, and the local economy.

An OCP is utilized by the public and the Alberni-Clayoquot Regional District (ACRD) when planning future land use. It informs elected officials in their decision-making process and guides the Advisory Planning Commission’s (APC) recommendations to the Board of Directors, to support alignment with community needs, goals, and values.

Updating the OCP is important to ensure the plan reflects the community’s needs and interests. The current Beaufort OCP was adopted in October 2012 and has influenced local land use for nearly 15 years. This OCP update was identified as a priority action in the Board of Director’s 2024-2027 Strategic Plan.

## PURPOSE OF ENGAGEMENT PLAN

The purpose of this Engagement Plan is to outline the engagement methods that the ACRD will undertake and the groups that will be involved to gather community input for the Beaufort OCP update.

Various methods will be incorporated to reach out to identified groups and the community. Engagement will be tailored to each stage of the process and guided by community members, community groups and businesses, committees, agencies and organizations, First Nations, and others.

## PROJECT PHASES

The OCP update will be undertaken in four project phases. The following are the project phases and what each phase includes. Init

1. **PROJECT INITIATION:** Development of an Engagement Plan and work plan. Initiating start up meetings with Beaufort APC and committees. Introduction of the Beaufort OCP update to agencies, organizations and First Nations.
2. **CREATE THE PLAN - COMMUNITY OUTREACH:** Engagement with community members, community groups, businesses, and other interested parties for policy development.
3. **CREATE THE PLAN – POLICY DEVELOPMENT AND REVISIONS:** Development of draft land uses and policies from what was heard during engagement. Presenting and receiving community input on the Draft OCP. Once input is implemented into the Draft OCP, the Board of Directors will consider the Draft OCP for first reading.
4. **PLAN COMPLETION:** Refining and finalizing the OCP, and presenting it to the community, community groups and businesses, committees, agencies and organizations, and First Nations. A public hearing will be scheduled in this phase to hear any remaining thoughts from the public regarding any proposed updates to this OCP Bylaw. Once revisions are complete the OCP Bylaw will be considered by the Board of Directors for adoption.

## ENGAGEMENT PLAN

Community engagement during an OCP review or amendment is a legislative requirement, as per the *Local Government Act*. The development of a project work plan and community engagement strategy were authorized to proceed by the Board of Directors in January 2024. Development of these tools is to guide activities with community members, community groups, businesses, agencies, organizations, First Nations, and other interested and affected parties while updating the Beaufort OCP.

The table below summarizes the Engagement Plan for the Beaufort OCP update.

PROJECT PHASE	ENGAGEMENT PARTICIPANT(S)	ENGAGEMENT METHOD(S)	ADVERTISING METHOD(S)
Project Initiation	<ul style="list-style-type: none"> <li>• Beaufort APC</li> <li>• Committees                             <ul style="list-style-type: none"> <li>○ Agricultural Advisory Committee</li> <li>○ Agricultural Development Committee</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Meeting</li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> <li>• Let's Connect ACRD project page</li> </ul>
	<ul style="list-style-type: none"> <li>• Agencies and organizations</li> <li>• First Nations</li> </ul>	<ul style="list-style-type: none"> <li>• Introduction letter</li> </ul>	<ul style="list-style-type: none"> <li>• Email</li> <li>• Mail</li> </ul>

	<ul style="list-style-type: none"> <li>• Board of Directors</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting <ul style="list-style-type: none"> <li>○ Engagement Plan</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> </ul>
Create the Plan: Community Outreach	<ul style="list-style-type: none"> <li>• Community members</li> </ul>	<ul style="list-style-type: none"> <li>• Broad community engagement activities <ul style="list-style-type: none"> <li>○ Townhall (project introduction)</li> <li>○ Survey</li> <li>○ Community BBQ</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Social media (Facebook, X, Instagram)</li> <li>• Let's Connect ACRD project page</li> <li>• Direct mail out of flyers</li> <li>• Sandwich boards</li> </ul>
	<ul style="list-style-type: none"> <li>• Community groups and businesses <ul style="list-style-type: none"> <li>○ Farmers Institute</li> <li>○ Local farmers</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Email</li> </ul>
	<ul style="list-style-type: none"> <li>• Beaufort APC</li> <li>• Committees <ul style="list-style-type: none"> <li>○ Agricultural Advisory Committee</li> <li>○ Agricultural Development Committee</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Meetings</li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> </ul>
Create the Plan: Policy Development and Revisions	<ul style="list-style-type: none"> <li>• Community members</li> </ul>	<ul style="list-style-type: none"> <li>• Townhall</li> </ul>	<ul style="list-style-type: none"> <li>• Social media (Facebook, X, Instagram)</li> <li>• Let's Connect ACRD project page</li> <li>• Direct mail out of flyers</li> <li>• Sandwich boards</li> </ul>
	<ul style="list-style-type: none"> <li>• Beaufort APC</li> <li>• Committees <ul style="list-style-type: none"> <li>○ Agricultural Advisory Committee</li> <li>○ Agricultural Development Committee</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Meetings</li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> </ul>
	<ul style="list-style-type: none"> <li>• Community groups and businesses <ul style="list-style-type: none"> <li>○ Farmers Institute</li> <li>○ Local farmers</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Email</li> </ul>
	<ul style="list-style-type: none"> <li>• Agencies and organizations</li> <li>• First Nations</li> </ul>	<ul style="list-style-type: none"> <li>• First bylaw referral</li> </ul>	<ul style="list-style-type: none"> <li>• Email</li> </ul>
	<ul style="list-style-type: none"> <li>• Board of Directors</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting: 1<sup>st</sup> reading</li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> </ul>
Plan Completion	<ul style="list-style-type: none"> <li>• Community members</li> </ul>	<ul style="list-style-type: none"> <li>• Public hearing</li> </ul>	<ul style="list-style-type: none"> <li>• Newspaper (Alberni Valley News)</li> <li>• Social media (Facebook, X, Instagram)</li> <li>• ACRD webpage</li> <li>• Let's Connect ACRD project page</li> <li>• Sandwich boards</li> </ul>
	<ul style="list-style-type: none"> <li>• Community groups and businesses <ul style="list-style-type: none"> <li>○ Farmers Institute</li> <li>○ Local farmers</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Public hearing invitation</li> </ul>	<ul style="list-style-type: none"> <li>• Email</li> </ul>
	<ul style="list-style-type: none"> <li>• Agencies and organizations</li> <li>• First Nations</li> </ul>	<ul style="list-style-type: none"> <li>• Public hearing invitation</li> <li>• Second bylaw referral</li> </ul>	<ul style="list-style-type: none"> <li>• Email</li> </ul>
	<ul style="list-style-type: none"> <li>• Beaufort APC</li> </ul>	<ul style="list-style-type: none"> <li>• Public hearing invitation</li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> </ul>

	<ul style="list-style-type: none"> <li>• Committees <ul style="list-style-type: none"> <li>○ Agricultural Advisory Committee</li> <li>○ Agricultural Development Committee</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Meeting</li> </ul>	
	<ul style="list-style-type: none"> <li>• Board of Directors</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting: 2<sup>nd</sup> reading, 3<sup>d</sup> reading &amp; adoption</li> </ul>	<ul style="list-style-type: none"> <li>• ACRD webpage</li> </ul>