

Maddie Graham

From: Skye Butler [REDACTED]
Sent: September 13, 2026 2:54 PM
To: Planning Shared
Subject: Letter of opposition to Rezoning Application RA23018 – Cape Beale Trail (Lucas Equipment Co Ltd.)

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This email originated from outside of the ACRD

Dear ACRD board , I am writing to oppose the development and rezoning application as it has been submitted. As you should know the Bamfield APC is supposed to review and approve any zoning changes. In this instance they were not consulted about any changes to the adjacent property zoning from A4 forest resource to residential or of its inclusion in the development. Based of of this fact alone the only reasonable course of action is to send the new information back to the APC for consideration and approval of the amendments before it can proceed.

There are many other reasons that this scale of development should not be approved on the west side of Bamfield. First of all a full scale study of required and available infrastructure should be conducted. As services such as garbage, road maintenance, water, fire protection and medical response are very limited and costly. It should have to be shown that the added strain on service can handled, and that the increased tax revenue from development would actually offset the increased demand for said services and not result in a decrease of service levels or an increase in taxes for existing residents. Construction of moorage space and garenteed, long term (leased or owned) east side, off street parking should be an absolute condition for a development of this scale.

The ecological impact of loss of old growth forests coverage should be assessed as this parcel is a mix of first and second growth trees. A culturaly modified tree survey should be conducted to identify trees that should be entitled protected status. There should also be a full water course survey done on the whole property in question, the main water course on the map is not the only water course or wet land on the property and these should be protected (as they are entitled to by law). The development would also permanently change the view scape from Brady's Beach, this has been identified as important to preserve in the OCP.

Thanks for your consideration

Skye Butler

[REDACTED] Cape Beale trail
Bamfield BC

Maddie Graham

From: danny burgi [REDACTED]
Sent: September 15, 2026 2:35 PM
To: Public Hearings Shared
Subject: Rezoning Application RA23018 — Cape Beale Trail / Brady's Beach (Bylaws P1503 and P1542)
Attachments: Regarding Rezoning Application RA23018 - D Burgi.docx
Follow Up Flag: Follow up
Flag Status: Completed

[CAUTION] This email originated from outside of the ACRD

Good afternoon

Please find attached letter regarding Rezoning Application RA23018. Kindly consider the points raised in the letter when deciding on Bylaws P1503 and P1542.

Best Regards
Daniel Burgi

September 15, 2026

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

Re: Rezoning Application RA23018 — Cape Beale Trail / Brady's Beach (Bylaws P1503 and P1542)

Dear Director and Board Members,

As a full-time Bamfield resident and professional firefighter, I am writing to express my strong opposition to Rezoning Application RA23018. While I recognize the need for thoughtful local housing solutions, development must not outpace our essential infrastructure and emergency response capabilities.

Summary of Key Objections:

- **Fire Safety Risk:** West Bamfield critically lacks the fire-flow capacity required to support increased density safely.
- **Infrastructure Strain:** The application exacerbates existing deficiencies in parking and moorage without offering viable solutions.
- **Unmet Housing Priorities:** Adding up to 20 single-family lots does not address local affordability, securing only one attainable housing unit.
- **Premature Timing:** Converting Resource Use land (OCP amendment) is premature prior to completing the broader OCP update.

I respectfully ask the Board to reject or defer this application based on the following key concerns:

1. Critical Fire-Protection Deficiencies

The ACRD's own Bamfield Development Plan explicitly states that development should be limited in areas with low fire flow until infrastructure is upgraded. West Bamfield primarily operates below 20 L/s—far short of the required 60 L/s for un-sprinklered residential buildings. Approving high-density development without first securing the necessary 10 km of watermain upgrades and storage infrastructure creates an unacceptable community safety risk.

2. Exacerbation of Parking and Moorage Shortages

West Bamfield relies entirely on water access. Securing 20 private parking spots in East Bamfield merely absorbs the immediate demand of this project—it does not create public parking capacity or resolve existing bottlenecks. Furthermore, the proposal adds no public moorage, shifting the burden of boat access and vehicular parking onto our already strained public resources before a comprehensive parking strategy is in place.

3. Mismatch with Actual Housing Needs

Existing zoning already accommodates hundreds of potential residential units, which the Development Plan projects will meet population needs for decades. Creating 20 market-rate single-family lots does

not address our true need for long-term rental and affordable housing, especially when only a single lot is slated for attainable housing.

4. Premature Land-Use Conversion

Re-designating a 0.5-hectare portion of Resource Use / Forest Reserve (A4) land to Residential Use sets a poor precedent. Incremental, site-specific OCP amendments undermine the broader, ongoing OCP update intended to guide overall community growth safely and sustainably.

5. Adherence to "Infrastructure First" Planning

While individual lots may meet technical criteria for septic or water connection, community-wide constraints—including emergency response, roads, and utilities—must take priority. Development should follow infrastructure readiness, not precede it.

Requested Action

I ask that the ACRD reject Bylaws P1503 and P1542, or defer them until:

- 1.** West Bamfield fire-flow deficiencies are fully resolved.
- 2.** Comprehensive parking, moorage, and housing-need strategies are formally completed.
- 3.** Binding mechanisms are established to ensure new housing meaningfully serves local residents.

Thank you for your time and dedication to the long-term safety and viability of Bamfield.

Sincerely,

Daniel Burgi

Bamfield, BC

Maddie Graham

From: Julek Chawarski [REDACTED]
Sent: September 15, 2026 6:43 PM
To: Public Hearings Shared
Subject: Letter to ACRD - Bamfield Bylaws
Attachments: ACRD_letter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[CAUTION] This email originated from outside of the ACRD

Greetings,

I am providing comment on the proposed bylaws for rezoning in Bamfield ahead of the September 24 meeting. Please see attached and confirm receipt of this letter in PDF format. If another format is preferred, please advise.

Best,
Julek Chawarski, PhD

Alberni-Clayquot Regional District

Application # RA23018

September 15, 2026

To whom it may concern,

I am writing regarding proposed bylaws P1503 and P1542 in Bamfield in advance of the Public Hearing. I am a full-time resident of West Bamfield, an active member of the Bamfield Volunteer Fire Department, and an industrial consultant and researcher in fisheries and oceanography at the Bamfield Marine Sciences Centre. I have lived in West Bamfield for five years and consider this community my home.

I'm sure the APC recognizes what makes Bamfield a unique and special community, and the importance of maintaining its character, green spaces, and natural environment for both residents and visitors. Over the past five years, I have also come to appreciate how much of Bamfield's remaining open space and natural character has been preserved through the decisions of individual landowners, including those with the financial means to resist pressures of development.

This places Bamfield in a difficult position. We are a small, remote community with limited infrastructure and services, yet we are facing increasing pressure for residential development. Before approving significant new development, I believe the ACRD needs to demonstrate that our infrastructure, emergency services, housing needs, and local employment capacity are prepared to support it.

We are not prepared.

A major housing development would place additional demands on already limited infrastructure, including water, sewage disposal, parking, roads, and marine access. The proposed development would also turn a substantial portion of West Bamfield into an active construction area, bringing prolonged construction noise, vehicle traffic, and associated impacts to existing residents.

Has the potential increase in construction activity and population been evaluated in relation to the capacity of our fire department? Will the development contribute to the additional volunteers and resources that would be needed to support it?

While the technical reports demonstrate that the development may be technically serviceable, that is not the same as demonstrating that it is appropriate or sustainable for Bamfield. The question before the committee is not simply whether 18–20 lots can physically be serviced, but whether granting the additional development rights will produce meaningful benefits for the people who live and work here year-round, and whether the associated infrastructure, environmental, housing, and community impacts have been adequately addressed.

More fundamentally, housing development alone will not create a sustainable community. Long-term employment will. Bamfield still needs additional employment opportunities and services to support a larger full-time workforce. Building additional houses without addressing these underlying constraints risks increasing seasonal and investment-based occupancy rather than providing housing for the people who live and work here year-round.

This development does not address affordable housing.

The 2025 Bamfield Housing Needs Report appropriately identified that “homeownership is out of reach for most residents.” Against that context, the statement in the application that the development “could make a positive impact on housing availability in the community” does not appear to reflect the realities facing local residents. My household income is more than twice the median household income for Electoral Area A, yet my family could not afford to build a house in Bamfield, even if a free lot were available. I am not aware of a single local resident who works and lives here full-time and is eager to build their home in this development.

The application refers to housing being available at “below market cost,” but this terminology provides little assurance that the proposed lots will actually result in affordable, full-time housing for local residents. The financial and practical constraints associated with construction in a remote community remain substantial regardless of the initial cost of the land.

My main concern is that this development will ultimately produce additional investment properties and vacation homes rather than housing for the full-time residents that Bamfield needs. Bamfield is not currently lacking in demand for vacation and investment properties. It is lacking in housing that is accessible to the people who live and work here. Bylaws which help facilitate existing home sales to full-time residents or allow for subdivisions that benefit residents would yield better outcomes for the community. I can envision how a smaller development of, say, 4-5 larger lots would likely attract a similar level of investment, while reducing the overall strain on the community.

Inclusion of the “Brady's Property” land transaction

I am also concerned about the addition of provisions relating to the “Brady's Property” at this stage of the proposal. It is unclear from the application whether the transfer of the undeveloped portion of the property to the BC Parks Foundation is actually secured. The application states that the Brady's Beach property owners have signed a Letter of Intent to transfer 0.5 ha of their property for inclusion in the development in exchange for constructed road access, and that this road access would enable them to proceed with an agreement to transfer the remainder of the 34.8 ha property to the BC Parks Foundation. If the rationale for accepting this arrangement is that it will ultimately secure the undeveloped portion of the Brady's Beach property for conservation, that commitment should be clearly and legally established before additional development rights are granted. Earmarking additional land for development based on a future conservation transaction does not provide sufficient assurance to the community. I also share concerns that the proposed Community Amenity Contributions and greenspace provisions do not adequately compensate for the scale of development being proposed.

A consequential decision for West Bamfield

Growing tourism is inevitable, market-driven price rises and inflation are inevitable, human-induced environmental destruction is inevitable. The question before the committee is how that growth should be managed so that Bamfield remains a viable community for the people who live and work here. A subdivision of 18–20 lots that does not provide clear and measurable long-term benefits to full-time local residents should be carefully reconsidered. Approving this development would also establish a precedent for future subdivision applications in West Bamfield. The ACRD will likely look back at this as one of the most consequential, precedent setting decisions regarding Bamfield ever made.

I therefore respectfully ask the committee to deny the approval of this application as is currently written.

Bamfield's future should not be determined solely by what can be developed today, but should also reflect what our community can sustainably support tomorrow.

Thank you for considering my comments.

Sincerely,

Julek Chawarski, Ph.D.

West Bamfield Resident

Bamfield Volunteer Fire Department

ASL Environmental Sciences

Maddie Graham

From: Lake Butler [REDACTED]
Sent: September 16, 2026 7:49 AM
To: Public Hearings Shared
Subject: Lucas Equipment Company development application hearing, Bamfield

[CAUTION] This email originated from outside of the ACRD

I am writing in advance of the Public Hearing regarding the proposed development by Lucas Equipment Company on 355 Winston Ave, Bamfield. I am a full-time resident and property owner in West Bamfield.

My main concern is that this development will ultimately produce additional investment properties and vacation homes rather than housing for the full-time residents that Bamfield needs. Bamfield is not currently lacking in demand for vacation and investment properties. It is lacking in housing that is accessible to the people who live and work here. Bylaws which help facilitate existing home sales to full-time residents or allow for subdivisions that benefit residents would yield better outcomes for the community. I can envision how a smaller development of, say, 4-5 larger lots would likely attract a similar level of investment, while reducing the overall strain on the community.

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Bamfield's future should not be determined solely by what can be developed today, but should also reflect what our community can sustainably support tomorrow.

Finally, an old quote from a wooden sign that used to hang ON THE BRADY PROPERTY-

"Let it not be said, to your face or to your shame, that everything was in its place before you came"

Thank you for considering,

Lake

Maddie Graham

From: Katie Turner [REDACTED]
Sent: September 16, 2026 8:54 PM
To: Public Hearings Shared
Subject: Public Hearing - Lucas Equipment Company Ltd, Cape Beale Trail, Bamfield
Attachments: Response_Lucas Equipment Company Ltd, Cape Beale Trail.pdf

[CAUTION] This email originated from outside of the ACRD

Hi there,
Attached is a written submission in advance of the public heading regarding the zoning amendment application by Lucas Equipment Company Ltd for the property on Cape Beale Trail, west Bamfield.

Thank you for the notice of the hearing, and for collecting feedback.

-Katie Turner

September 16, 2026

To whom it may concern,

I am writing in opposition to the application by Lucas Equipment Company Ltd. for a zoning amendment at their property located on Cape Beale Trail in west Bamfield.

I have been a resident of west Bamfield for the past 10 years. Over the years, I have been employed at Bamfield Marine Sciences Centre, Bamfield Community School Association, Bamfield Community Hall Society, Canadian Kelp, Huu-ay-aht Lands and Natural Resources, and the Association of Wetland Stewards for Clayoquot & Barkley Sounds.

From my perspective, Bamfield is still a small, remote community with limited infrastructure and services. It is a community of place, purpose, and passion. Let's recognize the importance of maintaining its unique character for existing residents, future residents, and visitors. Such character is preserved by scaling actions and collaborations thoughtfully and within context. The proposed amendment to create up to 20 parcels on the Cape Beale Trail property is too much, too soon for the west side.

I share all of the practical concerns raised by fellow community members regarding the local infrastructure upgrades that a development of this scale on the west side would require. But at the end of the day, I just want to see a trustworthy planning system that prioritizes community over a few profit-driven capitalists.

Sincerely,

Katie Turner

Maddie Graham

From: Christopher Mooney [REDACTED]
Sent: September 21, 2026 7:01 AM
To: Public Hearings Shared
Subject: Public-hearing submission – RA23018 – Bylaws P1503 and P1542 – Mooney/Young
Attachments: Letter to the ACRD about proposed Bylaws P1503 and P1542 (10).pdf

[CAUTION] This email originated from outside of the ACRD

Dear Planning staff,

Please find attached our submission concerning application RA23018 and proposed bylaws P1503 and P1542 for the September 24 public hearing.

Please include it in the public-hearing record and circulate it to the responsible directors. Kindly confirm receipt of this email and attachment.

Thank you,

Christopher Mooney and Clara Young

To the Chair and Directors
Alberni-Clayoquot Regional District

Subject: Request to defer second and third readings of proposed bylaws P1503 and P1542, West Bamfield

Dear Chair and Directors,

Please include this letter concerning bylaws P1503 and P1542 and the rezoning application for the proposed 18–20-lots in West Bamfield in the public-hearing record and circulate it to the responsible directors.

We support housing that people who live and work in Bamfield year-round can afford, consistent with Bamfield's Official Community Plan, as amended in 2022: "Facilitate the provision of safe, affordable rental housing within the Plan area." (Objective 3.2.6). We recognise the work undertaken by the applicants and ACRD staff, including the completed water and wastewater assessments, proposed servicing improvements, East Bamfield parking arrangement and commitment to dedicate a parcel for below-market attainable housing. Our concern is not whether these matters have been considered, but what will be delivered and how the commitments will be secured.

We ask the Board to defer second and third readings until two central benefits advanced in support of the proposal are sufficiently defined to assess: the housing that the below-market parcel will deliver, and the conservation outcome associated with the Brady's Beach amendment. We recognize that the Board's existing conditions apply before final adoption. Our request for an earlier pause is not simply because legal documents remain unfinished, but because the housing model and conservation arrangements could materially affect the merits of the proposal.

- **Brady's property and conservation:** The staff report describes a signed Letter of Intent to exchange 0.5 hectares of the Brady's Beach property for road access, enabling the separation of three existing cabin sites and a proposed transfer of the remaining portion of the 34.8-hectare property to the BC Parks Foundation. We welcome the potential conservation benefit. Before advancing the change from Resource Use and Forest Resource zoning, explain how the exchange, cabin subdivision and conservation transfer will operate together as an overall plan for the property. If conservation is relied upon to justify the amendment, establish how it will be secured, including lasting public access and safeguards if the transfer does not proceed. The additional residential development rights should not proceed on the strength of a conservation benefit that may not materialize.

- **Review of the amended proposal:** The documented APC endorsement dates from June 2025, before the Brady's addition discussed with staff in March 2026. If the APC has not since considered that amendment and its implications, refer it back for a focused review. Make the resulting advice and any materially revised proposal available for residents to consider. We are asking for review of the changes, not repetition of the work already undertaken.
- **Delivery of infrastructure and services:** The water model concludes that treatment capacity is sufficient, the wastewater assessment supports Type 2 or Type 3 systems, and an East Bamfield parking agreement is described in the report. We are not asking for those assessments to be repeated. Make the underlying reports and definitive parking terms available, and distinguish the developer's subdivision-servicing obligations from works future purchasers must undertake when they build. Identify delivery milestones, maintenance responsibilities and who pays, including for further development of Winston Avenue and its acceptance for public maintenance. Address remaining provision for boat access and moorage, safe pedestrian access, water-system reliability, emergency services and peak-season waste collection without unfairly shifting additional costs to existing residents.

Marine access deserves particular attention. We know how crucial Lady Rose Marine Services is to Bamfield, as we saw during the 2025 wildfire road closure. Establish how freight and waste-removal services will accommodate subdivision works, subsequent house construction and eventual occupancy, including service commitments, responsibility for additional costs and contingency arrangements for interruptions.

- **Community benefits and local housing:** This proposal creates residential lots and associated infrastructure; the public package does not commit the applicant to building houses on the market lots. It is therefore important to distinguish opportunities for future house construction from completed housing that meets local needs.

The staff report identifies a 0.28-hectare (0.69-acre) parcel for below-market attainable housing and discusses subsidized bare-land strata or rental housing. The Board's condition requires an agreement to dedicate one parcel at subdivision "to secure options for below-market attainable housing for local residents." This is a useful contribution, but it does not specify a minimum number of completed housing units. Before further readings, please establish and publish:

- **How many homes:** Identify the parcel on the subdivision plan, its realistic housing capacity and the proposed minimum number of homes, including the rental and ownership mix.

Confirm that zoning, access and servicing can accommodate that outcome, and identify any further approvals needed.

- **Who delivers them:** Name the intended land recipient and housing provider or delivery model. Specify where the developer's land and servicing contribution ends and responsibility for financing and constructing homes begins. If a nonprofit, the community or eligible purchasers are expected to build, make that responsibility explicit.
 - **What they will cost:** Set out anticipated servicing and construction costs, funding sources and any funding gap. Demonstrate affordability for eligible year-round residents after those costs and ongoing charges, rather than relying on discounted land prices alone.
 - **When they will be delivered:** Tie the developer's agreed contributions to subdivision and servicing milestones, and establish a separate, realistic timetable for affordable-home construction. Delivery should not depend on when purchasers of market lots choose to build.
 - **How the outcome will be protected:** Set out the proposed eligibility, rent or purchase-price limits, resale rules, year-round occupancy requirements and duration of affordability, preferably permanent. Identify the legal instruments, monitoring arrangements and remedies if contributions are not delivered, funding fails or homes are not built. Settle and secure the necessary obligations before final adoption, using a section 483 housing agreement and supporting section 219 covenants where appropriate, with a lawful registration and delivery sequence.
- Assess that defined housing outcome against Bamfield's Housing Needs Report and the additional development rights requested. If the parcel cannot deliver a meaningful contribution to local needs, consider a revised layout, smaller homes or cottage clusters, or other lawful contributions and incentives supported by a feasibility assessment. Keep affordable-housing benefits distinct from ordinary servicing obligations and parkland requirements.

We ask for a focused pause, with clear tasks and a timetable, so the applicants, ACRD, APC and Bamfield Community Affairs Society can work together towards a proposal whose benefits are credible and achievable. The Bamfield Community Affairs Society should have a seat at the table in developing the housing plan, helping to ensure that it responds to the needs identified in the Housing Needs Report. Residents and directors should be able to assess those benefits before further readings, with essential legal commitments secured before final adoption.

The central housing question is not simply whether a "below-market" lot will be provided, but how many genuinely affordable homes will result, who will deliver them and by when. Resolving that question,

alongside the conservation arrangements for the Brady's Beach component, would provide a stronger basis for a decision and a better outcome for Bamfield.

Thank you for considering this submission.

Yours sincerely,

Christopher Mooney / Clara Young

Chris Mooney Clara Young

Maddie Graham

From: ja rou [REDACTED]
Sent: September 21, 2026 1:49 PM
To: Public Hearings Shared
Subject: Application RA23018 Bylaws P1503 & P1542

[CAUTION] This email originated from outside of the ACRD

Dear Chair and Members of the Board,

I am writing regarding the proposed development associated with Application RA23018 (Bylaws P1503 and P1542).

Bamfield is a unique community, and West Bamfield is particularly distinctive as a water-access-only area. That characteristic means the waterway functions not simply as a recreational amenity, but as an important part of the community's transportation infrastructure. West Bamfield could reasonably be viewed as a sub-community within Bamfield, given the particular challenges and benefits associated with water access. Many residents value this aspect of the community and believe it contributes significantly to the character and appeal of West Bamfield.

To be clear, my concerns are not based on a belief that a property should be unnecessarily restricted or "sterilized" from development. Rather, I am asking that the Board undertake a careful assessment of the potential cumulative impacts of this proposal before proceeding further with the bylaws.

In particular, I believe the following matters warrant further consideration.

1. Infrastructure capacity to accommodate future growth

Bamfield currently experiences significant challenges with parking and public moorage. These issues are expressly identified in the [2025 Bamfield Development Plan](#), which considers land capacity and infrastructure needs within the community.

The Plan states:

"Through discussions with the ACRD, a shortage of vehicle parking in downtown East Bamfield was identified. The cause of parking limitations is primarily due to the lack of vehicle access to West Bamfield resulting in residents leaving their vehicles in East Bamfield to travel to the West side via boat." (p. 11)

It also states:

"It is expected that an increase in development will generate further demand for parking and additional parking solutions will be required to manage visitors, along with seasonal and full-time residents." (p. 12)

With respect to moorage, the Plan states:

"Through their participation in the ACRD's Fall 2023 engagement survey and workshop, residents identified that Bamfield's existing moorage facilities are insufficient to meet community demand. It is anticipated that future growth and development within the community, particularly in West Bamfield, will further constrain moorage availability. Future development planning may need to include additional public moorage facilities to accommodate increased boat traffic between East and West Bamfield." (p. 12)

These are not hypothetical concerns. They are issues already identified through the ACRD's own planning and engagement processes.

Garbage collection is another example. Year after year, Bamfield residents experience significant challenges with garbage services during the busiest months of the year. This issue was also recently discussed by staff at a public meeting, and, to my understanding, a solution that is both adequate and fair to residents and businesses has not yet been established.

Parking, moorage and garbage capacity therefore remain unresolved community infrastructure issues.

The question I believe the Board should consider is how these existing constraints will be addressed as additional development occurs. Before approving additional development capacity, it would be appropriate to understand the infrastructure requirements that this and other anticipated development will create and how those requirements will be accommodated.

2. The unique infrastructure impacts of West Bamfield development

One of the important planning considerations in this application is that development in West Bamfield has infrastructure implications on both sides of the inlet.

A resident or visitor travelling to a West Bamfield property generally needs to park in East Bamfield, transfer goods and people to a boat, cross the inlet, unload, and then complete the journey to the property. As a result, a new West Bamfield parcel can create demand for parking and moorage in East Bamfield in addition to whatever parking and access requirements exist on the West Bamfield side.

This is an important distinction from conventional development where the infrastructure demands associated with a property are generally concentrated in the immediate vicinity of that property.

For West Bamfield, each additional property has the potential to contribute to demand for:

- parking in East Bamfield;
- parking or access near the West Bamfield dock and/or on the West Bamfield property; and
- moorage to facilitate travel between East and West Bamfield.

The location of the proposed lots near Brady's Beach makes this particularly relevant. After travelling a considerable distance to reach Bamfield, property owners, residents and visitors carrying groceries, equipment and other goods may reasonably prefer to park as close as possible to the East Bamfield dock rather than leave their vehicles a significant distance away and walk back and forth.

This is why I would strongly encourage the Board to consider whether an East Bamfield parking facility located more than a couple of blocks from the dock would actually be used as intended.

This is not simply a question of whether parking spaces can technically be provided. It is also a question of whether the proposed solution is practical enough to influence behaviour.

There is also a question of enforcement. The Regional District has limited bylaw enforcement resources and does not administer MOTT roads and associated parking issues. If a remote parking facility is not used as intended, it is important to identify who would be responsible for managing the resulting parking impacts.

If these issues are not addressed, the effects could fall disproportionately on existing residents and businesses in both East and West Bamfield.

3. Existing development capacity that has not yet been realized

I also encourage the Board to consider the cumulative impact of existing parcels that are already approved for development but have not yet been developed.

Has the ACRD assessed:

- how many existing parcels in Bamfield remain undeveloped;
- how many of those parcels have the ability to create additional dwelling units under recent provincial legislation;
- how many of those parcels are located in West Bamfield;
- the additional parking demand that could result, particularly in East Bamfield; and
- the additional annual demand for moorage created by that development?

This information seems important to understanding the actual scale of future infrastructure demand.

The question is not only what impacts will result from the proposed application in isolation, but what the cumulative impacts could be when this application is considered alongside development capacity that already exists.

If this information has not yet been assessed, I believe it should be before the Board determines whether existing infrastructure is capable of accommodating additional development.

4. Notice and the complexity of the application

I also have concerns about the information available to the community regarding the scope of the application.

The development notice signage located on Cape Beale Trail does not, to my understanding, identify the additional larger, triangular shaped parcel proposed for subdivision southwest of Brady's Beach (as shown in the Notice of Public Hearing document shared with the community). Consequently, the inclusion of that larger parcel has come as a surprise to some members of the community.

I recognize that the formal requirements for development notification may have been met. However, this is a complex application over a significant portion of West Bamfield with potentially significant cumulative impacts, and its full implications are difficult to understand without familiarity with the development process.

Given the complexity of the proposal, I would encourage the Board to ensure that the community has had a meaningful opportunity to understand the full scope and potential implications of the application before further readings are considered.

5. Community character and the outdated OCP

Finally, I believe community character deserves meaningful consideration.

Community character extends beyond technical development requirements. It includes the visual, historical and social identity of a community and the characteristics that residents value about the place in which they live.

Bamfield has been identified for some time as a community requiring a new Official Community Plan. I appreciate that the ACRD has been working through OCP processes with a number of communities and that resources and sequencing necessarily affect when that work can occur. However, Bamfield's existing OCP is now dated.

I am concerned about making significant development decisions based primarily on planning assumptions that may no longer adequately reflect the community as it exists today, particularly where the community is already experiencing infrastructure pressures.

An updated planning framework would provide an opportunity to consider the cumulative effects of development, infrastructure capacity, community character and the particular circumstances of a water-access-only community in a comprehensive way.

Conclusion

I want to emphasize that I am not opposed to development, nor am I asking the Board simply to deny this application.

I am asking that the Board apply a critical and comprehensive lens to the proposal before proceeding further. In particular, I believe the cumulative infrastructure impacts should be understood, including the impacts of existing undeveloped parcels and the distinctive way in which development in West Bamfield creates infrastructure demand in both West and East Bamfield.

Where negative impacts can be identified, I believe appropriate mitigation should be explored in a manner that is fair to both the applicant and the existing community. Where the development will result in benefits to the community, those should also be identified and communicated to residents so that they understand the entirety of outcomes from this development.

If the necessary infrastructure and mitigation measures cannot reasonably be established at this time, I would encourage the Board to consider whether a scaled-down form of development may be appropriate while the community's outstanding infrastructure issues are addressed and longer-term planning work proceeds.

The objective should not be to prevent appropriate development. It should be to ensure that development proceeds in a way that is sustainable, adequately planned, and respectful of the community that will ultimately live with its long-term consequences.

Thank you for considering these comments.

Sincerely,

Jaleen Rousseau

Bamfield Property Owner and Full Time Resident

Maddie Graham

From: Dennis Morgan [REDACTED]
Sent: September 22, 2026 4:15 PM
To: Planning Shared; [REDACTED]
Subject: proposed Bylaws P1503 and P1542

[CAUTION] This email originated from outside of the ACRD

Greetings from Ucluelet from a former "bamphibian". I left Bamfield in 2012 after residing there for 17 years. I still own 2 small properties on the West side and my children spent their first few years in our former house there. My family has visited Bamfield every year since we left and have always been amazed, though this has begun to change, that West Bamfield still holds a magical feel.

I write to express my concern about the Proposed Bylaws P1503 and P1542. For innumerable reasons (details below in a letter a current West Side resident wrote) I do not feel that West Bamfield is ready for the development proposed in the Bylaws. I understand that development is inevitable, but it has to be grounded in realistic limitations in the context of roads, water, sewage, fire-fighting and other considerations. Allowing the changes in lot size as proposed would be bad for West Bamfield.

There are also questions about how much the proposal has changed since it was originally considered by the Bamfield Advisory Planning Commission, particularly with the addition of the Brady's Beach property.

If the proposal now before the public is *materially different* from what the APC originally reviewed, and I believe it is, the amended proposal deserves further local review.

I believe the ACRD planning commission should deny these proposed Bylaws. Failing that, the hearing should be postponed until proper review by the Advisory Planning Commission has taken place.

The aforementioned letter:

"To whom it may concern,

I am writing regarding proposed bylaws P1503 and P1542 in Bamfield in advance of the Public Hearing.

I'm sure the ACRD recognizes what makes Bamfield a unique and special community, and the importance of maintaining its character, green spaces, and natural environment for both residents and visitors. Over the past five years, I have also come to appreciate how much of Bamfield's remaining open space and natural character has been preserved through the decisions of individual landowners, including those with the financial means to resist pressures of development.

This places Bamfield in a difficult position. We are a small, remote community with limited infrastructure and services, yet we are facing increasing pressure for residential development. Before approving significant new

developments, I believe the ACRD needs to demonstrate that our infrastructure, emergency services, housing needs, and local employment capacity are prepared to support it.

We are not prepared.

A major housing development would place additional demands on already limited infrastructure, including water, sewage disposal, parking, roads, and marine access. The proposed development would also turn a substantial portion of West Bamfield into an active construction area, bringing prolonged construction noise, vehicle traffic, and associated impacts to existing residents.

Has the potential increase in construction activity and population been evaluated in relation to the capacity of our fire department? Will the development contribute to the additional volunteers and resources that would be needed to support it?

While the technical reports demonstrate that the development may be technically serviceable, that is not the same as demonstrating that it is appropriate or sustainable for Bamfield. The question before the committee is not simply whether 18–20 lots can physically be serviced, but whether granting the additional development rights will produce meaningful benefits for the people who live and work here year-round, and whether the associated infrastructure, environmental, housing, and community impacts have been adequately addressed.

More fundamentally, housing development alone will not create a sustainable community. Long-term employment will. Bamfield still needs additional employment opportunities and services to support a larger full-time workforce. Building additional houses without addressing these underlying constraints risks increasing seasonal and investment-based occupancy rather than providing housing for the people who live and work here year-round.

This development does not address affordable housing.

The 2025 Bamfield Housing Needs Report appropriately identified that “homeownership is out of reach for most residents.” Against that context, the statement in the application that the development “could make a positive impact on housing availability in the community” does not appear to reflect the realities facing local residents. My household income is more than twice the median household income for Electoral Area A, yet my family could not afford to build a house in Bamfield, even if a free lot were available. I am not aware of a single local resident who works and lives here full-time and is eager to build their home in this development.

The application refers to housing being available at “below market cost,” but this terminology provides little assurance that the proposed lots will actually result in affordable, full-time housing for local residents. The financial and practical constraints associated with construction in a remote community remain substantial regardless of the initial cost of the land.

My main concern is that this development will ultimately produce additional investment properties and vacation homes rather than housing for the full-time residents that Bamfield needs. Bamfield is not currently lacking in demand for vacation and investment properties. It is lacking in housing that is accessible to the people who live and work here. Bylaws which help facilitate existing home sales to full-time residents or allow for subdivisions that benefit residents would yield better outcomes for the community. I can envision how a smaller development of, say, 4-5 larger lots would likely attract a similar level of investment, while reducing the overall strain on the community.

Inclusion of the “Brady's Property” land transaction

I am also concerned about the addition of provisions relating to the “Brady's Property” at this stage of the proposal. It is unclear from the application whether the transfer of the undeveloped portion of the property to the BC Parks Foundation is actually secured. The application states that the Brady's Beach property owners have signed a Letter of Intent to transfer 0.5 ha of their property for inclusion in the development in exchange for constructed road access, and that this road access would enable them to proceed with an agreement to transfer the remainder of the 34.8 ha property to the BC Parks Foundation. If the rationale for accepting this arrangement is that it will ultimately secure the undeveloped portion of the Brady's Beach property for conservation, that commitment should be clearly and legally established before additional development rights are granted. Earmarking additional land for development based on a future conservation transaction does not provide sufficient assurance to the community. I also share concerns that the proposed Community Amenity Contributions and greenspace provisions do not adequately compensate for the scale of development being proposed.

A consequential decision for West Bamfield

Growing tourism is inevitable, market-driven price rises and inflation are inevitable, human-induced environmental destruction is inevitable. The question before the committee is how that growth should be managed so that Bamfield remains a viable community for the people who live and work here. A subdivision of 18–20 lots that does not provide clear and measurable long-term benefits to full-time local residents should be carefully reconsidered. Approving this development would also establish a precedent for future subdivision applications in West Bamfield. The ACRD will likely look back at this as one of the most consequential, precedent setting decisions regarding Bamfield ever made.

I therefore respectfully ask the committee to deny the approval of this application as is currently written.

Bamfield's future should not be determined solely by what can be developed today, but should also reflect what our community can sustainably support tomorrow."

We need more thought-out developments that provide affordable and attainable housing options for Bamfield residents. This is not one of them.

Thank you very much for your time in considering my comments.

Dennis Morgan

██████ Helen Rd

Ucluelet, BC ██████

████████████████

Maddie Graham

From: [REDACTED]
Sent: September 22, 2026 10:26 PM
To: Public Hearings Shared
Cc: Bob Beckett; James Willock
Subject: Keith Wyton opposes Development Application #RA23018k

[CAUTION] This email originated from outside of the ACRD

Dear ACRD Directors and Planning Staff,

Please acknowledge receipt of this email.

I am writing to inform you that I do not support Development Application #RA23018 and Bylaws P1503 & P1542.

I request that the Application be denied and that the applicant be invited to resubmit a plan that has the required community support. I believe a successful development application is possible if the APC has the opportunity to review and make recommendations after considering the entirety of the application and if the community interest in the consequential Brady's Beach property is recognized and accommodated.

The ACRD recognized the community interest in this unique real estate asset when Bamfield Director Pat Garcia kept the land protected through restrictions on development that would require community input to change and the spot zones that defined appropriately sized housing sites for the owners.

Much of the opposition to this application is related to the inclusion of the Brady's Beach property as part of the development. The precedent of carve outs and subdivisions through sales or title transfers of portions of the property set a dangerous risk that future actions are allowed to follow along based on previous permissions. One avenue to prevent further degradation of the asset would be to make the BC Parks acquisition a condition of approval for any change of status for the Brady's Beach property. As the information in the rezoning application gives no assurance of the Parks acquisition there is no justification for its mere possibility being used to gain support.

The inclusion of the Brady's Beach property in the development has put at risk the whole development creating a needless encumbrance on the Lucas portion of the development. As there was an original Lucas development already in process the applicant could be invited to resurrect the original project. It is possible that there could be support for the original concept although community interest has heightened and additional considerations may be warranted to secure community support. In view of the current situation this course of action has a better chance of success.

In order to accommodate the Brady's Beach owners in their desire for road access and services to each of their building sites Lucas could grant an easement across the Lucas property and that could be included in the Lucas site plan. The easement would be negotiated between the owners, it would be registered on title and it would not require the subdivision of the Brady's Beach property. Support for the Lucas application could be contingent on this access being arranged.

I hope for a successful plan that recognizes the community interest and the property owner's aspirations. Rezoning is not a right- it is granted as a privilege by the community if it serves the community interest.

Thank for your consideration,

Keith Wyton
Bamfield property owner for 45 years

Maddie Graham

From: [REDACTED]
Sent: September 23, 2026 7:46 AM
To: Public Hearings Shared
Cc: Bob Beckett
Subject: Parking Requirements for Lucas Application #RA23018

[CAUTION] This email originated from outside of the ACRD

Dear Directors and Planning Staff,

Please acknowledge receipt of this email.

There should be further requirements to parking for the Lucas application.
I do not support the application.

Recently in West Bamfield the Lucas project was required to secure parking for each of the lots in the development.

The agreement with the parking provider was presented by the proponent and it was accepted as meeting the requirement.

There are properties in East Bamfield providing parking spaces. The application document package did not provide the location or the parking agreement.

There are considerations regarding the adequacy of any parking provision:

1. Do the properties providing parking have the appropriate zoning?
2. As the parking service is a commercial enterprise are there applicable standards to providing the service?
3. Two of the properties providing parking are currently for sale. What happens to the requirement for project parking if the new owners do not want to continue the service?
4. In order to ensure the durability of the parking agreements the project proponents should own the parking property or there should be a binding contractual arrangement that runs with the land and not with the owners.
5. Consideration should be given to providing EV charging in any parking lot that provides parking for a fee.
6. Affordability is a challenge to anyone living and working in Bamfield as the average income will not support the purchase of market priced real estate. In order to reduce parking costs being passed on to buyers there should be provision for people who do not need parking. People come and go from Bamfield in various ways and there should not be a penalty against those who do not own vehicles.

Thank-you for the opportunity to comment on this application.

Keith Wyton
[REDACTED] Brady's Beach Trail

Maddie Graham

From: Rich Palmer [REDACTED]
Sent: September 22, 2026 7:33 PM
To: Planning Shared
Subject: Bamfield Public Hearing - September 24- Questions

[CAUTION] This email originated from outside of the ACRD

Questions I would like answered at the public hearing regarding Application # RA23018, Bylaws P1503 & P1542 are:

1) Was Bamfield's Advisory Planning Commission (APC) asked for input regarding the Brady's Beach property proposal (bylaw P1503) before being presented at the upcoming Bamfield Public Hearing?

2) If not, why not?

I am concerned that decisions regarding one of the most consequential pieces of property in the entire Bamfield Community are being made in haste without adequate input from Bamfield Community groups and primarily benefit the interests of a single developer.

If I should send these questions to someone else at ACRD, please advise who.

Regards, Rich Palmer

--

○-----○
A. Richard Palmer, FRSC

Department of Biological Sciences
University of Alberta
Edmonton, Alberta T6G 2E9 CANADA
and
Bamfield Marine Sciences Centre
Bamfield, BC V0R 1B0

[REDACTED]
○-----○

Maddie Graham

From: James Willock [REDACTED]
Sent: September 23, 2026 11:07 AM
To: Bob Beckett; Planning Shared
Subject: Application #RA23018 (Zoning Bylaws - P1503 and P1542)
Attachments: ACRD - Lucas Rezoning Application Letter.pdf

[CAUTION] This email originated from outside of the ACRD

Dear Director Beckett & ACRD Regional Directors,

I am writing with regard to the proposed bylaws (P1503 & P1542) concerning the Lucas / Brady's beach properties that are the subject of the Sept 24th Public Hearing.

Given that the Bamfield Official Community Plan is now 12 years old, I think it would be ill-advised to approve any rezoning and ad hoc OCP amendments without a full engagement process with the community on changing Bamfield's zoning density.

The Bamfield community needs to determine where – if anywhere – increased property density is desirable and beneficial to the community. Future rezoning applications need to be done in accordance with a Bamfield growth management plan that determines where higher density is desirable.

I urge that you and the ACRD Board deny the proposed bylaws P1503 & P1542.

Thank you for your consideration,

September 23, 2026

James Willock
[REDACTED] Kings Rd.
Bamfield, BC
[REDACTED]

Bob Beckett & ACRD Board of Directors
Alberni-Clayoquot Regional District
3008 Fifth Ave
Port Alberni,
BC
V9Y 2E3

Re: Application #RA23018 (Zoning Bylaws - P1503 and P1542)

Dear Director Beckett & ACRD Regional Directors

I am writing with regard to the proposed bylaws (P1503 & P1542) concerning the Lucas / Brady's beach properties that are the subject of the Sept 24th Public Hearing.

Given that the Bamfield Official Community Plan is now 12 years old, I think it would be ill-advised to approve any rezoning and ad hoc OCP amendments without a full engagement process with the community on changing Bamfield's zoning density.

The Bamfield community needs to determine where – if anywhere – increased property density is desirable and beneficial to the community. Future rezoning applications need to be done in accordance with a Bamfield growth management plan that determines where higher density is desirable.

I urge that you and the ACRD Board deny the proposed bylaws P1503 & P1542.

Thank you for your consideration,

[REDACTED]

James Willock
West Bamfield (resident & property owner)

Maddie Graham

From: James Willock [REDACTED]
Sent: September 23, 2026 5:40 PM
To: Bob Beckett; Planning Shared; Public Hearings Shared
Subject: Bamfield Community Poll - re: Application #RA23018 Bylaws P1503 & P1542
Attachments: LucasBrady Poll - Sept 26.png

[CAUTION] This email originated from outside of the ACRD

Hello Bob & ACRD Planning Team,

I have attached the preliminary results of a Bamfield Community poll concerning the proposed rezoning bylaws P1503 & P1542. Polling began on Sept 17 via [BamfieldHUB.ca](https://discourse.bamfieldhub.ca) and will continue until the 3rd and final reading of the proposed rezoning bylaws.

The poll is accessible at the link below.

Only verified Bamfield residents and property owners can vote in the poll:

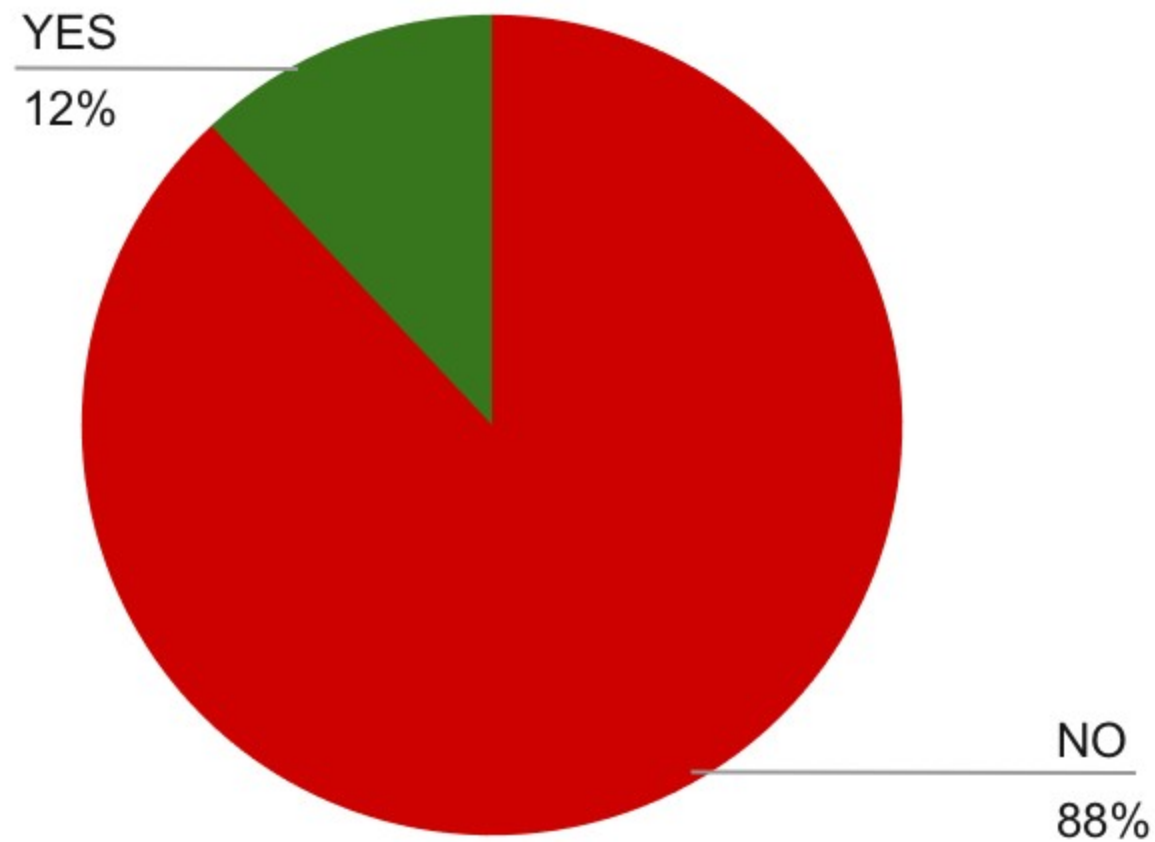
<https://discourse.bamfieldhub.ca/t/poll-lucas-bradys-beach-parcel-rezoning/77>

Thanks,
James

Bamfield Community Poll

Proposed Rezoning Bylaws: P1503 & P1542

Preliminary Poll Results*



Poll Question

"Do you support the proposed bylaws to rezone the Lucas property & Brady's Beach parcel?"

Response Options

- 1) "YES I support the proposed rezoning"
- 2) "NO I do not support the proposed rezoning"

Poll Summary*

- TOTAL Number of Voters: **103**
- YES Votes = **12%**
- NO Votes = **88%**

Eligible Voters

- Bamfield Residents
- Bamfield Property Owners

* Preliminary results as of Wed Sept 23 2026 5:30pm

Note: Polling will remain open until the ACRD's 3rd & final reading of the proposed bylaws

Maddie Graham

From: Leanna [REDACTED]
Sent: September 24, 2026 7:36 AM
To: Public Hearings Shared
Cc: Planning Shared
Subject: Public Hearing – RA23018 / Bylaws P1503 and P1542

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This email originated from outside of the ACRD

Dear ACRD Board of Directors,

I am writing to formally oppose Bylaws P1503 and P1542 and ask that they not be adopted as proposed. I am unable to attend the September 24 public hearing, so I respectfully ask that this letter be entered into the public record.

I am not opposed to housing or thoughtful growth in Bamfield. My concern is whether this development, at this scale and location, is appropriate for West Bamfield and whether its long-term impacts have been adequately addressed before permanent development rights are granted.

The proposal would facilitate up to 20 residential lots on approximately 5.96 hectares, including a residential designation and zoning change on part of the Brady's Beach property. For a small, remote community, this represents a significant increase in residents, traffic, water use, wastewater systems, parking and demands on roads, fire protection and other services. It could also create a prolonged period of construction, as the lots would be developed individually by future property owners rather than through one coordinated build by a single developer. This could mean construction traffic, noise and disruption continuing for years, with no clear timeline for when the area would be fully built out.

The ACRD's Bamfield Development Plan recognizes the importance of understanding Bamfield's physical and infrastructure limitations and ensuring growth respects its ecological integrity and rural character. Demonstrating that individual lots can technically be serviced does not necessarily demonstrate that the community can sustainably support the resulting development.

Winston Avenue is another important concern. ACRD documents identify it as a registered right-of-way and previously described this portion as "unbuilt," with construction proposed as part of the subdivision. The road has since been constructed by the applicant. Can the ACRD clarify what authorization permitted the existing road to be constructed, what standards it was built to, and whether it has been professionally assessed and approved as suitable access for a 20-lot subdivision? If engineering, geotechnical or drainage assessments have been completed, I ask that they be made available to the public.

Bamfield has a real need for housing, but creating additional lots does not guarantee housing for people who live and work here year-round. The proposed attainable or affordable housing parcel should be secured through an enforceable agreement if it is being relied upon as a benefit of this rezoning.

I am also concerned about the 2026 addition of the Brady's Beach property. Approximately 0.5 hectares would be changed from Resource Use/Forest Reserve to Residential Use/Acreage Residential in connection with a potential future transfer of the remainder of the property to the BC Parks Foundation. If this potential conservation outcome is being relied upon as a community benefit, it should be secured before additional development rights are granted.

Finally, the proposed development would permanently alter a currently forested and undeveloped area through clearing, roads and construction, with potential impacts to drainage, watercourses, habitat and the visual character of Brady's Beach. These impacts should be understood before rezoning creates the opportunity to develop the property.

I respectfully ask the Board to reject Bylaws P1503 and P1542 as proposed. If the Board is not prepared to reject them, I ask that the application at minimum be deferred until the outstanding infrastructure, housing, environmental and planning concerns are properly addressed and the proposed community benefits are secured.

Bamfield's future should not be determined solely by what can technically be developed today, but by what our community can responsibly support for decades to come.

Thank you for considering my comments and including them in the public record.

--

Leanna Gildersleeve
Bamfield Resident

Maddie Graham

From: Reid Yochim [REDACTED]
Sent: September 24, 2026 10:00 AM
To: Planning Shared; Public Hearings Shared
Subject: Application # RA23018, Bylaws P1503 & P1542 - Questions/Comments

[CAUTION] This email originated from outside of the ACRD

Hello!

To whom it may concern:

My name is Reid Yochim and I'm a property owner and full-time resident on the West side of Bamfield. I'm a self-employed small business owner, a contractor/operator of the Bamfield water treatment plant and distribution system, and a training officer, first responder and firefighter with the Bamfield Volunteer Fire Department.

Unfortunately I'm unable to attend the public hearing in person tonight due to local obligations. My partner will be attending in person, and I will be attending via Zoom.

I have many concerns and questions surrounding the Lucas Equipment Company application to amend bylaws P1503 and P1542 (application RA23018). I'm sure there have been many emails and/or calls, as well as the Bamfield Hub's survey and the petition organized by Molly Jones. I have many of the same concerns - mainly regarding who will end up being able to purchase the properties, the cost to housing for the rest of the community, and the environmental impacts of the development.

Regarding "Brady's Beach BC Parks Foundation Transfer

The property owners of the 34.8 ha Brady's Beach property at 355 Winston Avenue have signed a Letter of Intent with the applicants to transfer a 0.5 ha portion of their property to be included within the development in exchange for constructed road access to the west side of the Brady's Beach lands. The road access would facilitate subdivision of the three (3) existing cabin sites on the property and enable the property owners to proceed with an agreement that would transfer the remainder of the property to the BC Parks Foundation. The future development would provide individual parcels for the existing cabins and ensure that the bulk of the Brady's Beach lands would be secured for conservation values and public access."

I DO support this proposal. I do not understand why this proposal needs to be coupled with the development of the 20 lots. If the owners of this property want road access to their property - that is within their right, but I don't understand why the rezoning of the Brady's Beach property and the subsequent transfer of the remaining land to BC Parks Foundation would be subject to the rezoning of the Lucas' property. I believe owners of the Brady's beach property can transfer 0.5 ha to the Lucas Equipment Co, construct their road (as long as it is done correctly with ACRD approval), re-zone so they each have individual lots, and donate the remaining land to BC Parks Foundation. The Lucas property rezoning and development should be a completely separate issue and discussion.

As I'm sure has been communicated - ***where does the ACRD and the Lucas's expect all of the vehicle and boat traffic to go on both the East and West side of Bamfield if an additional 20 lots are added?*** We are already at a crisis point during the busy summer months - with vehicles parked in every possible corner on the East side, usually with half of their vehicle still on the road, creating an incredibly dangerous situation for pedestrians and other drivers. We also already do not

have enough public dock space available for west side residents to travel back and forth from west to east sides.

Regarding the subject: "b. Confirmation of adequate off-street parking for the development provided on the east side of Bamfield." and the response "The applicants have entered into an agreement with a parking provider that manages a privately-owned offstreet parking facility in East Bamfield. The agreement includes reserved long-term parking for a minimum of twenty (20) vehicles and would be finalized if the rezoning application proceeds."

My understanding is that the parking facility mentioned is the parking lot next to the Bamfield transfer station - is this accurate? The owner(s) of the parking lot property have had this and all of their other many properties they own in Bamfield on and off the real estate market for several years. How solid is this agreement with the Lucas's, and how can we be sure this agreement wouldn't just be terminated or scrapped if the property is sold?

The location of this property is also 1.1km (17 minute walk) away from the nearest public-accessible dock. ***Does anybody really believe that it would be feasible for residents owning property and living on the west side to drop off their belongings/goods, go and park, and then walk 15-20 minutes on a road with no sidewalks and no lights to an area where they can access the inlet to get back to the west side - especially elderly folks, people with children, and or people with any physical disabilities?*** I don't believe so.

Regarding "Below-Market Attainable Housing for Local Residents

The applicants have worked with ACRD staff to determine options for securing affordable housing as part of the development and focusing additional housing units for local Bamfield residents. As the development proceeds, a lot could be provided under a housing agreement or an amenity contribution agreement as part of the rezoning, and secured by restrictive covenant. Options for this site include the development of a small-lot serviced bare land strata with lots that would be provided at a subsidy to local residents under set conditions, or the development of rental housing secured at below-market rental rates under a housing agreement with the ACRD. As a condition of the rezoning, the use of the land would be secured for attainable housing under an agreement with the ACRD."

" The applicants have identified a 0.28 ha (0.69 ac) parcel that would be dedicated for the provision of affordable housing. Options include small-lot bare land strata parcels and/or securing below market rate rental housing through a housing agreement with the ACRD."

On the Polaris Land Survey proposed subdivision layout map, there is no parcel listed as 0.69 acre. Where would this lot be?

Is it feasible to think that a 0.6-0.69 acre property could be used for a small-lot serviced bare land strata?

The line above: "The applicants have worked with ACRD staff to determine options for securing affordable housing as part of the development and focusing additional housing units for local Bamfield residents."

Can you clarify what this means? Does this mean that current permanent Bamfield residents would have priority to purchase the lots before others? Does this mean they would be required to build purpose-built low-income rental housing as part of the development? The statement is very vague, and if it is only referring to the possibility of one 0.6acre parcel of land being handed over to the ACRD for "affordable housing", that's hardly a drop in the bucket as far as helping the community with our current housing crisis.

Regarding "Brady's Beach

The applicants are working with the property owners of the adjacent 34.8 ha Brady's Beach property to provide constructed public road access from Cape Beale Trail to the north side of the Brady's

Beach parcel. The property owners have a private agreement to provide a 0.5 ha portion of the property for the adjacent development in exchange for constructed road access to their lands."

Is the be ACRD aware that the construction of this "road" has already begun? Was this done with proper consultation and approval from the ACRD? Has the ACRD seen the current work that was completed? From an environmental standpoint, if the work that was completed is acceptable, I would be very concerned about the impact of any further development on the site.

The information package also states: "Employing a Design with Nature approach to development to encourage low impact development and to manage stormwater runoff (Policy 5.2.18)"

Does the current road work that was completed fall under the Design with Nature approach? The road does not manage storm water runoff, it is an un-walkable mudpit.

Final thoughts:

Bamfield is a close-knit, strong-valued community. As access is improved (via road upgrades) and word gets out about the beauty of the area, there is obviously going to be increased tourism and interest and change will happen. Bamfield residents do not want to be the next Tofino or Whistler, with outrageously over-priced homes that nobody can afford to purchase or rent. We do not want another 20 lots on the west side just so wealthy folks can snap them up, destroy the land with little oversight from the ACRD, and then only spend two weeks in community in the summer, having no valuable input to the local area. We do not want to become a playground for the wealthy. We have a diverse community and we do not want to be priced out by greed from both the ACRD, the Lucas Equipment Company, and the folks who would be able to afford a lot and the cost to develop and build a structure on it.

What we need is a clear community plan and concrete solutions for moorage, parking, and development management before ANY rezoning and development occurs on the west side.

Thanks for your time, I look forward to attending the meeting and seeing what comes of it. I also look forward to a updating an official community plan for Bamfield in the near future so these types of developments have guidelines to follow.

Reid Yochim
[REDACTED]

Maddie Graham

From: Tom Jensen [REDACTED]
Sent: September 24, 2026 2:42 PM
To: Public Hearings Shared
Subject: Application #RA23018 -Bylaws P1503 & P1542

[CAUTION] This email originated from outside of the ACRD

Thank-you for the opportunity to comment on the above proposed rezoning. I am the resident/owner of the property at [REDACTED] Cape Beale Trail, having owned the property since 2004. I have reviewed the information package available on the ACRD website and offer the following comments:

Sufficiency of Water Capacity

- Appears to be addressed according to the Information package

Sewage Treatment

- Appears to be addressed according to the information package.

Parking on East Side Requirement

- With the new hard surfaced road to Bamfield, the increase in traffic, largely from visitors, has resulted in parking chaos on the East Side with no plan to resolve the situation. According to the ACRD information package, the applicant has secured an agreement with a commercial lot owner. Understandably, given the commercial interests of the parties, no details of that agreement are shared so it is not clear how easily the lot owner could terminate the agreement. The property is also for sale and a new owner may not be held to that agreement. There are too many "what ifs" for there to be comfort that the parking requirement will be met longer term. .

West Bamfield Road Network

- As identified in the Bamfield Development Plan, the road network is already inadequate to support the current level of development. Adding 20-40 (should secondary dwellings be included) new vehicles will further significantly pressure on the road network and compromise safety. Assuming BC Ministry of Transportation and Transit has been canvassed on the proposal, is there a plan to fund necessary upgrades? Note Crane Road and Wild Duck Road, proposed as access to the subdivision are not "real roads" at this point and not maintained by Mainroad through the BC Ministry of Transportation and Transit (MoTT).

Brady's Beach Property

The only commitment to transferring the remaining part of Brady's Beach property is a Letter of Intent as a quid pro quo for the rezoning. Rezoning of the .5 hectare should be contingent on a legally binding agreement between the property owners and BC Parks Foundation rather than a letter of Intent, to ensure that if the rezoning is approved, the land will actually be transferred.

Bamfield OCP

- The current OCP dates back to 2014 and the Bamfield Development Plan was published in March of 2025 as a companion piece to inform the OCP. These documents are informative and useful, however they are not Growth Management Strategies. Prior to approving any major developments, the Bamfield

OCP should be updated to reflect the current views/wishes of residents and have a focus on growth management. Pressures on development have greatly increased since improvements to the Bamfield Road have been completed. There has also been a significant change in Bamfield's demographic makeup as more young people seek to make their homes in Bamfield. It is well time for an update.

Public Moorage

- Public moorage is very limited on the West Side of Bamfield with the Bamfield Harbour Authority (BHA) being the main provider. Moorage for water access only properties is, of course, a key requirement for daily living. Many of the new residents will need moorage. I understand that ACRD is currently engaged with Transport Canada regarding divestiture of its West Side Government dock. I also understand that the ACRD is also responsible for the public docks in Grappler Inlet in East Bamfield through the Parks Commission. I suggest ACRD work with the BHA to expand moorage opportunities for West Bamfield.

I suggest we defer the applicants rezoning request until:

1. There is a plan and commitment from BC MoTT to upgrade West Bamfield roads to meet the needs of current and future development.
2. The parking requirement is more secure well into the future.
3. There is a legally binding agreement in place to transfer the Brady's Beach property to the BC Parks Foundation as a condition of the rezoning.
4. The Bamfield OCP has been updated with a clear path forward on Growth Management .

Tom Jensen



Maddie Graham

From: Mandy Ross [REDACTED]
Sent: September 24, 2026 3:55 PM
To: Planning Shared; Bob Beckett
Subject: Lucas subdivision objection: Mateusz Walczuk
Attachments: Mateusz Walczuk ACRD PLanning re- Lucas Hearing.pdf

[CAUTION] This email originated from outside of the ACRD

To whom it May concern.

I am attaching a letter objecting to the proposed development on the Lucas Property and Brady's Beach Property.

Thank you,

Mateusz Walczuk

Sept 24, 2026

To Whom it May Concern.

My name is Mateusz Walczuk and I have been a Bamfield resident and land owner for 20 years. I strongly object to the rezoning of the 15.5 acre Lucas property into 20 separate 0.6 acre lots.

The owner purchased the land under an existing zoning and should respect and follow the rules already attached to these properties as they were carefully developed by the community.

I also strongly object to a land transfer of 1.2 acres of Brady's Beach property to the Lucas properties. This proposal failed to get approval of the APC committee first. Furthermore, this proposal should be discarded and dismissed as the land proposed to be annexed is zoned as Rural Use and can only be sub divided into 40 acre plots.

Allowing the applicant to change the zonings on these properties will not only open a path of reckless development for other land speculators who seek profit and personal gain while putting a strain on an already struggling small community while destroying its unique charm and character.

Our existing zoning was created with the purpose to control the rate and size of our towns development. Changing these is like changing the rules in the middle of the game.

The community already made concession by allowing the owners of the Brady's Beach Properties to put 3 residential parcels on Resource Use Land during a time when there was considerably less development pressures than there are today. Now more than ever should the community stand firm in rejecting further development of the Brady's Beach Property.

I respectfully ask the ACRD to listen to the will of the majority of the community in rejecting these densification and rezoning proposals.

Sincerely,

A black rectangular box redacting the signature of the sender.

Mateusz Walczuk

Maddie Graham

From: Mandy Ross [REDACTED]
Sent: September 24, 2026 4:00 PM
To: Planning Shared; Bob Beckett
Subject: Amanda Ross letter in opposition to the Lucas and Brady's beach rezoning
Attachments: Amanda Ross-Letter to ACRD re Lucas development.pdf

[CAUTION] This email originated from outside of the ACRD

To Whom it May Concern,
I am attaching a letter for consideration by the planning department, rejecting the proposed rezoning and subdivision for the Lucas and Brady's Beach Property.
Sincerely,
Amanda Ross

To Whom It May Concern:

Re: Objection to the Proposed Rezoning, Subdivision, and Annexation of the Lucas Property and Brady's Beach Property, Bamfield

I am writing to formally express my strong objection to the proposed rezoning and development application for the Lucas property, including the proposed subdivision into twenty 0.6-acre lots and the proposed annexation of 1.2 acres of the Brady's Beach property.

I respectfully ask that the proposed rezoning, subdivision, and annexation be carefully considered in the context of Bamfield's Official Community Plan (OCP), the character and values of our community, and the capacity of our existing infrastructure.

The proposed density of development on the Lucas property does not reflect the values and objectives of our community as laid out in the OCP. The current zoning was carefully developed by the community to maintain the character and long-term sustainability of our community. A development of this scale would establish a precedent for further high-density development for land speculators already waiting in the wings. This is additionally concerning given the limited infrastructure and services available to support significant increases in population and development.

The inclusion of the annexation of 1.2 acres of the Brady's Beach property should be disqualifying. Any rezoning or subdivision involving the Brady's Beach Resource Use land should be consistent with the OCP and should receive appropriate consideration and approval through the Advisory Planning Commission (APC) and meaningful community consultation.

The community has previously made significant concessions regarding development on the Brady's Beach property, allowing for three residential lots within the Resource Use zoning. At the time, this was considered a substantial concession by the community, when development pressures in Bamfield were considerably lower. Today, with increasing development pressure and growing interest in land speculation, the importance of preserving the character, environmental values and long-term sustainability of this area is **far** greater.

Approving the proposed annexation would undoubtedly create a precedent for additional development of the Brady's Beach lands and other areas of Bamfield that have traditionally been protected from higher-density development.

For these reasons, I respectfully request that the decision-makers reject the proposed rezoning and subdivision application, including the proposed annexation of 1.2 acres of the Brady's Beach property.

Bamfield's OCP provides an important framework for protecting the character, values, and unique qualities of our community. Decisions regarding this application should be guided by those long-term objectives, rather than by incremental development decisions that, over time, could fundamentally alter what makes Bamfield special.

Bamfield is one of the few communities where a strong connection to the natural environment, a sense of community, and the preservation of pristine ecosystems still remain central to its identity. In an increasingly commercialized world, where financial interests can too often take precedence over the long-term value of community and the natural environment, Bamfield represents something increasingly rare.

We have a responsibility to consider what we are preserving for future generations. This may be one of our last opportunities to protect Bamfield as a community that can be enjoyed and experienced by everyone—not simply as a collection of properties available to those with the means to own them. Once this character and sense of place are lost, they will be lost forever.

Thank you for considering my concerns and for allowing community members to participate in this important land-use decision.

Sincerely,

A black rectangular redaction box covering the signature of Amanda Ross.

Amanda Ross

Bamfield resident and home owner

Sept 24, 2026