



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

A Public Hearing for proposed development in **Electoral Area 'A' - Bamfield** has been scheduled to consider Application # RA23018, Bylaws P1503 & P1542.

HEARING DETAILS

When: Thursday, September 24, 2026 at 7:00pm

Where: Electronic, call-in or in-person attendance at the Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC

WHAT'S THIS ABOUT?

Property Owner/Applicant: Lucas Equipment Company Ltd.

The subject property is located at Cape Beale Trail and is legally described as THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 38906I). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677; and located at 355 Winston Ave (Brady's Beach), legally described as THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT.

Bylaws P1503 and P1542 are necessary to facilitate a zoning amendment across two parcels to create up to 20 single family residential parcels with a 0.24 ha (0.6 ac) minimum lot size and to provide improved road access to the east side of the Brady's Beach property.

Bylaw P1503 is a Bamfield Official Community Plan Amendment Bylaw to redesignate a portion of the Brady's Beach property from Resource Use to Residential Use.

Bylaw P1542 is a Zoning Atlas Amendment Bylaw to rezone the Cape Beale Trail property from Rural (A2) District and Acreage Residential (RA2) District to Acreage Residential (RA3) District and a portion of the Brady's Beach property from Forest Reserve (A4) District to Acreage Residential (RA3) District.

HOW CAN I LEARN MORE?

The Public Hearing will be held by the Director for Electoral Area A, the Alternate Director or the Chairperson of the Regional District. The Board

NOTICE OF PUBLIC HEARING

resolution making this delegation, copies of Bylaws P1503 and P1542, and all relevant background documents are available for review at the ACRD office and are available as supplementary information on the ACRD website at www.acrd.bc.ca/development-applications.

Planning staff are available to answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, from **September 3, 2026 to September 24, 2026**, excluding statutory holidays.

PARTICIPATE!

Anyone who feels their interest in property will be affected by the proposed bylaws will be afforded a reasonable opportunity to be heard. You can participate in the Public Hearing in-person, electronically or by phone. Full instructions to do so can be provided by contacting Planning staff. In addition, participation instructions are included in the supplementary information available at www.acrd.bc.ca/development-applications. The Public Hearing will be conducted from the ACRD office located at 3008 Fifth Avenue, Port Alberni, BC. Written correspondence can be submitted to the ACRD by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to publichearings@acrd.bc.ca

Email and fax submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions can be provided at the public hearing or in advance. Written submissions provided in advance of the public hearing must be received no earlier than **8:00am on September 3, 2026** and no later than **4:00pm on September 24, 2026**.

Submissions provided ahead of the public hearing outside of these parameters will not be included.

ASK US!

If you have questions Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, from excluding statutory holidays. We can be reached at:

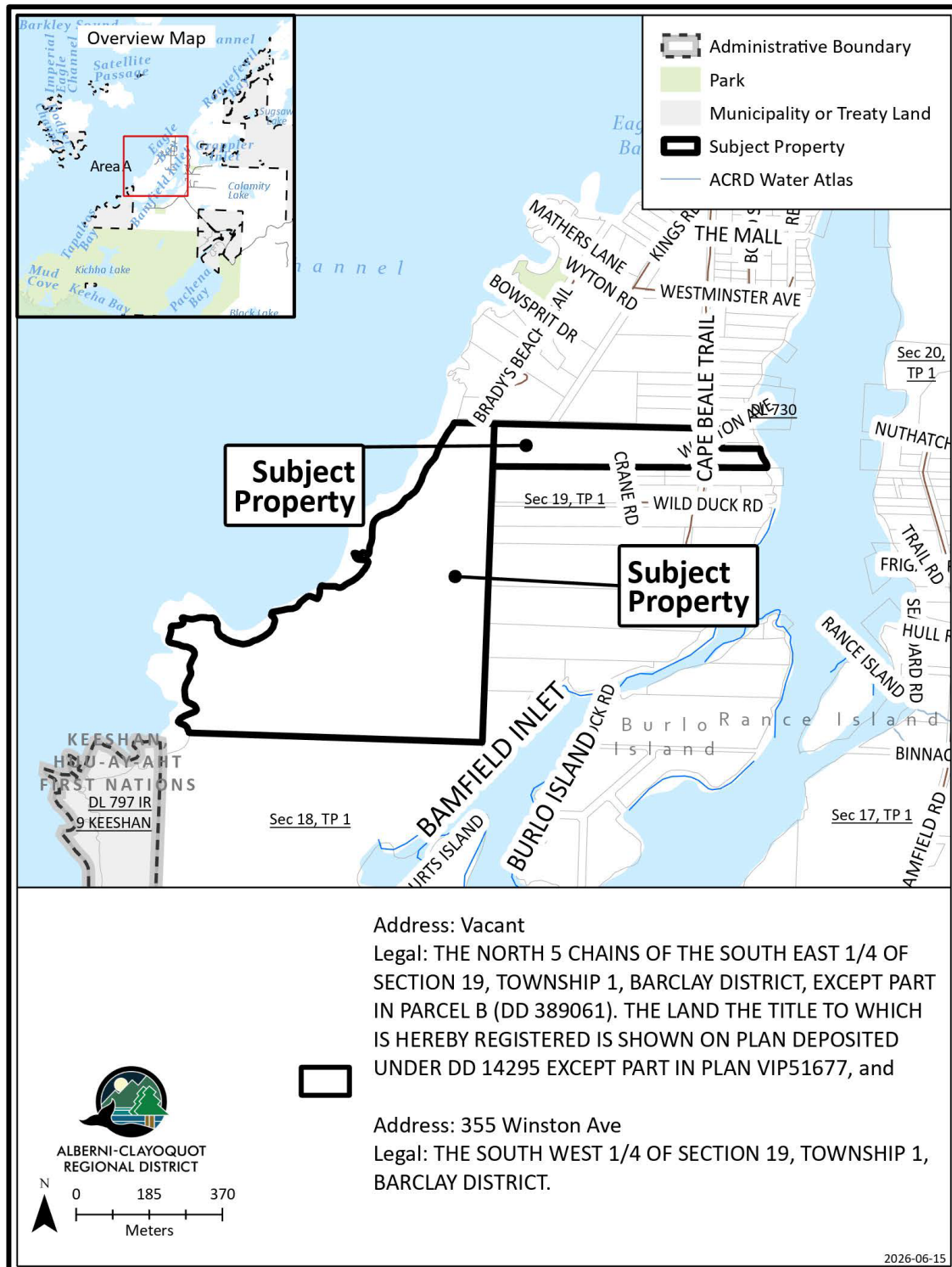
Alberni-Clayoquot Regional District

Planning Department

3008 Fifth Ave, Port Alberni, BC V9Y 2E3

Phone: 250-720-2700 Email: planning@acrd.bc.ca

SUBJECT PROPERTY MAP





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

September 3, 2026

The following is a certified true copy of a resolution passed by the Regional District of Alberni-Clayoquot Board of Directors at their regular Board Meeting held on Wednesday, June 24, 2026.

RA23018, LUCAS EQUIPMENT CO LTD., CAPE BEALE TRAIL (BAMFIELD)

The Motion was MOVED and SECONDED

THAT Bylaw P1503, Bamfield Official Community Plan Amendment Bylaw, be read a first time.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT Bylaw P1542, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the public hearing for Bylaws P1503 and P1542 be delegated to the Director for Electoral Area 'A', the Alternate Director or the Chairperson of the Regional District.

CARRIED UNANIMOUSLY

The Motion was MOVED and SECONDED

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaws P1503 and P1542 is subject to:

- a. Confirmation from a Registered Onsite Wastewater Practitioner that the portion of the property to be rezoned can support on-site sewage disposal to a minimum density of 0.24 ha.*
- b. Confirmation of adequate off-street parking for the development provided on the east side of Bamfield.*

c. The applicants entering into an agreement with the ACRD to dedicate one (1) parcel within the development at the time of subdivision to secure options for below-market attainable housing for local residents.

d. Meeting all other technical referral agency requirements.

CARRIED UNANIMOUSLY

Certified True Copy

Heather Zenner

Heather Zenner,
Manager of Administration Services



To: ACRD Board of Directors

Meeting Date: June 24, 2026

From: Alex Dyer, GM of Planning & Development

File #: PL20240012 / RA23018

Electoral Area: 'A' Bamfield

Voting Structure: Electoral Area Directors

Subject: Rezoning Application RA23018 – Cape Beale Trail (Lucas Equipment Co Ltd.)

Recommendation:

THAT Bylaw P1503, Bamfield Official Community Plan Amendment Bylaw, be read a first time.

THAT Bylaw P1542, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaws P1503 and P1542 be delegated to the Director for Electoral Area 'A', the Alternate Director or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaws P1503 and P1542 is subject to:

- a. Confirmation from a Registered Onsite Wastewater Practitioner that the portion of the property to be rezoned can support on-site sewage disposal to a minimum density of 0.24 ha.***
 - b. Confirmation of adequate off-street parking for the development provided on the east side of Bamfield.***
 - c. The applicants entering into an agreement with the ACRD to dedicate one (1) parcel within the development at the time of subdivision to secure options for below-market attainable housing for local residents.***
 - d. Meeting all other technical referral agency requirements.***
-

Development Proposal: The applicants propose to rezone the 5.46 ha (13.5 ac) portion of the subject property located to the west of the Cape Beale Trail from a mix of Acreage Residential (RA2) District and Rural (A2) District to Acreage Residential (RA3) District. The rezoning would also encompass a 0.5 ha (1.2 ac) portion of the adjacent Brady's Beach property within the northern extent of that property that would be rezoned from Forest Resource (A4) District to Acreage Residential (RA3) District.

The zoning amendment would rezone a total area of 5.96 ha (14.7 ac) across the two parcels to create up to 20 single family residential parcels with a 0.24 ha (0.6 ac) minimum lot size. The development would take place in phases to provide additional housing opportunities in the West Bamfield and the applicants are interested in dedicating one of the lots for the development of below-market attainable housing for local residents. The development would also provide public road access to the east side the Brady's Beach property to provide access and parcels to the existing cabins on the property and allow the remainder of the 34.8 ha property to be transferred by agreement to the BC Parks Foundation.

Bamfield APC Meetings: The Bamfield Advisory Planning Commission (APC) considered this rezoning application a first time at their May 2, 2024 meeting where the APC passed a motion to recommend that the application be deferred to allow the applicants to address a number of items discussed by the APC. The

PL20240012 / RA23018

questions to be addressed by the applicants and staff included connection requirements to the Bamfield Water System, boat moorage for the lots in the development, parking on the east side of Bamfield, completion of the Bamfield Development Plan, concerns about the lots becoming vacation homes and not providing Bamfield residents with affordable options, possibility for a housing agreement to secure affordable housing or long-term rental housing in the community, possibility for amenity cost contributions.

The Bamfield APC considered this application a second time at their April 24, 2025 meeting where a number of the questions and comments from the previous APC meeting were discussed and new information was provided by the applicants. The application was considered again by the APC on June 26, 2025 where the applicants presented a new conceptual subdivision layout and a parking plan for vehicles associated with this development. At that meeting, the APC passed a motion to support the rezoning application as presented.

June 2026 Update and Technical Considerations: Following engagement with the Bamfield APC and in discussion with Planning staff, the applicants have provided professional reports and additional information to clarify and support the technical aspects of the proposed development. The applicants also met with staff in March 2026 to discuss an amendment to their original application to include a 0.5 ha portion of the neighbouring Brady's Beach property. That portion of the Brady's Beach property would be rezoned to RA3 District and incorporated into the future subdivision and development of the properties.

Bamfield Water System

A Water Model Analysis was completed by Koers & Associates Engineering Ltd. The report, dated January 28, 2025, assessed the ability to connect to the Bamfield Water System, impact on the overall capacity of the system, and recommended watermain extensions and hydrants required to service the development. The full build-out of the residential development would require an extension of the watermain on Winston Avenue from Cape Beale Trail to Kings Road. Hydrants would be installed to support fire protection, and the waterline would loop to the existing system at Crane Road and Wild Duck Road.

On-Site Sewage Disposal

A Wastewater System Suitability Assessment was completed by Colin Rogers Consulting, Registered On-Site Wastewater Practitioner. The report, dated March 9, 2025, assessed the capacity to support individual on-site sewage disposal for each lot at the full build-out of the development. The assessment concluded that the property can provide adequate area to install on-site wastewater systems for each of the proposed 20 lots and that each lot would be serviced by either a type 2 raised treatment system or a type 3 treatment system depending on topography.

Parking

The applicants have entered into an agreement with a parking provider that manages a privately-owned off-street 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.

Subdivision Concept

The applicants have submitted a revised conceptual subdivision layout that includes a proposed road layout and incorporates a 0.5 ha portion of the Brady's Beach property located to the west. The new layout considers site topography and would connect with Crane Road to the south and Winston Avenue to the west and north, providing public road access to the Brady's Beach property. The new subdivision concept would create 18-20 parcels.

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.

Park Land Dedication

Park land would be considered at the subdivision stage, as required by Section 510 of the *Local Government Act*, and could include improved trail access through the property or along Winston Road to connect Cape Beale Trail and the Brady's Beach Trail road right-of-way to the west.

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.

Property Owner: Lucas Equipment Co Ltd.

Agent: Jordan Noble – West Coast Road Estates

Property Information:

Civic Address	Cape Beale Trail					
Legal Description	THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 38906I). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677					
PID	007-860-307	Folio	2792.000	ALR? (Y/N)	N	Lot Size (ha) 6.3 (15.6 ac)

Civic Address	355 Winston Avenue (Brady's Beach)					
Legal Description	THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT					
PID	008-601-518	Folio	2794.000	ALR? (Y/N)	N	Lot Size (ha) 34.8 (86 ac)

Current Zoning	Acreage Residential (RA2) District Rural (A2) District Forest Reserve (A4) District	Proposed Zoning	Acreage Residential (RA3) District
Current OCP	Residential Use Resource Use Mixed Use	Proposed OCP	Residential Use
Development Permit Area(s)	DPA I – Riparian Areas Protection		

DPA II – Natural Hazard Areas Protection DPA III – Form and Character	
Current Use & Description	The portion of the property to the west of Cape Beale Trail (6.28 ha) is treed and has no existing structures, services, or dwellings presently. The waterfront portion of the property to the east of Cape Beale Trail is also vacant and treed with the exception of small clearings adjacent to the neighbouring property to the south, which is also owned by the applicants and operated as a fishing lodge. The topography on the upland portion of property is varied with a hill section in the middle of the parcel and a low-lying wetter area in the south west corner. The 0.5 ha portion of the Brady's Beach property that is included as part of this application is treed and relatively level on an upper bench of land located above Brady's Beach.
Surrounding Zoning and Land Use	
North	Mix of rural (A2), residential (RA2) and commercial (C4) uses
South	Mix of residential (RA1, RA2) and commercial lodge (C2) uses
East	Bamfield Inlet
West	Brady's Beach property zoned Forest Reserve (A4) District

Services:

- a) **Sewage Disposal:** On-site sewage disposal. The applicants have submitted a report from a Registered Onsite Wastewater Practitioner (ROWP) confirming that the parcel can support on-site sewage disposal at a minimum 0.24 ha density by type 2 or type 3 treatment system for each lot within the full build-out of the development.
- b) **Water Supply:** The western portion of the property is currently unserviced but located within the water service area and will require connection as part of any future subdivision development. The applicant has worked with the ACRD to engage an Engineer in preparing a Water Model Analysis report to determine if the Bamfield Water System can service the development. The model concluded that the treatment system has overall capacity to service the development and recommends watermain extensions along approximately 500 metres of Winston Road from Cape Beale Trail to Kings Road and 100 metres through the development to loop the system to Crane Road and Wild Duck Road.
- c) **Fire Protection:** The parcel is located within the Bamfield Fire Protection Service Area.
- d) **Access:** Access to the parcel is from Cape Beale Trail. The Trail divides the parcel and runs north-south between the western and eastern portions of the property. The entire north side of the property is bisected by the Winston Avenue right-of-way, which is unbuilt west of Cape Beale Trail. The conceptual subdivision plan provided by the applicants indicates that a new road would be constructed through the centre of the property to provide access to the lots. The new road would connect with Crane Road to the south, Winston Avenue to the north and west, and an unnamed road right-of-way in the southwest corner of the property. If the applicant proceeds with subdivision, the Ministry of Transportation and Transit may require additional road dedication.

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.

Parking in East Bamfield

There is no road access to West Bamfield. The applicant is required to ensure that dedicated off-street parking can be provided in East Bamfield to accommodate parking for each of the lots created through the subdivision process. The applicants have entered into an agreement with a parking provider in East Bamfield to secure off-street parking for up to twenty (20) vehicles. There is presently no waterfront access or marina facilities connected to the waterfront portion of the property.

Planning Policy Discussion:

- a) **Official Community Plan:** The upland portion of the primary parcel is designated “Residential Use”. Residential areas of Bamfield include a range of dwelling types – seasonal and year-round. The overall objective of this use is to protect the sense of place and community that exists in Bamfield. The applicant intends to create single family lots which will facilitate future housing development in West Bamfield and the applicant is working with the ACRD on options for securing a portion of the development for affordable housing envisioned for local Bamfield residents.

The Brady’s Beach portion of the property is designated as “Resource Use” which requires a 16 hectare minimum lot size with the intention to retain larger parcels of forested land within the Plan area. In order to facilitate the lot line adjustment between the parcels and incorporating the 0.5 ha portion into the overall development, an OCP amendment will be required to redesignate this area to Residential Use, which will also facilitate a public hearing to be held to consider the development.

Development Permit Areas

The portion of the parcel to be rezoned is impacted by DPA I – Riparian Areas Protection. The DPA considers a riparian area within 15 metres of a watercourse located near the southern boundary of the parcel. At the time of development, the applicant must submit a report from a Qualified Environmental Professional (QEP) including recommendations to mitigate any impact on the riparian area that may occur as a result of development. DPA II (natural hazards) and DPA III (form and character) only impact development on the waterfront portion of the property.

Sustainability Policies

The Bamfield Official Community Plan discusses the importance of developing a sustainable community. The sustainability of Bamfield is an overarching goal of the OCP and shapes all objectives and policies within the document (Section 5 of the OCP). Given the applicant’s plan to significantly increase the density of the parcel and increase the number of residents on the west side, a number of sustainability objectives and policies have been highlighted to be addressed at the development stage. This includes but is not limited to:

- Reducing greenhouse gas emissions through personal and community initiatives and encouraging the use of geothermal, air-source heat pumps or solar energy (Objective 5.1.3 and Policy 5.2.11);
- Employing a *Design with Nature* approach to development to encourage low impact development and to manage stormwater runoff (Policy 5.2.18); and
- Encouraging the use of green infrastructure and technologies in residential development (Policy 5.2.17).

The majority of the proposed development complies with the policies and objectives of the Residential Use designation in the Bamfield OCP. An OCP amendment is required to redesignate the portion of the Brady’s Beach property from Resource Use to Residential Use to facilitate the proposed subdivision. A development permit application to satisfy the requirements of DPA I would be required at the subdivision stage.

- b) Zoning:** The primary parcel is zoned a mix of Acreage Residential (RA2) District and Rural (A2) District. The RA2 District encompasses +/- 1.8 ha fronting the west side of Cape Beale Trail. This zone permits single-family residential uses and requires a 0.4 ha minimum lot size for subdivision. The A2 District encompasses +/- 3.5 ha in the rear portion of the upland property. This zone permits residential and rural uses and requires a 2 ha minimum lot size for subdivision. The 0.5 ha portion of the Brady's Beach property that is included with this development application is zoned Forest Reserve (A4) District which requires a 16 ha minimum lot size.

The applicant is proposing to rezone the entire 5.3 ha upland portion of the parcel, plus the 0.5 ha from the adjacent Brady's Beach parcel, from A4, A2 and RA2 to Acreage Residential (RA3) District to facilitate subdivision to a 0.24 ha (0.6 ac) minimum density. The RA3 zone permits single-family residential uses and accessory buildings and uses.

	Current: A4	Current: A2	Current: RA2	Proposed: RA3
Minimum Lot Area (ha)	16	2	0.4	0.24
Minimum Lot Width (m)	200	100	36.6	30
Principal & Accessory Front Yard Setback (m)	15.2	15.2	12.2	15
Principal Side Yard Setback (m)	4.5	4.5	4.5	5
Principal Rear Yard Setback (m)	9.1	9.1	9.1	10
Accessory Side Yard Setback (m)	4.5	4.5	0.9	0.9
Accessory Rear Yard Setback (m)	4.5	4.5	0.9	0.9
Watercourse Setback (m)	30	30	30	30

Park land dedication would be required at the time of subdivision in accordance with Section 510 of the *Local Government Act*. The applicants will be required to either dedicate up to 5% of the land as park land, or provide cash-in-lieu equivalent to 5% of the market value of the property to be subdivided, at the discretion of the ACRD Board. If the rezoning proceeds to the subdivision stage, staff will work with the applicants and the Bamfield Parks Commission to determine the appropriate form and scale of park land dedication to satisfy the requirements of the *Act*.

The property owners have applied to rezone the property from a mix of RA2, A2, and A4 Districts to RA3 District to facilitate subdivision to a 0.24 ha minimum lot size with the intention to create 20 residential lots.

Comments: The proposed rezoning would facilitate subdivision of 18-20 lots with a minimum parcel size of 0.24 ha (0.6 ac). The proposed development would incorporate a 0.5 ha portion of land from the neighbour Brady's Beach property located to the west. This portion of land is designated as Resource Use in the OCP and is zoned Forest Reserve (A4) District. Including this land within the proposed development will require an OCP amendment to redesignate this area as Residential Use and will facilitate a public hearing to gather community input on the development.

The Electoral Area "A" Bamfield Housing Needs Report, adopted by the Board in October 2025, identified a local need for 19 new housing units over the next five years and 53 units over the next twenty years to meet current and anticipated housing demand in Bamfield. While the creation of additional housing options in West Bamfield is important, technical matters such as water servicing, sewage disposal, parking availability, and securing affordable housing must be addressed. As a condition of rezoning approval or as a technical consideration at the subdivision stage, staff recommend that the following be addressed:

- Completion of a water model analysis to determine whether the Bamfield Water System has the capacity and

capability to service the proposed 20-lot development. The applicant engaged an Engineer to complete a Water Model Analysis and they have provided recommendations for servicing the development.

- Assessment by a Registered On-Site Wastewater Practitioner to determine whether the property can accommodate on-site sewage disposal to a 0.24 hectare minimum density. The applicants engaged a Registered On-Site Wastewater Practitioner to complete a sewage disposal suitability assessment for the site.
- The applicants agreeing to consider entering into a Restrictive Covenant, Housing Agreement, or other form of agreement, that would dedicate a portion of the development to secure options for attainable below-market housing for local Bamfield residents. 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.
- Agreement to access off-street parking facilities in East Bamfield to accommodate parking associated with the development. The applicants have entered into an agreement with a parking service provider in East Bamfield.

If the technical requirements for the increased density can be addressed, the development could make a positive impact on housing availability in the community. Planning staff recommends that the Board consider the rezoning application and proceed with the neighbour notification and agency referral process ahead of a public hearing to gather community input on the proposed development.

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

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

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



Upland property west of Cape Beale Trail looking west along the Winston Avenue right-of-way



Upland property west of Cape Beale Trail looking south west at road access point



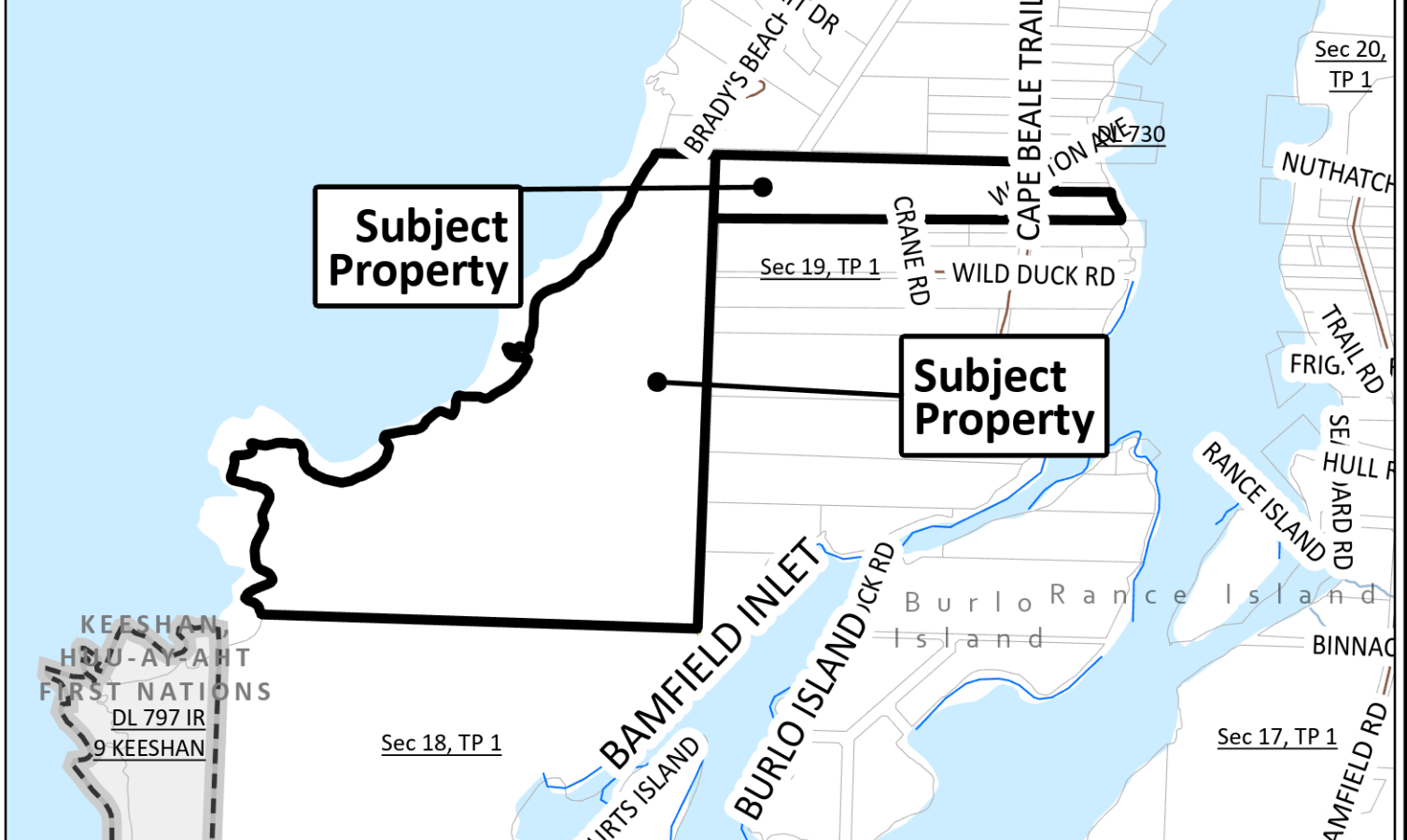
Upland property west of Cape Beale Trail looking north east at road access point



Varied topography within the mid-portion of the depth of the property west of Cape Beale Trail.



- Administrative Boundary
- Park
- Municipality or Treaty Land
- Subject Property
- ACRD Water Atlas



Address: Vacant

Legal: THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 389061). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677, and

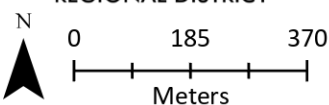


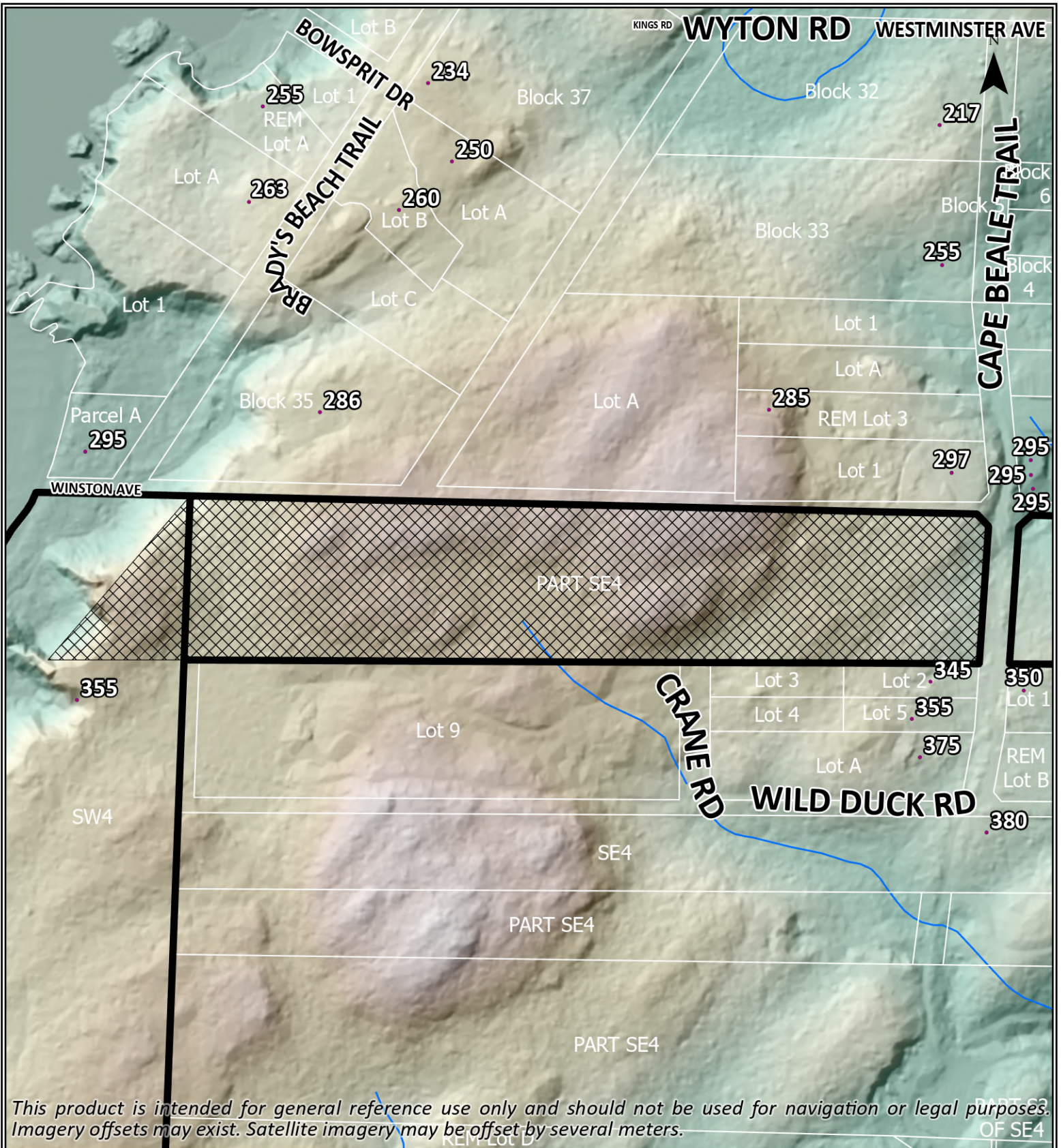
Address: 355 Winston Ave

Legal: THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT.

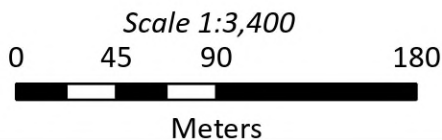


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





THE NORTH 5 CHAINS OF THE SOUTH EAST
1/4 OF SECTION 19 AND THE SOUTH WEST
1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY
DISTRICT

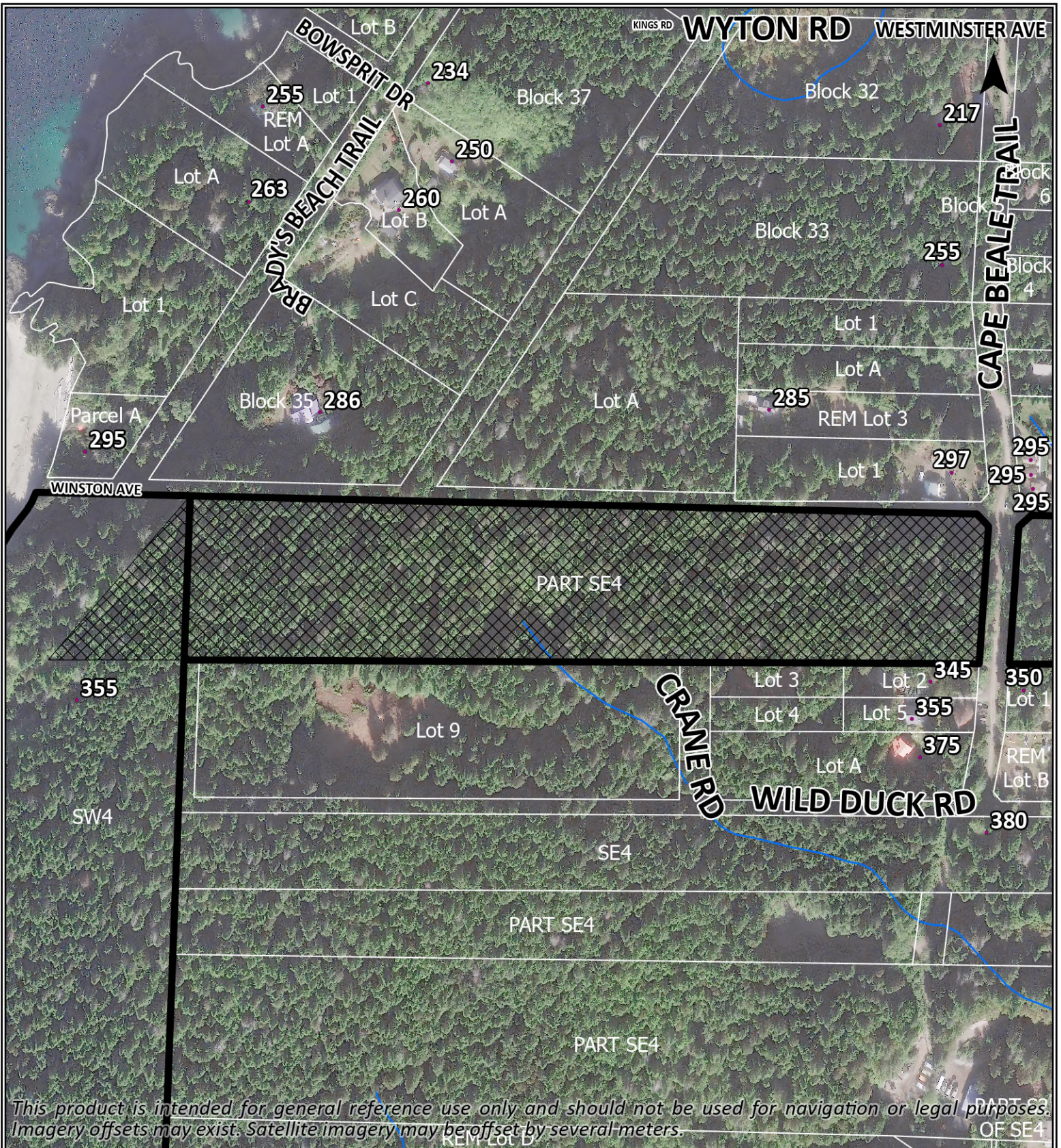


-  Subject Property
-  Bamfield Stream Atlas
- Elevation (m)
 -  56.525
 -  -1.452
-  Area to be rezoned



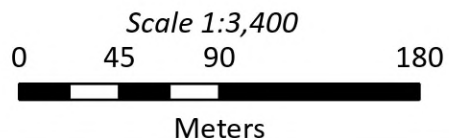
ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Prepared 2026-06-18
Sources: Prov. BC, ParcelMapBC; ACRD,
Airbus DS 2023



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THE NORTH 5 CHAINS OF THE SOUTH EAST
1/4 OF SECTION 19 AND THE SOUTH WEST
1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY
DISTRICT



-  Subject Property
-  Bamfield Stream Atlas
-  Area to be rezoned



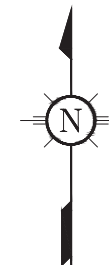
**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Prepared 2026-06-18
Sources: Prov. BC, ParcelMapBC; ACRD,
Airbus DS 2023

**PROPOSED SUBDIVISION LAYOUT OF PART OF THE SOUTH WEST 1/4 OF SECTION 19,
AND PART OF THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19,
EXCEPT PART IN PARCEL B (DD 38906i). THE LAND THE TITLE TO WHICH IS HEREBY
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VIP51677; BOTH OF TOWNSHIP 1, BARCLAY DISTRICT.**

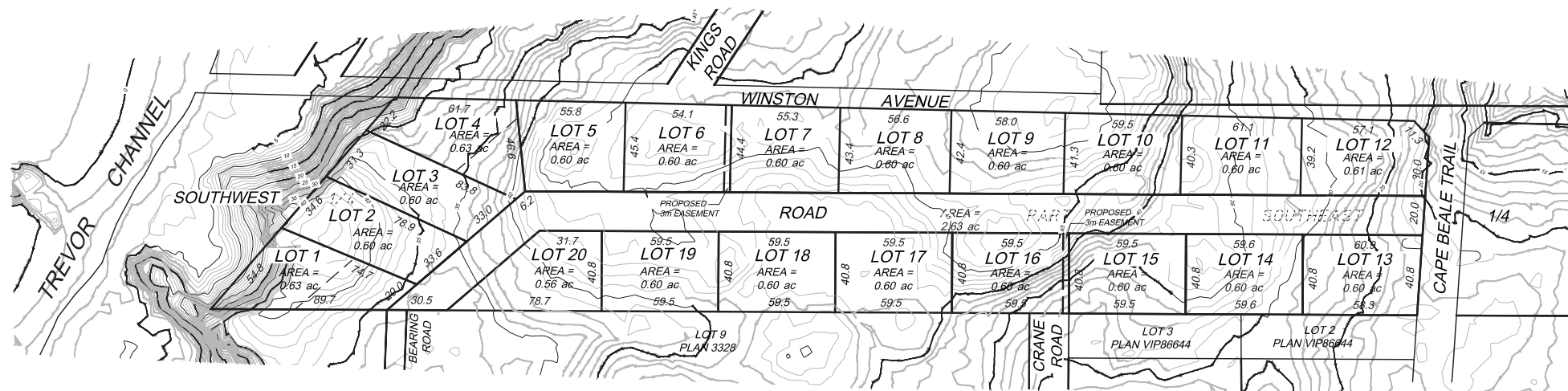
PID: 008-601-518 (SOUTH WEST 1/4)

PID: 007-860-307 (REMAINDER NORTH 5 CHAINS, SOUTH EAST 1/4)



The intended plot size of this plan is 432mm in width by 280mm in height
(B-size) when plotted at a scale of 1:2000.

All distances and elevations are in metres and
decimals thereof, unless otherwise noted.



POLARIS
LAND SURVEYING

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Date: 2026-06-17

File: 3160-018

Drawing: 3160-018-PSUB.dwg

Layout: PR SUB 3



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1503

**A BYLAW TO AMEND BYLAW NO. P1309
BAMFIELD OFFICIAL COMMUNITY PLAN**

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE
This bylaw may be cited as the Bamfield Official Community Plan Amendment Bylaw No. P1503.
2. Schedule B, the plan map, is hereby amended by redesignating a portion of THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT from "Resource Use" to "Residential Use" as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,
Public Hearing held this day of ,
Read a second time this day of ,
Read a third time this day of ,

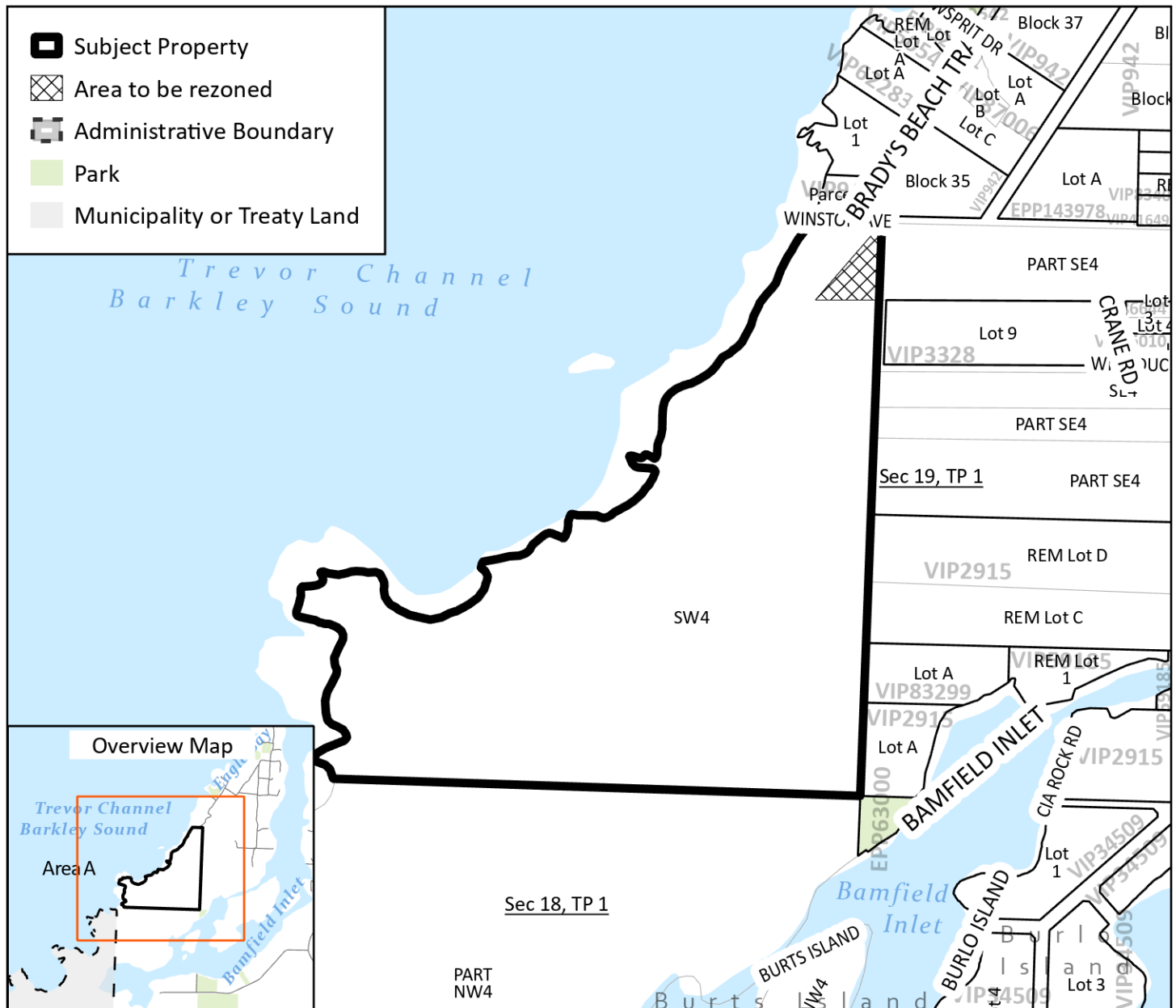
Adopted this day of ,

Corporate Officer

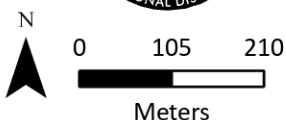
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of the Bamfield Official Community Plan Amendment Bylaw P1503, 2026



Legal Description: A portion of THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 389061). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677, and a portion of THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT .



 To be redesignated from 'Resource Use' to 'Residential Use'.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1542

OFFICIAL ZONING ATLAS AMENDMENT NO. 784

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1542.

- 2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of: THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 38906I). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677 from Rural (A2) District and Acreage Residential (RA2) District to Acreage Residential (RA3) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.**
- 3. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of: THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT from Forest Resource (A4) District to Acreage Residential (RA3) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.**
- 4. This bylaw shall come into force and take effect upon the adoption thereof.**

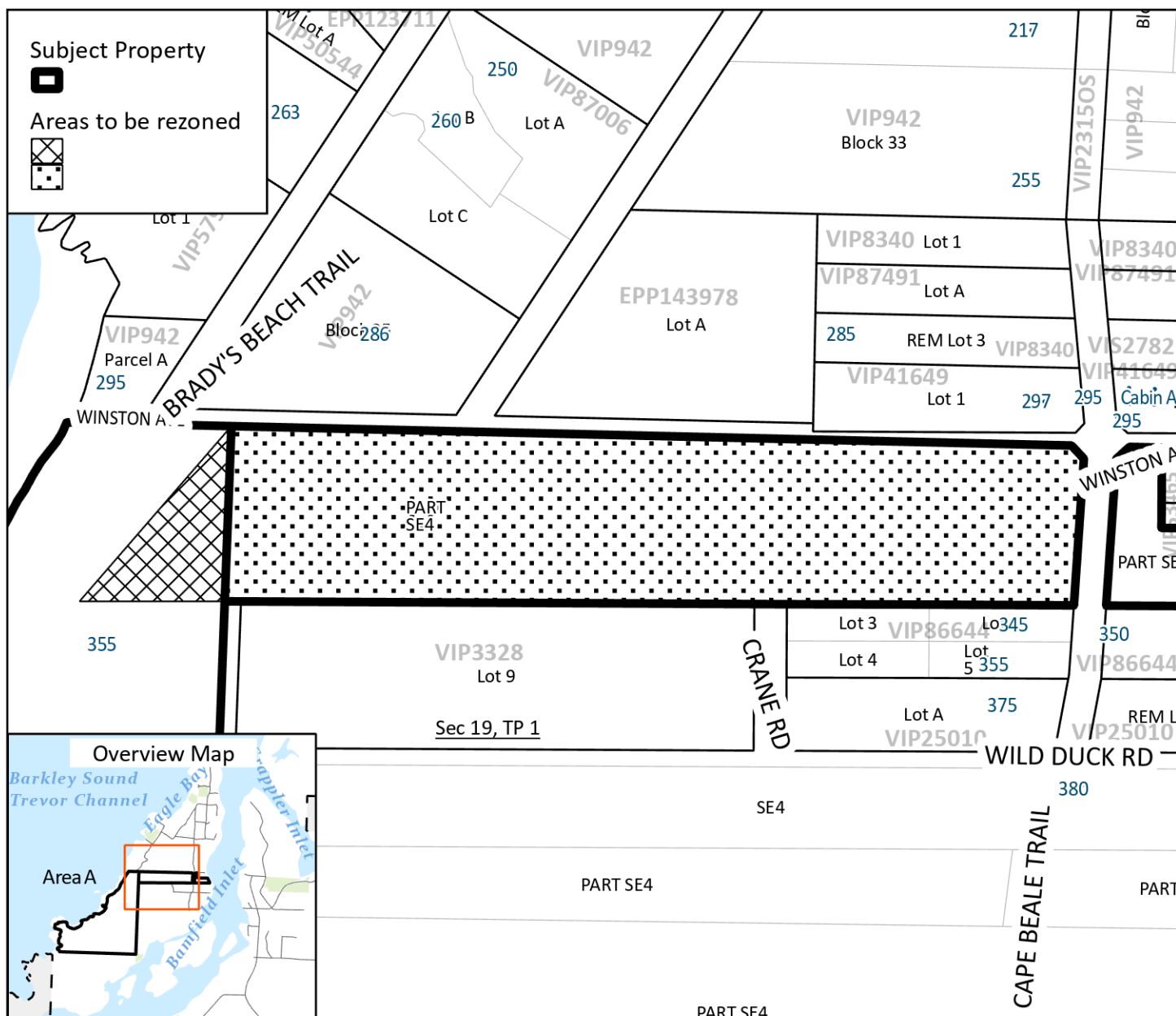
Read a first time this day of ,
Public Hearing held this day of ,
Read a second time this day of ,
Read a third time this day of ,
Adopted this day of ,

Corporate Officer

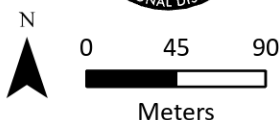
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1542, 2026



Legal Description: A portion of THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 389061). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677, and a portion of THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT .



 To be rezoned from Forest Reserve (A4) District to Acreage Residential (RA3) District.

 To be rezoned from a mix of Rural (A2) District and Acreage Residential (RA2) District to Acreage Residential (RA3) District.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1503

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1. TITLE
This bylaw may be cited as the Bamfield Official Community Plan Amendment Bylaw No. P1503.
2. Schedule B, the plan map, is hereby amended by redesignating a portion of THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT from "Resource Use" to "Residential Use" as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 24th day of June, 2026

Public Hearing held this day of ,

Read a second time this day of ,

Read a third time this day of ,

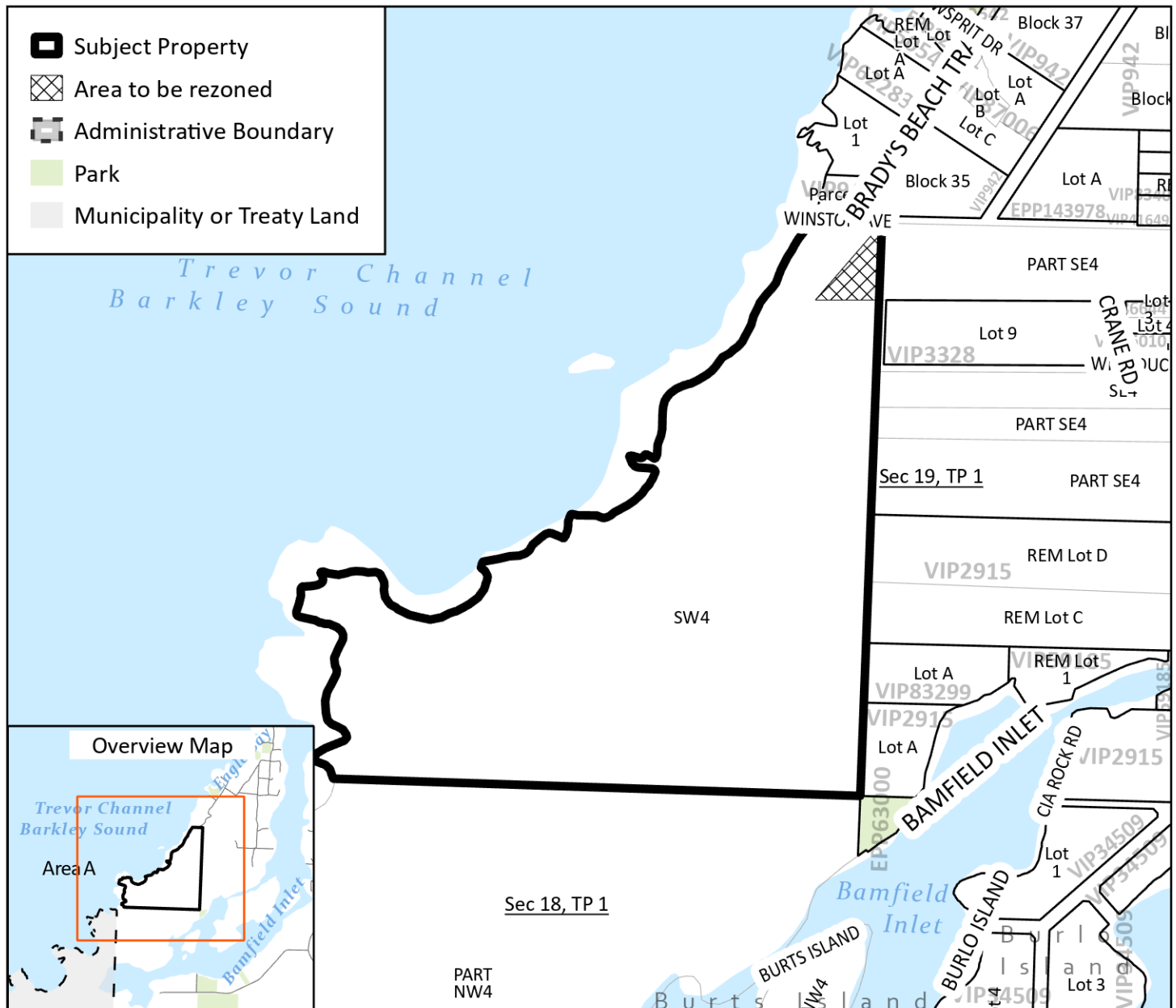
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

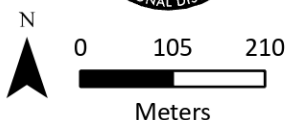
Schedule 'A'

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REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1542

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1. TITLE

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- 2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of: THE NORTH 5 CHAINS OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PARCEL B (DD 38906I). THE LAND THE TITLE TO WHICH IS HEREBY REGISTERED IS SHOWN ON PLAN DEPOSITED UNDER DD 14295 EXCEPT PART IN PLAN VIP51677 from Rural (A2) District and Acreage Residential (RA2) District to Acreage Residential (RA3) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.**
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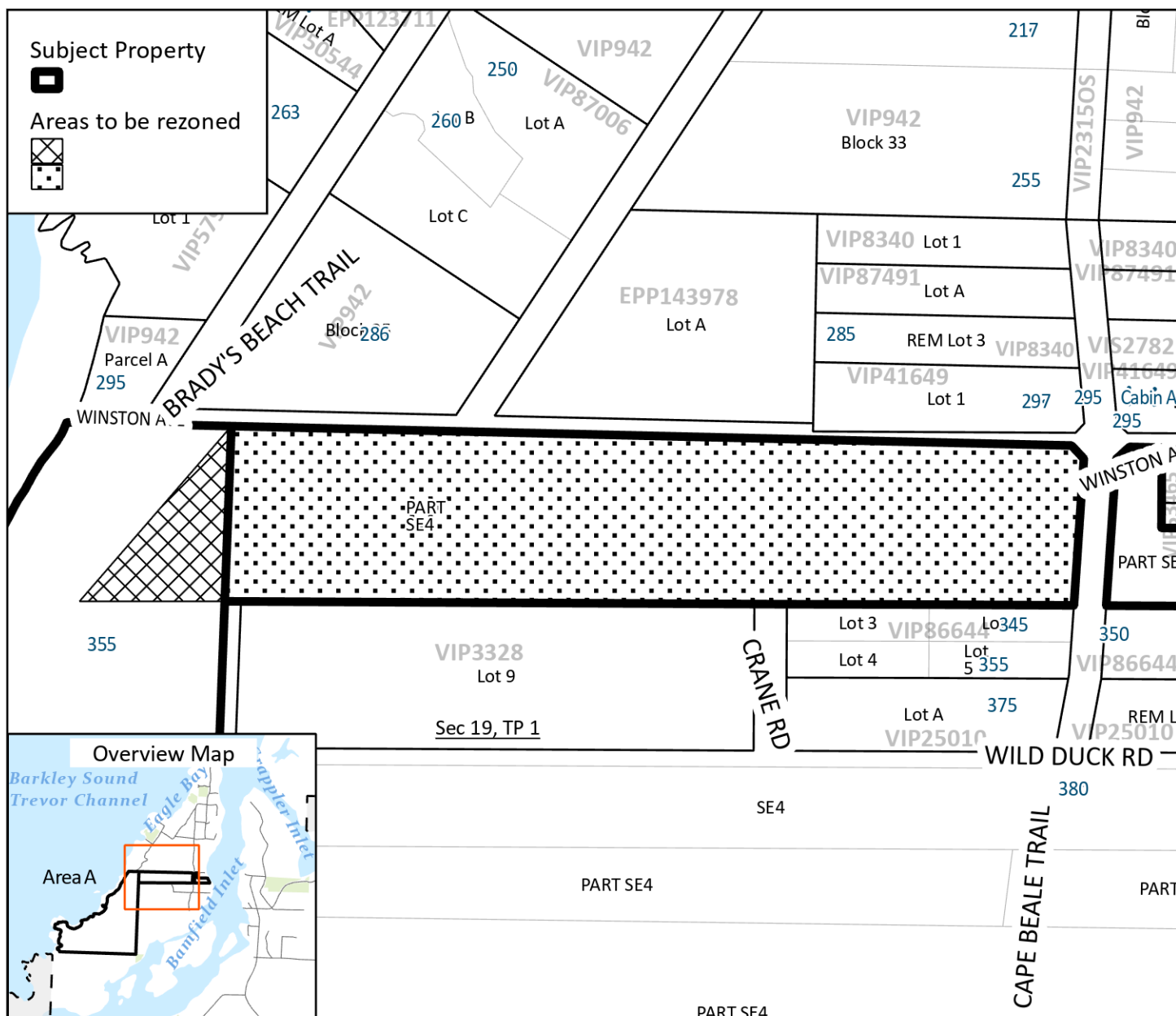
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Adopted this day of ,

Corporate Officer

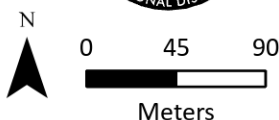
Chair of the Regional Board

Schedule 'A'

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