



**BYLAW NO.: P1503 and P1542**

**ACRD FILE NO.: RA23018**

APPLICANT NAME: Lucas Equipment Company Ltd.  
ACRD CONTACT: Alex Dyer, GM of Planning & Development  
Date of Referral: September 03, 2026

☐

Approval Recommended for  
Reasons Outlined Below

☐

Interests Unaffected by Bylaw

☒

Approval Recommended Subject to  
Conditions Below

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Approval NOT Recommended Due  
to Reasons Outlined Below

**Subdivision:**

Island Health will have an opportunity to review subdivision applications through the referral process with the Ministry of Transportation and Infrastructure to ensure the proposal meets the intent of Island Health's Subdivision Standards.

**Sewage Disposal:**

Increasing the density of a parcel may elevate the risk of detrimental cumulative impact associated with increased use of onsite sewage systems. Island Health's subdivision standards are designed to address these concerns while ensuring there is sufficient area for a primary and reserve system by setting standards for minimum lot size and required depth of native mineral soil. If the parcel does not meet the minimum requirements, the Health Authority would not be in a position to support the application due to the potential negative impacts of the development. While a Registered Onsite Wastewater Practitioner is able to evaluate the ability of the soils to support an onsite sewerage system, the Sewerage System Standard Practice Manual states that the manual is not intended to address the potential cumulative impacts of discharge from multiple sewerage systems within a given area. If the proposal includes any discharge to surface waters, the appropriate waste discharge authorization requirements should also be considered. Regardless of any required authorization, each proposed lot should be capable of supporting its own onsite sewerage system to ensure that sewage disposal can be adequately managed at the individual lot level.

Agency (please print): Island Health

Name (please print): Wendy Nguyen

Title: Environmental Health Officer

Signature:

Wendy Nguyen

Digitally signed by Wendy Nguyen  
Date: 2026.09.08 13:03:51 -07'00'

Date: 9/8/26

**PL20240012 / RA23018**

**Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | [www.acrd.bc.ca](http://www.acrd.bc.ca)**

*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and  
Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).*



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- 1) The Ministry has no objections in principle to the proposed rezoning.
- 2) As the parcel is not within 800 metres of a controlled access highway, the rezoning is not subject to any specific regulatory approvals from the Ministry.
- 3) No storm drainage shall be directed into MOTT highway dedications.
- 4) Any utilities or other construction to support the development enabled by this rezoning, that would be constructed within highway dedication must be approved under an appropriate MOTT highway use permit.

Agency (please print): BC Ministry of Transportation and Transit

Name (please print): Gilbert Thompson

Title: Development Services C

Signature:

Gilbert Thompson

Digitally signed by Gilbert Thompson  
Date: 2026.09.11 15:53:43 -07'00'

Date: 9/11/26

**PL20240012 / RA23018**



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Thank you for sharing the referral package for Rezoning Application RA23018 - Cape Beale Trail (Lucas Equipment Co Ltd.)

I have reviewed the documents within and approve of the application subject to conditions below:

Adequate Hydrant Access to support fire protection.  
Utilize a 6 inch pipe for watermain extension ensuring adequate water flows  
Preference for a looped water system.  
Ensure that our 23 foot long, 8 foot wide mini pumper has adequate turnaround room at the end of the new road.  
Ensure sufficient access to building via driveways for our fire equipment.  
Consider financially supporting the Bamfield West Hall replacement as the building is deteriorating and services this development.

Agency (please print): Bamfield Volunteer Fire Department

Name (please print): Daniel Zayonc

Title: Fire Chief

Signature:

Date: 9/16/26

**PL20240012 / RA23018**

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Agency (please print): Bamfield Volunteer Fire Department

Name (please print): Daniel Zayonc

Title: Fire Chief

Signature:

*Eddie Kunderman*

Date: 9/16/26

**PL20240012 / RA23018**

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Agency (please print): Bamfield Volunteer Fire Department

Name (please print): Daniel Zayonc

Title: Fire Chief

Signature:

*Luc Stefani*

Date: 9/16/26

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