



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

NOTICE OF PUBLIC HEARING

A Public Hearing for proposed development in **Electoral Area 'B' - Beaufort** has been scheduled to consider Application # RB26004, Bylaw(s) P1543 & P1544.

HEARING DETAILS

When: Thursday, October 1, 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: R. Prisajny

The subject property is located at 6680 Debeaux Road and is legally described as LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815.

Bylaw(s) P1543 & P1544 are necessary to facilitate a two-lot subdivision at a future date.

Bylaw P1543 is a Beaufort Official Community Plan Amendment Bylaw to redesignate the subject property from 'Rural Use' to 'Small Lot Rural Use'.

Bylaw P1544 is a Zoning Atlas Amendment Bylaw to rezone the subject property from Rural (A2) District to Small Holdings (A1) District.

HOW CAN I LEARN MORE?

The Public Hearing will be held by the Director for Electoral Area 'B', the Alternate Director or the Chairperson of the Regional District. The Board resolution making this delegation, copies of Bylaws P1543 and P1544, 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 11, 2026 to October 1, 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/events/1-10-2026/. 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 11, 2026** and no later than **4:00pm on October 1, 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, excluding statutory holidays. We can be reached at:

Alberni-Clayoquot Regional District

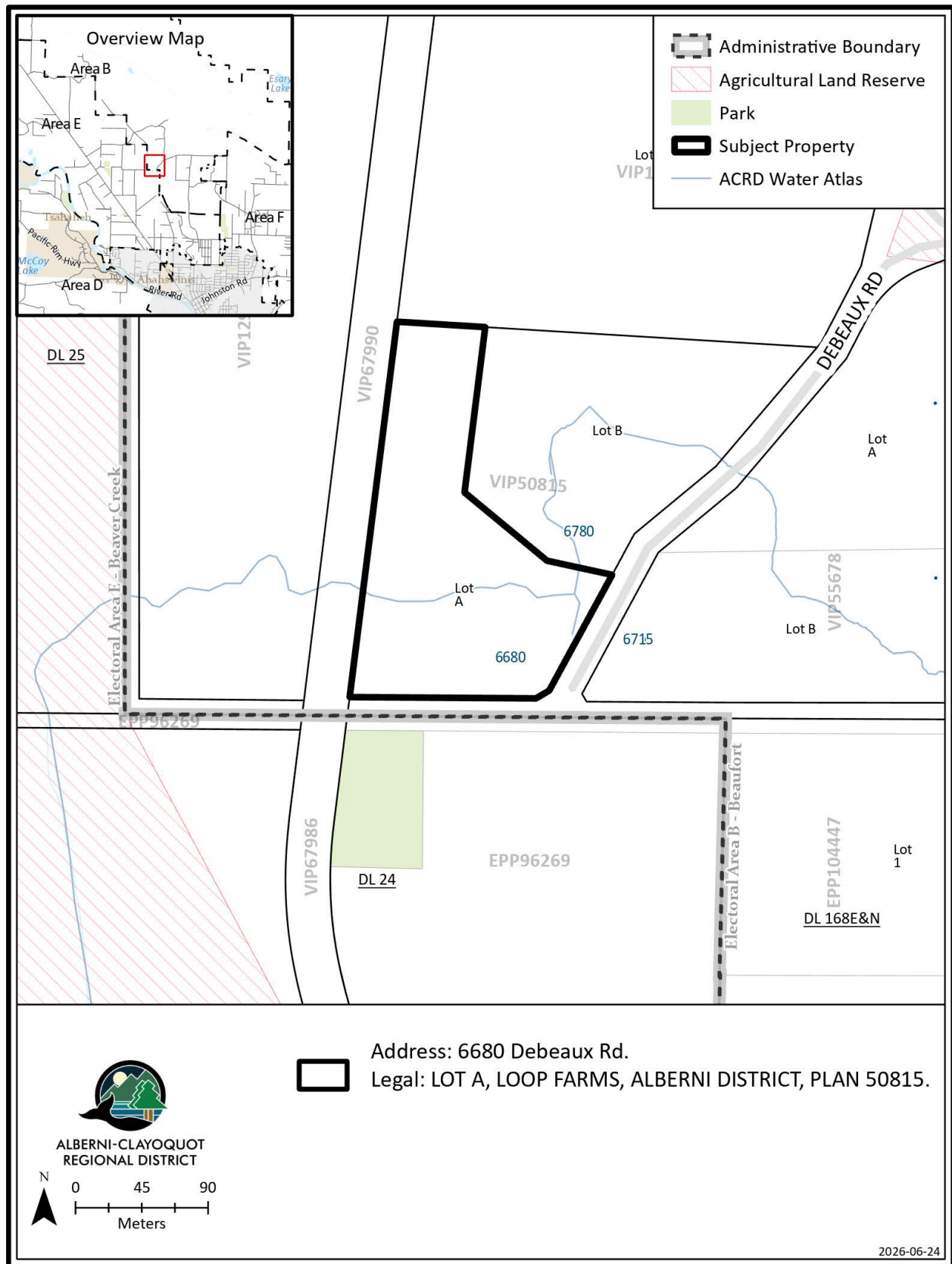
Planning Department

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 August 26th, 2026.

Rezoning RB26004 - 6680 Debeaux Rd (Beaufort)

The Motion was MOVED and SECONDED

THAT Bylaw P1543, Beaufort Official Community Plan Amendment Bylaw, be read a first time.

Carried Unanimously

The Motion was MOVED and SECONDED

THAT Bylaw P1544, 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 P1543 and P1544 be delegated to the Director of Electoral Area 'B', 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 the adoption of Bylaws P1543 and P1544 are subject to:

a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can support on-site sewage disposal to accommodate subdivision to a 0.8 ha minimum lot size.

b. Meeting all technical referral agency requirements.

Carried Unanimously

Certified True Copy

Heather Zenner

Heather Zenner,
Manager of Administration Services



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1543

**A BYLAW TO AMEND BYLAW NO. P1287
ELECTORAL AREA B - BEAUFORT 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 Beaufort Official Community Plan Amendment Bylaw No. P1543.
2. Schedule B, the plan map, is hereby amended by redesignating LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815 from 'Rural Use' to 'Small Lot Rural 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 26th day of August, 2026

Public Hearing held this day of ,

Read a second time this day of ,

Read a third time this day of ,

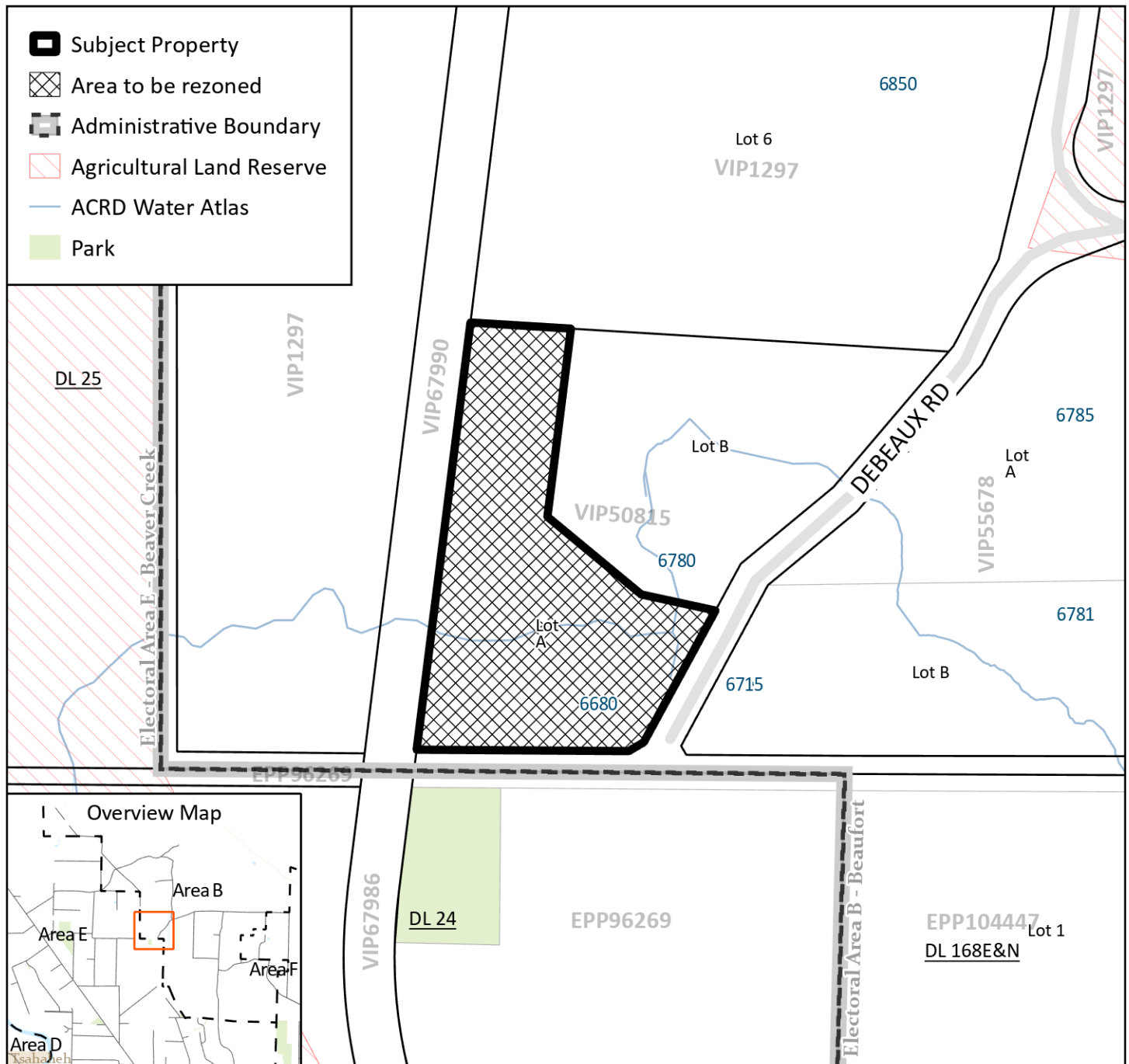
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

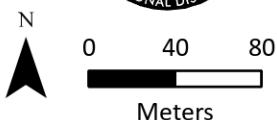
Schedule 'A'

This schedule is attached to and forms part of the Beaufort Official Community Plan Amendment Bylaw No. P1543, 2026



Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815

 To be redesignated from Rural Use to Small Lot Rural Use.





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1544

OFFICIAL ZONING ATLAS AMENDMENT NO. 804

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 P1544.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815 from Rural (A2) District to Small Holdings (A1) District 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 26th day of August, 2026

Public Hearing held this day of ,

Read a second time this day of ,

Read a third time this day of ,

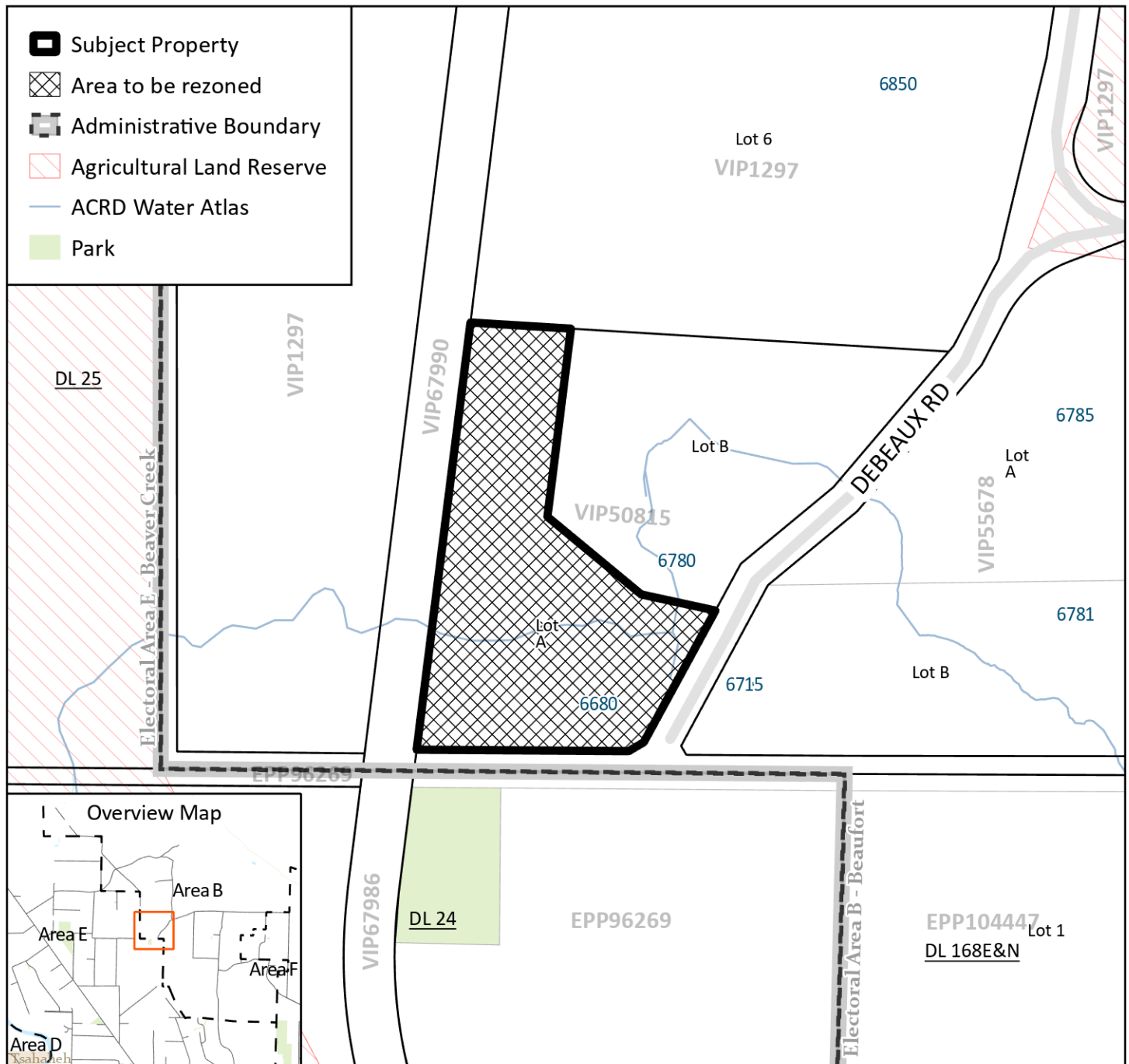
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

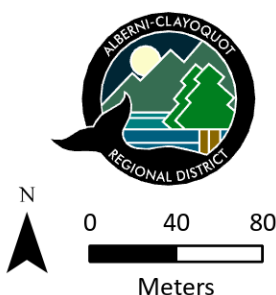
Schedule 'A'

This schedule is attached to and forms part of the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1544, 2026



Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815

To be rezoned from Rural (A2) District to Small Holdings (A1) District.





To: ACRD Board of Directors

Meeting Date: August 26, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: B - Beaufort

Subject: Rezoning RB26004 - 6680 Debeaux Rd (Prisajny)

Recommendation:

THAT Bylaw P1543, Beaufort Official Community Plan Amendment Bylaw, be read a first time.

THAT Bylaw P1544, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaws P1543 and P1544 be delegated to the Director of Electoral Area 'B', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that the adoption of Bylaws P1543 and P1544 are subject to:

- a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can support on-site sewage disposal to accommodate subdivision to a 0.8 ha minimum lot size.***
 - b. Meeting all technical referral agency requirements.***
-

Development Proposal: The applicant has applied to rezone the parcel from Rural (A2) District, with a minimum lot size of 2 ha (5 ac), to Small Holdings (A1) District, with a minimum lot size of 0.8 ha (2 ac), to facilitate a two-lot subdivision at a future date. The applicant has also applied for a Beaufort Official Community Plan Amendment to redesignate the property from Rural Use to Small Lot Rural Use. The applicant intends to create a 1.69 ha (4.2 ac) vacant parcel at the west end of the property as proposed Lot 1 which will be accessed from Kellow Road, and 0.81 ha (2.0 ac) parcel containing an existing single-family dwelling, a shed, a garage/storage structure and a well, as proposed Lot 2 which will be accessed from Debeaux Road.

Advisory Planning Commission Recommendation: The Beaufort Advisory Planning Commission (APC) reviewed the application at their August 11, 2026 meeting. There was no quorum present at the meeting; the meeting was held for informational purposes. All members in attendance at the meeting supported the application as presented.

Property Owner(s)/Applicant: Ruslan Prisajny

PL20260035 / RB26004

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | 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).

Property Information:

Civic Address: 6680 Debeaux Rd	
Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815	
PID: 016-344-138	Folio: 770-02158.110 ALR? (Y/N): N Lot Area (ha): 2.50 (6.2 ac)
Current Zoning: Rural (A2) District	
Proposed Zoning: Small Holdings (A1) District	
Current OCP: Rural Use	
Proposed OCP: Small Lot Rural Use	
Development Permit Area(s): DPA I – Riparian Areas Protection (minor: 15m)	
Current Use & Description: The subject property is 2.5 ha (6.2 ac) in lot area and contains an existing single-family dwelling, a shed, and a garage/storage structure. The property is partially cleared and is relatively level with rolling topography.	
Surrounding Zoning and Land Use	
North: Rural (A2) District	South: Acreage Residential (RA2) District
East: Rural (A2) District	West: Forest Rural (A3) District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal system. The applicant has submitted a letter from a Registered Onsite Wastewater Practitioner (ROWP) dated May 04, 2026, and a site assessment information sheet that concludes that the proposed two-lot subdivision will allow for suitable area and soil conditions for on-site sewage disposal in compliance with Island Health regulations.

A referral response was received from Island Health, which indicated that its interests are unaffected by the proposed bylaw amendment.

- b) **Water Supply:** Proposed Lot 1 will be serviced by an onsite water supply. Proposed Lot 2 is expected to connect to the Cherry Creek Waterworks District in the future if the watermain is extended on the south side of Debeaux Road. At that time, the existing well would be decommissioned.

A referral response was received from the Cherry Creek Waterworks District (CCWWD), which indicated no objection to the proposed OCP and Zoning Amendment or associated two-lot subdivision. CCWWD advised that a watermain is not currently available on Debeaux Road and that future water service is contingent on a planned watermain extension expected to be installed by the owner of Lot 1, Plan VIP96269.

The applicant will be required to satisfy all requirements of the CCWWD at the time of subdivision.

- c) **Fire Protection:** The parcel is serviced by Cherry Creek Volunteer Fire Department.

A referral response was received from Cherry Creek Volunteer Fire Department, which indicated that its interests are unaffected by the proposed bylaw amendment.

- d) **Access:** Access to Proposed Lot 1 is from Kellow Road, and access to Proposed Lot 2 is from Debeaux Road.

A referral response was received from the Ministry of Transportation and Transit (MoTT), which indicated no concerns with the proposed bylaw amendment. MOTT also advised that the subject parcel is outside the controlled area and is not subject to Ministry approval.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Rural Use in Beaufort Official Community Plan (OCP). The objective of the designation is to maintain the predominantly rural character of the area and maintaining a minimum lot size of 2 hectares.

Policy 3.2.17 - Encourage the preservation of natural features such as streams, lakes and wetlands through the subdivision and development process.

The applicant has requested to redesignate the land use of the property to Small Lot Rural Use that allows a minimum lot size of 0.8 hectares. Beaufort is mostly a rural area of large lots and acreages, but there are some smaller rural lots that can accommodate a range of residential uses.

Policy 9.2.1 - Maintain a minimum lot size of 0.8 hectare in areas designated as Small Lot Rural.

Policy 9.2.2 - Ensure that the principal use in all areas designated as Small Lot Rural is residential or agricultural.

The property is impacted by DPA I – Riparian Areas Protection (minor: 15m).

This proposal is not in compliance with the Beaufort OCP. An OCP amendment is required to redesignate the parcel from Rural Use to Small Lot Rural Use to allow for future two-lot subdivision. As an OCP amendment is required to facilitate the rezoning, a public hearing will be required.

- b) **Zoning:** The parcel is currently zoned Rural (A2) District. The property owner has applied to rezone the property to Small Holdings (A1) District, which allows for a minimum lot size of 0.8 ha (2 ac), in order to facilitate a future two-lot subdivision.

	Current: A2	Proposed: A1
Minimum Lot Area (ha)	2.0	0.8
Minimum Lot Width (m)	100.5	50.3
Principal & Accessory Front Yard Setback (m)	15.2	7.6
Principal Side Yard Setback (m)	4.5	1.5
Principal Rear Yard Setback (m)	9.1	9.1
Accessory Side Yard Setback (m)	4.5	4.5
Accessory Rear Yard Setback (m)	4.5	4.5
Watercourse Setback (m)	30	30

This proposal does not comply with the ACRD Zoning Bylaw. A Zoning Bylaw Amendment is required to facilitate a future two-lot subdivision.

Comments:

The applicant intends to rezone the property from Rural (A2) District to Small Holdings (A1) District to facilitate a future two-lot subdivision. This rezoning also requires an OCP amendment from Rural Use to Small Lot Rural use. The Small Lot Rural Use supports a minimum lot size of 0.8 hectares for subdivision.

Services

The applicant has submitted a letter from a Registered Onsite Wastewater Practitioner (ROWP) dated May 04, 2026, and a site assessment information sheet that concludes that the proposed two-lot subdivision will allow for suitable area and soil conditions for onsite sewage disposal in compliance with Island Health regulations. Both parcels will be serviced by individual onsite septic systems in accordance with Island Health regulations.

Proposed Lot 1 will be serviced by an onsite water supply. Proposed Lot 2 is expected to connect to the Cherry Creek Waterworks District in the future, at which time the existing well will be decommissioned. Access to Proposed Lot 1 is from Kellow Road, and access to Proposed Lot 2 is from Debeaux Road.

Referral Comments

Technical agency referrals were conducted, and the following responses were received:

1. A referral response was received from Island Health, which indicated that its interests are unaffected by the proposed bylaw amendment.
2. A referral response was received from the Cherry Creek Waterworks District (CCWWD), which indicated no objection to the proposed OCP and Zoning Amendment or associated two-lot subdivision. CCWWD advised that a watermain is not currently available on Debeaux Road and that future water service is contingent on a planned watermain extension expected to be installed by the owner of Lot 1, Plan 96269.
3. A referral response was received from Cherry Creek Volunteer Fire Department, which indicated that its interests are unaffected by the proposed bylaw amendment.
4. A referral response was received from the Ministry of Transportation and Transit (MoTT), which indicated no concerns with the proposed bylaw amendment. MoTT also advised that the subject parcel is outside the controlled area and is not subject to Ministry approval.
5. A referral response was received from the ACRD Building Department, which indicated that its interests are unaffected by the proposed bylaw amendment.

It is recommended that the Board proceed with first reading of Bylaws P1543 and P1544, subject to the conditions outlined in the report, and that a public hearing is delegated to gather community input on the zoning and OCP amendment application.

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

Site Photos



Access to the property from Debeaux Road



Proposed Lot 2 showing the existing shed, garage structure, and well



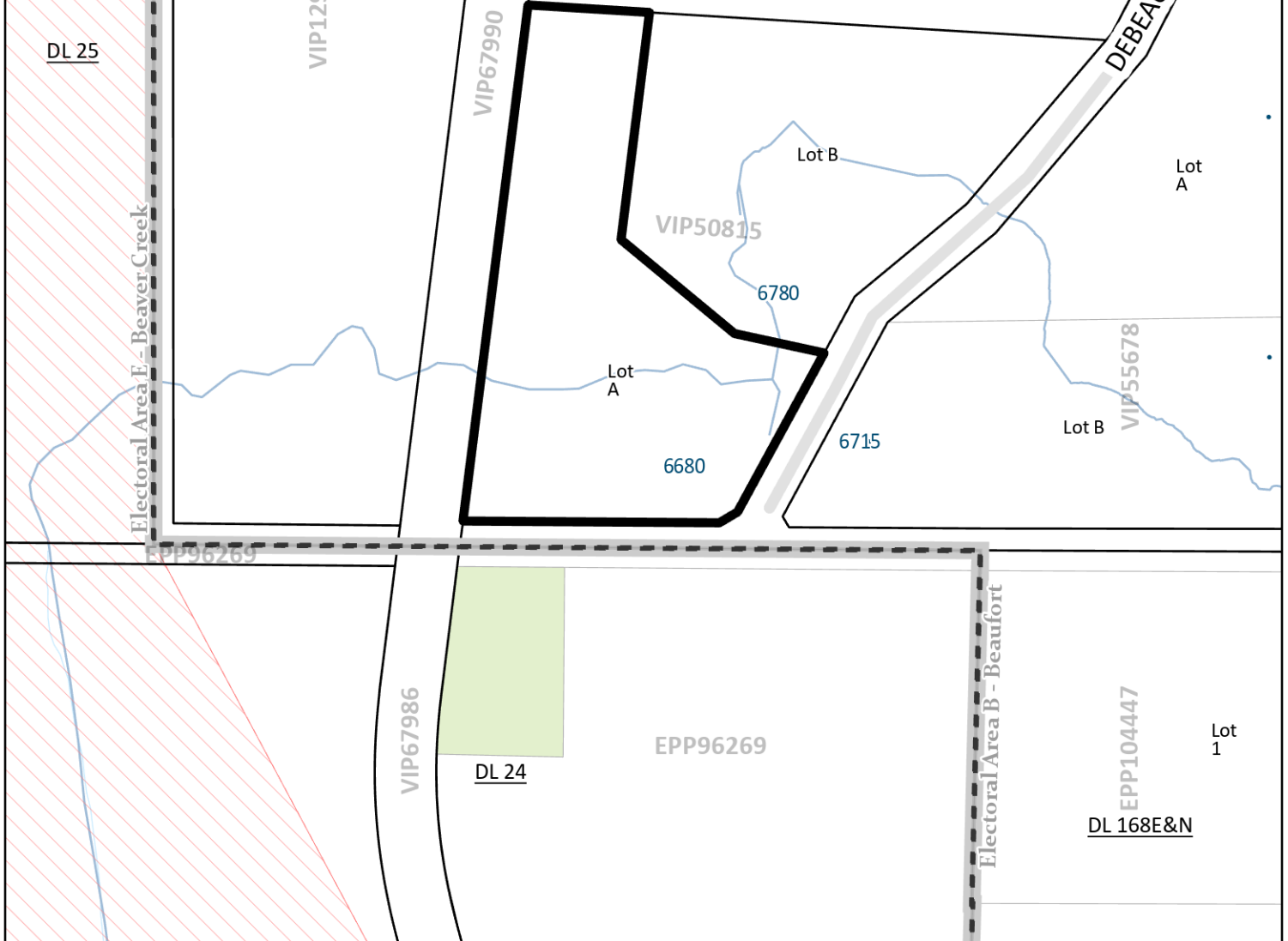
Photo showing the location of the DPA I – Riparian Areas Protection Area (15 m)



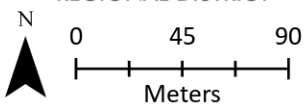
Proposed Lot 2 boundary from Kellow Road



-  Administrative Boundary
-  Agricultural Land Reserve
-  Park
-  Subject Property
-  ACRD Water Atlas



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

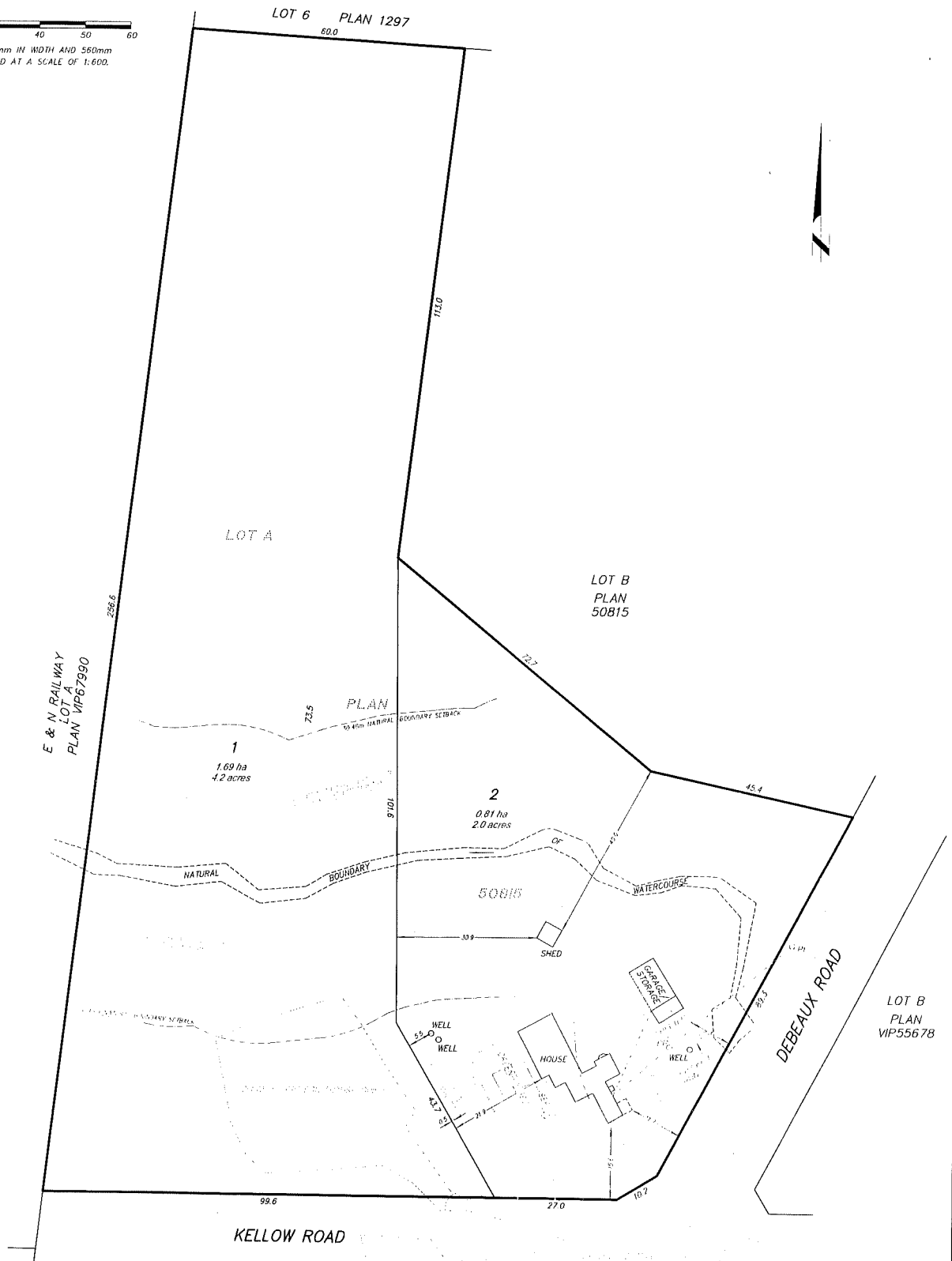


Address: 6680 Debeaux Rd.
Legal: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815.

PROPOSED REZONING AND SUBDIVISION PLAN OF LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815.

SCALE 1:600

THE INTENDED PLOT SIZE IS 432mm IN WIDTH AND 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:600.



NOTES:

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH PROPERTY BOUNDARIES.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED AND ARE DERIVED FROM PLAN 50815
JURISDICTION: ALBERNI-CLAYQUOT REGIONAL DISTRICT
CURRENT PARCEL ZONING: RURAL DISTRICT (A2)
PROPOSED PARCEL ZONING: SMALL HOLDINGS DISTRICT (A1)
PID NO. 016-344-138
THIS LOT IS SUBJECT TO LTO CHARGE NUMBER: M76300
CIVIC ADDRESS: 6680 DEBEAUX ROAD,
PORT ALBERNI, BC

LEGEND

DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha DENOTES HECTARES
PP O DENOTES POWER POLE

No.	DATE	REVISION
1	2026/01/22	SITE PLAN FOR DISCUSSION
2	2026/02/09	2 LOT SUBDIVISION PROPOSAL
3	2026/03/03	2 LOT SUBDIVISION PROPOSAL, NEW CONFIGURATION
4	2026/03/03	2 LOT SUBDIVISION PROPOSAL, RE-SIZE LOT 2 TO 1.01 ha
5	2026/03/24	2 LOT SUBDIVISION PROPOSAL, RE-SIZE LOT 2 TO 0.81 ha (2 acres)



PRISM
LAND SURVEYING LTD.

223 FERN ROAD W.
QUALICUM BEACH, B.C. V8K 1S4
PHONE: 250-252-9121
EMAIL: info@prismlandsurveying.ca
FILE NUMBER: 25-172-S
DRAWING NUMBER: 25-172-P5-DWG
DATE: 2026/03/24

May 26, 2026

Regional District Board and Staff

City of Port Alberni

4850 Argyle Street

Port Alberni, BC V9Y 1V8

RE: Letter of Intent – Zoning Bylaw Amendment for 6680 Debeaux Road, Port Alberni, BC, V9Y 8T9

Dear Regional District Board and Staff,

Please accept this letter as a formal application to amend the Zoning Bylaw for the property legally described as **Lot A, Loop Farms, Alberni District, Plan 50815**, municipally addressed as **6680 Debeaux Road, Port Alberni, BC**.

The purpose of this application is to rezone the property from **A2 (Rural Agriculture)** to **A1 (Rural Residential)** to facilitate a two-lot subdivision and the construction of a single-family dwelling on the newly created parcel.

To support this application, we respectfully provide the following information:

Site Context and Proposed Development

The subject property is approximately **6.2 acres** in size and currently contains a single-family dwelling. The proposed subdivision would create:

- **Proposed Lot 1:** approximately 4.2 acres
- **Proposed Lot 2:** approximately 2.0 acres

One single-family dwelling would remain on the existing parcel and one new single-family dwelling would be constructed on the newly created parcel.

Consistency with the Official Community Plan

The proposed rezoning and subdivision are consistent with the objectives of the Official Community Plan by providing an additional housing opportunity within an established rural residential area. The proposal represents a modest increase in residential density while maintaining large rural lot sizes and preserving the character of the surrounding neighbourhood. The proposed parcel sizes comply with the minimum lot size requirements of the A1 zone.

Neighbourhood Compatibility

The proposed subdivision is compatible with existing and planned development in the area, including the residential subdivision located across Debeaux Road (District Lot 24, Alberni District, Plan EPP96269). The proposed lot configuration and future dwelling locations have been planned to respect neighbouring properties through appropriate setbacks, preservation of existing vegetation where practical, consideration of privacy, and maintenance of the area's rural character.

Infrastructure and Servicing

The property is expected to connect to the Cherry Creek water system in the near future (summer 2026), at which time the existing wells will be decommissioned. Water servicing for the proposed parcels will be provided through municipal connection and/or private well infrastructure as approved by the applicable authorities. Each lot will be serviced by an independent septic system designed and installed in accordance with applicable regulations. Access, drainage, and servicing improvements will comply with all municipal and provincial requirements.

We believe this proposal represents a logical and responsible use of the property that is compatible with surrounding development patterns and consistent with long-term community planning objectives. We appreciate Council's consideration of this application and look forward to working with City staff throughout the review process.

Sincerely,


Ruslan Prisajny


6680 Debeaux Rd, Port Alberni, BC, V9Y 8T9

Gibson and Sons Consulting Ltd.
811 Wildgreen Way, Parksville
gibsonandsons65@gmail.com
250-240-1724

Mr. Ruslan Prisajny
6680 Debeaux Road
Port Alberni, BC
[REDACTED]

May 4, 2026

Dear Mr. Prisajny,

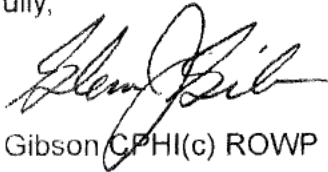
Re: Proposed 2 lot subdivision of Lot A Loop Farms of Plan 50815 in the Alberni LD at
6680 Debeaux Road, Port Alberni

Recently I conducted a site inspection of your on-site domestic wastewater system, I did not witness any potential Health Hazard as prescribed by the Health Act Regulations and believe the system is functioning as per design. This septic system meets all required setbacks and has no potential breakout downslope. I also dug observation holes and permeameter tests to determine a reserve area for domestic waste treatment on this proposed Lot 2. There is both a primary and reserve area for sewage treatment on the proposed lot 1 for at grade type 1 systems, please see plan.

Attached is also a completed site/soil information sheet.

If you have any questions, please contact us.

Respectfully,



Glenn J. Gibson CPHI(c) ROWP



Cc Ms. Rachel Hamling, Prism Land Surveying Ltd.

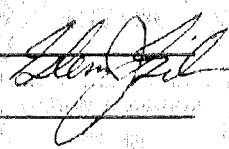
6680 Debeaux

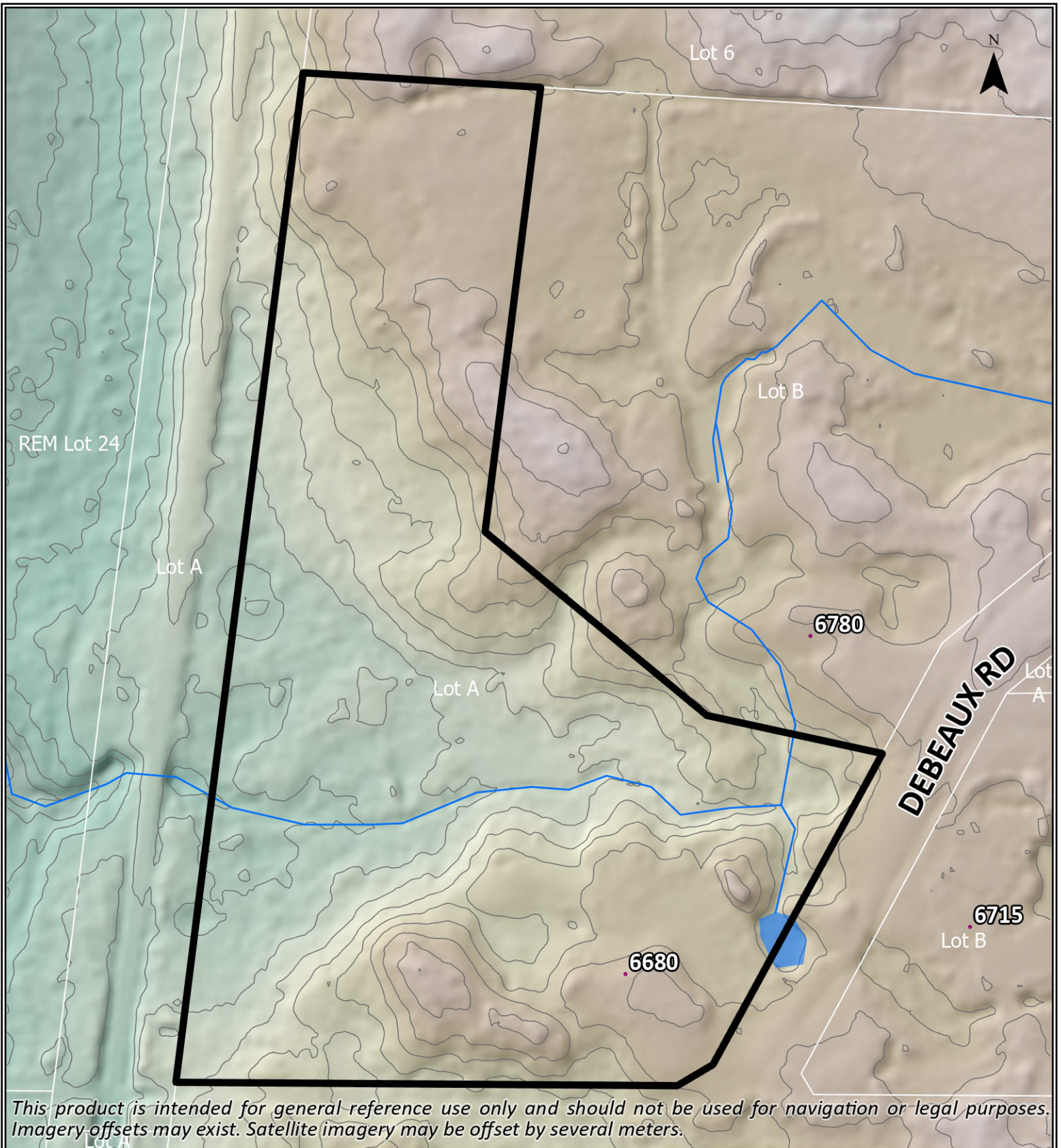
Site Assessment Information

Port Alberni

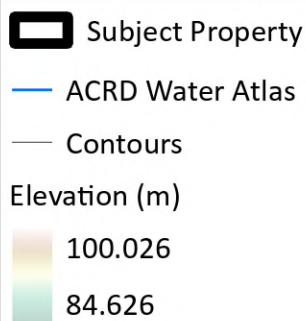
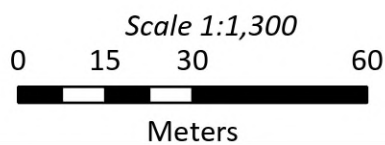
Site Information	Lot Number <u>1</u>		Lot Number <u>2</u>		Lot Number _____	
Lot Size (ha)	<u>1.69</u>		<u>.81</u>			
Overall Lot Slope (%)	<u>3-4</u>		<u>4-5</u>			
Lot Dimension (m)	<u>Please See Plan</u>					
Sewage Discharge Info	Primary	Reserve	Primary	Reserve	Primary	Reserve
Slope Within Sewage Discharge Area (%)	<u>1-2</u>		<u>Existing</u>	<u>1</u>		
Sewage Discharge Area (m ²)	<u>128</u>	<u>128</u>		<u>50</u>		
Sewage Discharge Area Dimensions m	<u>21x6</u>	<u>21x6</u>		<u>4 trenches 12m x 1m</u>		
Depth of Native Mineral Soil	Primary	Reserve	Primary	Reserve	Primary	Reserve
Observation Hole #1	<u>72</u>	<u>#3 65</u>		<u>70⁺</u>		
#5	<u>71</u>	<u>#4 65 #6 101</u>		<u>70⁺</u>		
Soil Texture	<u>Gravelly coarse sand - Favorable</u>					
PERCOLATION TEST RESULTS	Primary	Reserve	Primary	Reserve	Primary	Reserve
Test Hole	<u>1 min.</u>	<u>1 min.</u>	<u>✓</u>	<u>57 sec. to 1 min.</u>	<u>20 sec.</u>	

Pictures of the holes are available

Date(s) of Observations/Tests:	<u>April 16, 2026</u>
Test Performed by:	<u>Glenn Gibson</u>
Signature of Applicant or Agent or Qualified Professional:	<u></u>
Date:	<u>May 7, 2026</u>

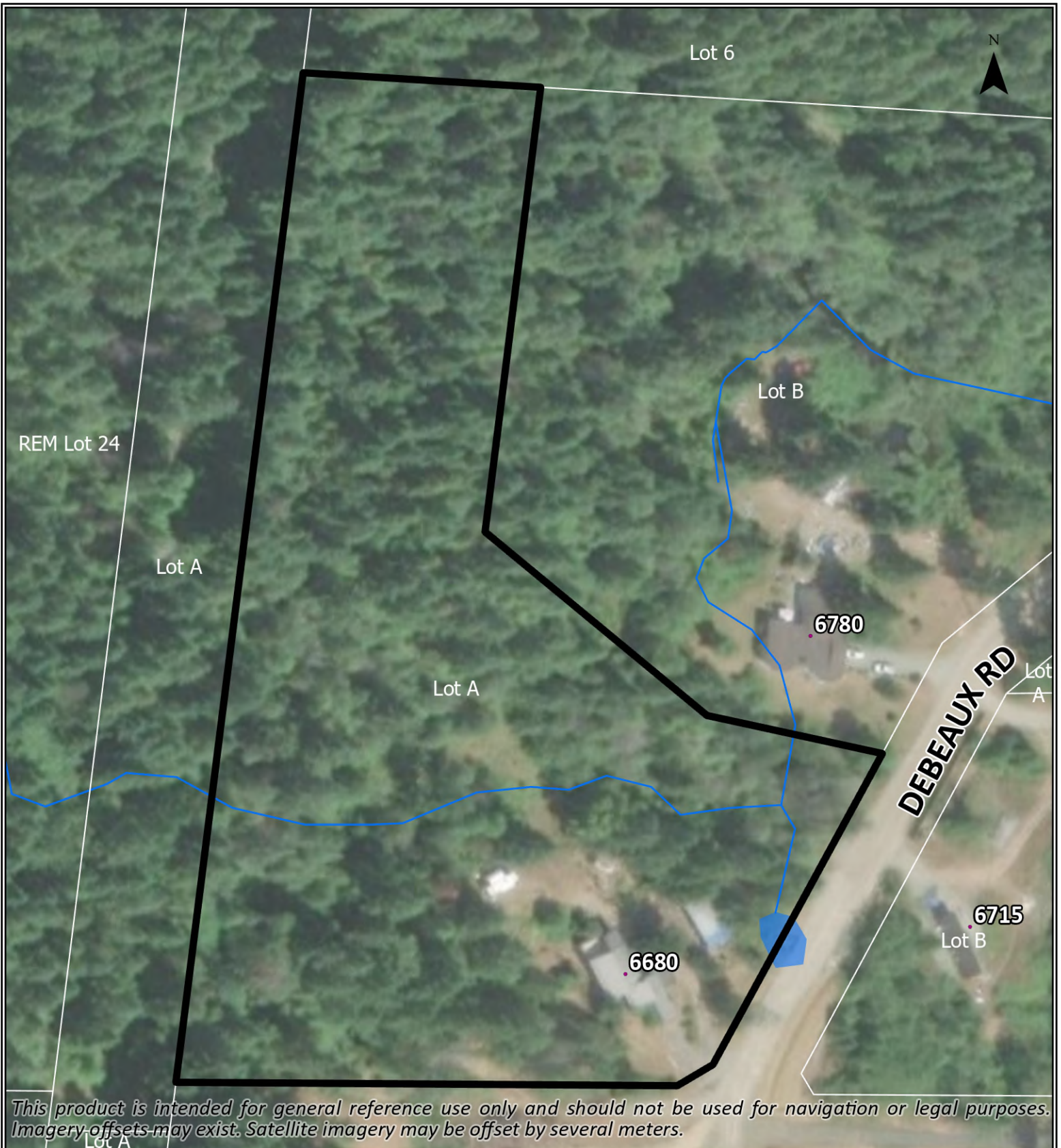


LOT A, LOOP FARMS, ALBERNI DISTRICT,
PLAN 50815



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Prepared 2026-06-24
Sources: Prov. BC, ParcelMapBC; ACRD,
Airbus DS 2023



LOT A, LOOP FARMS, ALBERNI DISTRICT,
PLAN 50815

 Subject Property
 ACRD Water Atlas



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Prepared 2026-06-24
Sources: Microsoft, VantorProv. BC,
ParcelMapBC; ACRD, Airbus DS 2023

Scale 1:1,300
0 15 30 60
Meters



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1543

**A BYLAW TO AMEND BYLAW NO. P1287
ELECTORAL AREA B - BEAUFORT 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 Beaufort Official Community Plan Amendment Bylaw No. P1543.

2. Schedule B, the plan map, is hereby amended by redesignating LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815 from 'Rural Use' to 'Small Lot Rural 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 ,

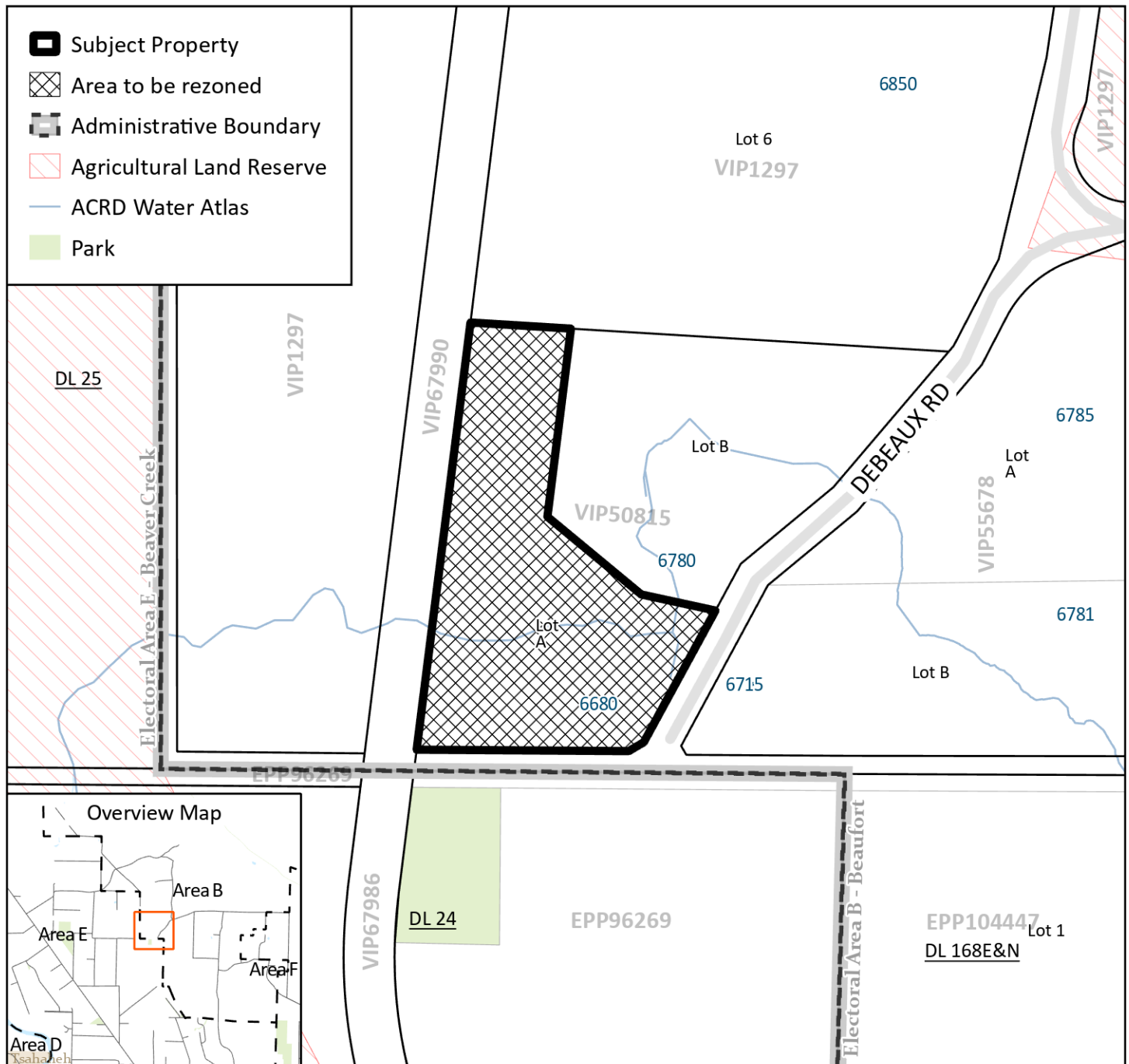
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

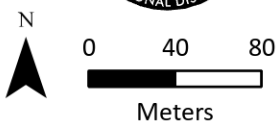
Schedule 'A'

This schedule is attached to and forms part of the Beaufort Official Community Plan Amendment Bylaw No. P1543, 2026



Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815

 To be redesignated from Rural Use to Small Lot Rural Use.





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1544

OFFICIAL ZONING ATLAS AMENDMENT NO. 804

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 P1544.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815 from Rural (A2) District to Small Holdings (A1) District 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 ,

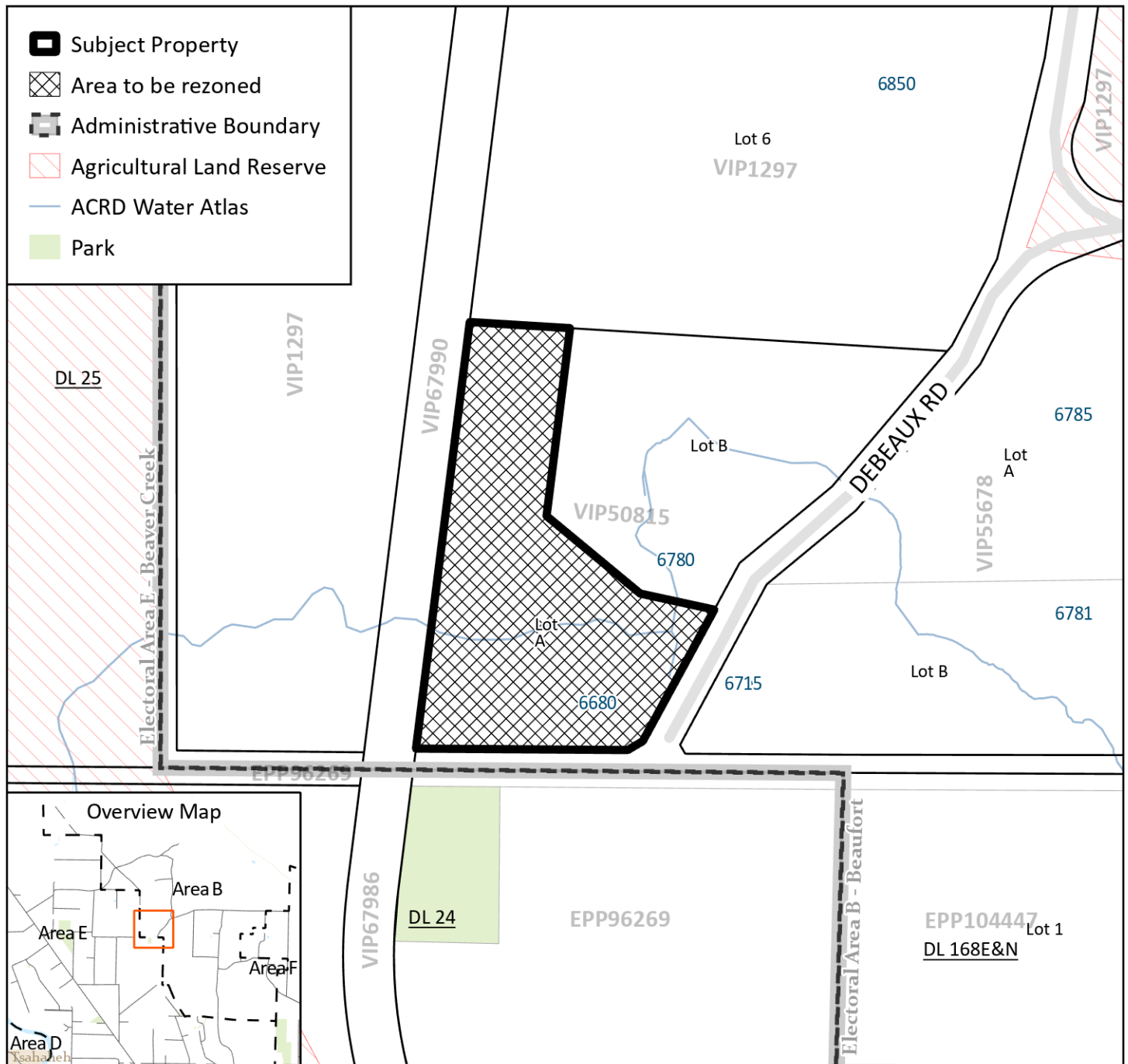
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

Schedule 'A'

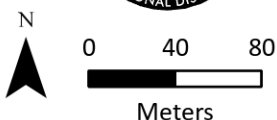
This schedule is attached to and forms part of the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1544, 2026



Legal Description: LOT A, LOOP FARMS, ALBERNI DISTRICT, PLAN 50815



To be rezoned from Rural (A2) District to Small Holdings (A1) District.





APPLICATION NO.: RB26004
ACRD FILE NO.: PL20260035

APPLICANT NAME: R. Prisajny
ACRD CONTACT: Alima Khoja
Date of Referral: June 25, 2025 / Due: July 16, 2026

☐

Approval Recommended for
Reasons Outlined Below

☐

Interests Unaffected by Bylaw

☒

Approval Recommended Subject to
Conditions Below

☐

Approval NOT Recommended Due
to Reasons Outlined Below

please see attached letter

Agency (please print): Cherry Creek Waterworks District

Name (please print): Wes Kovacs

Title: Office Administrator

Signature:

Wesley Kovacs

Digitally signed by Wesley Kovacs
Date: 2026.06.29 13:26:04 -07'00'

Date: 6/29/26

PL20260035



CHERRY CREEK WATERWORKS DISTRICT

5920-A Cherry Creek Rd, Port Alberni, BC V9Y 8R7 email: ccww@shaw.ca www.cherrycreekwater.com Phone: 250-723-2214

June 29, 2026

Alberni-Clayoquot Regional District

Re:

Application no.: RB26004

Acrd file no.: PL20260035

Requested a Official Community Plan (OCP) and Zoning amendment to facilitate a proposed two-lot subdivision.

- Proposed Lot 1: 1.69 ha (4.2 ac)
- Proposed Lot 2: 0.81 ha (2.0 ac)

The proposal includes requests to:

1. Beaufort Official Community Plan Amendment Bylaw No. P1543 – from Rural to Small Lot Rural.
2. Zoning Atlas Amendment Bylaw No. P1544 – from Rural (A2) District to Small Holdings (A1) District.

Cherry Creek Waterworks District (CCWWD) has no objection to the proposed OCP and Zoning Amendment, nor the associated two-lot subdivision, for the above-referenced parcel.

However, CCWWD does not currently have a watermain located on Debeaux Road. It is our understanding that a watermain extension to this area will be installed by the owner of Lot 1, Plan 96269 (Debeaux Road) as part of a future development project. CCWWD is not aware of the construction timeline for that project.

Subject to the installation of the watermain, CCWWD has no concerns regarding the provision of future water services to the proposed subdivision.

Kindest Regards,

CCWWD



APPLICATION NO.: RB26004
ACRD FILE NO.: PL20260035

APPLICANT NAME: R. Prisajny

ACRD CONTACT: Alima Khoja

Date of Referral: June 25, 2025 / Due: July 16, 2026

☐

Approval Recommended for
Reasons Outlined Below



Interests Unaffected by Bylaw

☐

Approval Recommended Subject to
Conditions Below

☐

Approval NOT Recommended Due
to Reasons Outlined Below

Agency (please print): ACRD - Building Department

Name (please print): Brett Mortlock

Title: Building Official

Signature: *Brett Mortlock*

Date: 7/7/26

PL20260035



APPLICATION NO.: RB26004
ACRD FILE NO.: PL20260035

APPLICANT NAME: R. Prisajny
ACRD CONTACT: Alima Khoja
Date of Referral: June 25, 2025 / Due: July 16, 2026

☐

Approval Recommended for
Reasons Outlined Below



Interests Unaffected by Bylaw

☐

Approval Recommended Subject to
Conditions Below

☐

Approval NOT Recommended Due
to Reasons Outlined Below

Agency (please print): Island Health Authority

Name (please print): Wendy Nguyen

Title: Environmental Health C

Signature:

Wendy Nguyen

Digitally signed by Wendy Nguyen
Date: 2026.07.09 15:39:33 -07'00'

Date: 7/9/26

PL20260035



Version Date Feb 2026

Site Specific Considerations (Existing structures, geographical & environmental contexts, historic uses, infrastructure /servicing	
Geographical & Environmental Contexts	The parcel is generally oriented north to south and is adjacent to the Island Rail Corridor. A natural watercourse associated with DPA I (minor:15 m) bisects the property.
Infrastructure & Servicing	Proposed Lot 2 is expected to connect to the Cherry Creek Waterworks District, at which time the existing well will be decommissioned. Proposed Lot 1 will be serviced by an onsite water supply. Both parcels will be serviced by individual onsite septic systems in accordance with Island Health regulations.
Site Access	Access to Proposed Lot 2 is from Debeaux Road, and access to Proposed Lot 1 is from Kellow Road.
Existing Structures	Proposed Lot 2 has an existing single-family dwelling located on southeast corner of the parcel.
Title Document Provisions & Restrictions	Nothing relevant on title

Application Considerations	
Impact of Proposal	
Anticipated Outcomes	The proposed rezoning is expected to allow for a future two-lot subdivision, subject to detailed review at the subdivision stage.

Referral Agency Representative Name	
Referral Agency Representative Title	
Representative Email Address	
Representative Phone Number	
Referral Agency Response	
☒ Interests Unaffected ☐ Approval Recommended for Reasons Described Below ☐ Approval Recommended Subject to Conditions Described Below ☐ Approval NOT Recommended for Reasons Described Below	
Referral Agency Representative Name - Lucas Banton Referral Agency Representative Title - Fire Chief Representative Email Address - ccvfd@shaw.ca Representative Phone Number - [REDACTED]	