

Maddie Graham

From: Wendy Friberg [REDACTED]
Sent: July 24, 2026 2:55 PM
To: Planning Shared
Subject: Fwd: RE22009/PL20220053

[CAUTION] This email originated from outside of the ACRD

----- Forwarded message -----

From: Wendy Friberg [REDACTED]
Date: Fri, 24 Jul 2026 at 14:48
Subject: RE22009/PL20220053
To: Alex Dyer <adyer@acrd.bc.ca>

Hi Alex,

Re: Proposed 100 unit Campground off Falls Street

I have reviewed the following: "https://www.acrd.bc.ca/dms/documents/planning-and-development/public-hearings/2026/re22009_development_info_package.pdf" and have noted that the campground will be for "tourist and seasonal temporary accommodation and open year-round".

I live in Westporte Place and when the Transportation Study was done for the latest proposed expansion of Rainbow Gardens, the capacity of River Road to handle the additional traffic coming off Russell Street was included in the study. In the summer it often takes quite a while to access River Road heading east. Since I believe the new roundabout may increase the continuity of traffic heading west towards Falls Street, this increases the difficulty of turning east/left off of Falls Street onto River Road/Hwy 4.

I have a question regarding the Watt Consulting Group's Traffic Impact Assessment Study which does not include:

1. The capacity of River Road to handle the additional traffic coming down Falls Street.
2. Since the intended use of the campground will include tourist use, I am also concerned about the sight lines and River Road access for those coming down Falls Street with a truck and trailer or large motorhome and intending to head West towards Tofino/Ucluelet.

Are these perhaps something that should also be included in the Traffic Impact Assessment Study?

Thank you for taking the time to read my concerns and I look forward to your reply.

Sincerely,

Wendy Friberg

Maddie Graham

From: Michelle Coates [REDACTED]
Sent: August 6, 2026 10:53 AM
To: Public Hearings Shared
Subject: Rezoning for 100 site campground

[CAUTION] This email originated from outside of the ACRD

Hello. My name is Michelle Coates. I live at [REDACTED] Lugin road across from the Tilly's property and up the road from Paper Mill Dam. I am opposed to this rezoning for use as a 100 site campground as this is a peaceful, quiet area. It would bring a lot of noise, possible mischief and traffic. There are many local residents that walk the area with their friends, companions and dogs and I feel this could effect their safety as Falls road is already a busy road. I feel safe in this neighbourhood and feel this could impact the safety in the neighbourhood due to mischief and attraction to the area. We could also get more wildlife life like bears attracted to garbage. Sincerely, a concerned neighbour Michelle and Derrick Coates.

Sent from my iPhone

Maddie Graham

From: jared best [REDACTED]
Sent: August 6, 2026 11:54 AM
To: Public Hearings Shared
Subject: Campground on Falls

[CAUTION] This email originated from outside of the ACRD

Hi, I live at [REDACTED] falls street and I definitely oppose the changes to the OCP regarding this campground in our community. This road is far busy enough and we enjoy the river with it being busy enough as reasons why we bought here in the first place. Living across the road definitely makes this a concerning issue. Her daughter will be in attendance tonight to oppose it, as I will not be able to make it unfortunately.

Thanks, Jared Best

Get [Outlook for Android](#)

Maddie Graham

From: Leila Ellwood [REDACTED]
Sent: August 6, 2026 1:13 PM
To: Public Hearings Shared
Subject: Re: Proposed Official Community Plan Amendment and Rezoning – 5750 Falls Street, Beaver Creek

[CAUTION] This email originated from outside of the ACRD
Chair and Members of the Board,

My name is Leila Ellwood, and I am a resident of Beaver Creek. I respectfully ask the Board to reject Bylaws P1465, P1466, and P1482.

My opposition is not to tourism or campgrounds in general. Campgrounds have an important place in our region. My concern is whether a **100-site commercial campground** is an appropriate use within an established residential community and whether this proposal is consistent with the long-term vision set out in the Beaver Creek Official Community Plan.

1. The proposal conflicts with the Official Community Plan

The Official Community Plan designates this area for **Residential Use**. That designation exists to provide certainty for residents and to guide future development in a way that reflects the community's long-term vision.

Families have purchased homes and invested in Beaver Creek with the reasonable expectation that surrounding land would remain primarily residential. This application asks the Board to amend that vision to accommodate a large private commercial campground.

The Official Community Plan should only be amended when there is a clear and compelling public benefit. I have not seen evidence that this proposal provides such a benefit.

2. A 100-site campground is incompatible with the surrounding neighbourhood

This is not a minor rezoning.

The proposal would permit a commercial campground with up to **100 campsites**, campground amenities, caretaker residences, and year-round tourist accommodation along with a trucking and gas company that already exist at this property.

Unlike residential housing, campgrounds generate:

- Constant turnover of visitors.
- Increased vehicle traffic.
- Campfires and outdoor cooking.
- Outdoor recreation and gatherings.
- Evening activity.
- Noise from people, pets, vehicles, and campground operations.

These are fundamentally different land uses than those expected in a residential neighbourhood.

3. The cumulative impact on this area must be considered

This application should not be viewed in isolation.

The applicant has already obtained approval for another campground further south on Falls street. And operates a 12 site campground there. There is also a proposal involving adjacent parkland of Paper Mill Dam that will create another RV campground immediately beside this property.

Each proposal may appear reasonable when considered individually. However, together they represent a significant shift in the character of this small area from a residential community toward a concentration of commercial tourism uses.

I ask the Board:

At what point does Falls street stop being a residential community and become a tourism corridor?

Planning decisions should consider the cumulative impact of multiple developments, not simply each application on its own.

4. Traffic and public safety

Falls Street and Lugin road are rural roads with no sidewalks and no street lighting.

Residents regularly walk along this road, cycle, and walk their dogs. During much of the school year, children including mine wait for school buses along the roadside before daylight.

Adding the traffic associated with a 100-site campground, including RVs, trailers, service vehicles, deliveries, staff, and visitors—raises legitimate concerns about pedestrian safety.

5. Air quality, campfires, and wildfire concerns

Another significant concern is the effect this development could have on local air quality.

Our neighbourhood already experiences periods where smoke from residential wood stoves and fireplaces lingers instead of dispersing. For reasons related to local weather conditions and topography, smoke often settles in this area and can remain for extended periods.

My family experiences these conditions firsthand. My son has respiratory issues, and air quality is already an important concern for us.

A campground with up to 100 campsites has the potential to substantially increase the number of campfires during periods when they are permitted. Even if not every campsite has a fire each evening, the cumulative effect significantly increases smoke in the surrounding neighbourhood.

During a conversation at my home, the applicant told me that campfires would not be an issue because of seasonal fire bans. While fire bans certainly reduce campfire use during periods of elevated wildfire risk, they are temporary. For much of the year, campfires are permitted, and the rezoning being considered today would authorize the campground regardless of whether a fire ban happens to be in effect.

For that reason, I do not believe concerns about air quality and campfire smoke can be dismissed by referring only to temporary fire restrictions.

I also ask whether an independent wildfire risk assessment has been completed and whether local fire services support a campground of this scale in this location.

6. Impacts on neighbourhood livability

The proposed campground will introduce increased traffic, noise, visitor activity, and commercial operations into an established residential area.

Residents purchased homes expecting a residential neighbourhood—not a large commercial tourism and trucking operation.

While campground rules may exist, enforcement can be difficult, particularly during evenings, weekends, and holiday periods when campgrounds are busiest.

The burden of these impacts will be borne primarily by neighbouring residents while the commercial benefit accrues largely to a single private landowner.

7. Concerns regarding the public process

I also have concerns regarding the public consultation process.

The required public notice sign was placed well back from the roadway within the property and partially screened by trees, making it difficult to see from Falls Street.

The public hearing has been scheduled during August, when many residents may be away on vacation or otherwise unavailable to participate.

I was also advised by another neighbour that when the applicant approached her property, she asked whether the neighbour was aware of any changes happening in the area. When my neighbour replied that she was not aware of any changes, she advised me that the applicant simply responded that she would not bother her and ended the conversation without explaining the proposed development.

I recognize that applicants may speak with neighbours about their proposals; however, I believe residents should receive clear and complete information so they can make informed decisions about developments that will significantly affect their community.

I also had a conversation with the applicant when she visited my home before the hearing. During that discussion, I expressed concern about the proposed 100-site campground and was told that they were simply applying for more campsites than they ever intended to build. I was also told that the property was already industrially zoned and that a mill could be built there.

After reviewing the public hearing documents myself, I found that the application seeks to amend the Official Community Plan from Residential and rezone the property from Forest Reserve to Campground Commercial. Those conversations reinforced my belief that the Board should evaluate this proposal based on the written application and planning evidence before it, rather than informal assurances provided during neighbourhood visits.

8. Questions I respectfully ask the Board to consider

Before approving this application, I ask the Board to consider the following:

- How does this proposal align with the Official Community Plan's Residential designation?
- What compelling public benefit justifies changing the Official Community Plan?
- Has an independent Traffic Impact Assessment been completed?
- Has an independent wildfire risk assessment been completed?
- Can Falls Street safely accommodate the increase in RV and vehicle traffic?
- Have emergency services assessed the increase in seasonal population?
- Who will bear the cost of any required road or infrastructure improvements?
- How will campground rules, noise complaints, and other impacts be enforced?
- Has the Board considered the cumulative impact of multiple campground developments in Beaver Creek?

Existing Commercial Activity and Full Impact Assessment

I am also concerned that the full extent of existing and proposed commercial activity on this property has not been clearly addressed.

The property has been already used for a trucking operation in addition to campground activities. The proposed rezoning would allow a significant expansion of commercial tourism use through a 100-site campground.

The Board should consider the combined impact of all activities occurring on this property, including vehicle movements, noise, traffic, and the overall change from the residential character envisioned in the Official Community Plan.

Before approving this application, I ask the Board to clarify how existing trucking operations and the proposed campground will coexist and whether the cumulative impacts have been fully assessed.

This hearing is not about whether campgrounds are valuable—they are.

The applicant is asking the Board to amend its own Official Community Plan, rezone residential land for commercial tourism, and industrial use for a trucking business approve a development that will permanently change the character of this area.

Residents have already seen campground developments approved on this road, and there is an additional campground proposal immediately next to this property. When these developments are considered together, they represent a gradual but significant transformation of this area away from the residential community envisioned in the Official Community Plan.

The impacts of this proposal extend beyond traffic and noise. They include air quality, pedestrian safety, neighbourhood character, wildfire concerns, and the long-term confidence residents place in the Regional District's planning process.

The Official Community Plan exists to provide certainty and protect the long-term vision for Beaver Creek. I respectfully ask the Board to uphold that vision, protect the reasonable expectations of existing residents, and deny Bylaws **P1465, P1466, and P1482**.

Thank you for your time and consideration.

Respectfully submitted,

Leila Ellwood

Beaver Creek Resident

Maddie Graham

From: [REDACTED]
Sent: August 6, 2026 1:53 PM
To: Public Hearings Shared
Subject: Falls road proposed campsite
Attachments: IMG_7304.jpeg; IMG_7305.jpeg

[CAUTION] This email originated from outside of the ACRD

To whom this may concern,

As per the proposal for a campsite on Falls road. I have attached a copy of the letter my neighbor sent me to avoid confusion. I am against putting in 100 campsites at this location. As a resident on lugrin road I will be directly affected by 100 campsites being used this close to my home. The amount of traffic and noise being brought about by this change will ruin the feel and safety of the environment that I chose to buy my home. People move out beaver creek for privacy, safety and open spaces. This will be disrupted by a consistent flow of people and vehicles. There are free-range livestock and children in the area. Having a campsite close to that can be detrimental to the safety of the area, the animals and its residence. Children out here can go over to the neighbors house and not worry because its a safe area to live. Putting in a year round campsite will change that, because no one can guarantee the intentions of the people camping next to them.

According to the attached letter this information went out mid july and yet I was not informed about it until a lady came to my door yesterday. She asked if I knew about the proposal and when I didn't she thanked me and went on her way. It was a neighbor who told me about the proposal the next day. I believe letters should of gone out or at the very least emails to inform the public of this proposal. Also the people canvassing door to door should be giving people who dont know the information regarding any changes.

In conclusion, I am against putting 100 campsites on Falls road .
Thank you,
K. Brown

Sent from my Galaxy

Maddie Graham

From: Kayla Best [REDACTED]
Sent: August 6, 2026 3:39 PM
To: Public Hearings Shared
Subject: Hello my name is Kayla Best. I live at [REDACTED] falls st. I oppose changing the OCP community plan. Our vehicles are constantly getting dusted out by the Tilly's driveway from all the traffic going in and out and that will become even worse if a campsite i...

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This email originated from outside of the ACRD

Sent from my iPhone

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

CHERYL GRAHAM

Name

[REDACTED]

Address

FALLS ST

Signature

Date

Aug 2 / 2026

2

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Charlie Macder
Name

Beaver Creek Rd.
Address

[Redacted Signature]

Aug 3/26
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Robin Maedel
Name

BLAU CRACK
Address


Signature

Aug/03/26
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

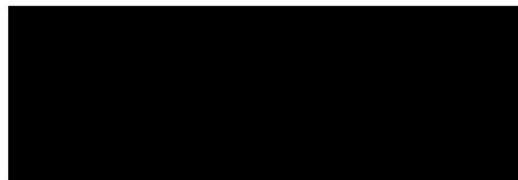
- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Donelle Sawatzky
Name

Marham Road
Address: Port Alberni, BC



July 21, 2022
Date

5

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Stephani Grover
Name

[Redacted] Alberni Hwy
Address

[Redacted]

July 31 2026
Date

6

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Russell Schut
Name


Signature

 Granville Rd
Address Port Alberni

July 30 2026
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Craig Mitchell

Name

Falls St

Address

[Redacted Signature]

Signature

July 30 / 2026

Date

8

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

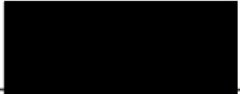
- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Tyler Hope
Name

Beaver Creek RD
Address


Signature

07/30/26
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

ROB.J.KUC

Name

[Redacted Signature]

Signature

ALBERNI HIGHWAY

Address

JULY 30/2026

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Rich Newirth
Name

[Redacted Signature]
Signature

[Redacted Address] Falls St.
Port Alberni BC
V9Y 8K6
Address

July 30th, 2026
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

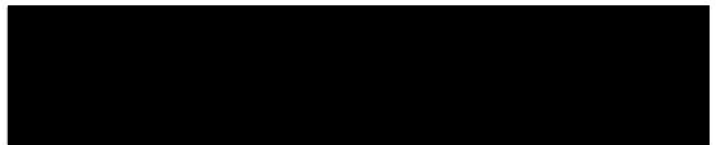
This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Karen Newirth
Name


Signature

 Falls St.
Address Port Alberni, BC
V9Y 8K6

July 30th, 2026
Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Name

[Redacted Name]

Address

[Redacted Address]

FALLS

Signature

DREW FRAZER

Date

JULY 30, 2025

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

RHOYALLE T. AYANE

Name

Address

Falls St. P/A

Date

July 30/26

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Mitchell Graham

Name

[Redacted Signature]

Signature

[Redacted Address]

Address

Fall St, Port Alberni

July 30th / 26

Date

Subject: Letter of Support for Rezoning Application RE22009 located at 5750 Falls Road

To Whom it may concern,

I am writing to express my support for the rezoning application to allow for a campground at 5750 Falls Road Port Alberni. As a neighbor living nearby, I believe this project will be an excellent addition to our community.

This proposed campground benefits our area in several important ways:

- **Boosts Local Economy:** It will bring responsible eco-tourism to our area, benefiting our local shops, gas stations, and restaurants.
- **Preserves Green Space:** The campground design focuses on low-impact, outdoor recreation, preserving the natural landscape and open space better than heavy residential or industrial developments.
- **Promotes Managed Recreation:** Providing a structured, designated camping area reduces the risk of unauthorized, unmanaged camping and campfires in our wilderness areas.
- **Respects Neighbors:** The site plan includes proper setbacks, quiet hours, and professional on-site management to ensure it remains a quiet and respectful neighbor.

As a resident who values both our local economy and our natural environment, I welcome this project. Thank you for your time and consideration. I strongly urge the committee to approve this rezoning request.

Sincerely,

Danine Lecuyer
Name

[Redacted] Falls Road
Address

[Redacted Signature]
Signature

July 31/26
Date

Support for rezoning application RE22009 located at 5750 Falls Street

	Name	Address	Signature	Date
16.	Rob Longeway	██████ LAKESHORE RD - PORT ALBERTA	[REDACTED]	July 30/26
17.	BOB SPRENK	██████ BROWN RD PORT ALBERTA		July 30/26
18.	K. Larsen	██████ Faber		July 30/26
19.	Paul Mayer	██████ Burde St		July 31/26
20.	MAC MCKENNY	██████ South DRIVE		July 30/26
21.	Fred Vos	██████ Tilly Rd		" " "
22.	BLB MAORICE	██████ TILLY RD		JULY 30/26
23.	Johnny Stuyt	██████ Withers Rd		July 30/26.
24.	Gord Byers	██████ Chapman Rd		July 30/26
25.	GLEN TILLEY	██████ FALLS ST		JULY 31/26
26.	Mike Leah	██████ Phatou Rd	[REDACTED]	Sept 31, 26
27.	Raybourne McLaughlin	██████ Pacific rim Hwy		July 31/26

Support for rezoning application RE22009 located at 5750 Falls Street

	Name	Address	Signature	Date
28.	K. Carrier	P.A. [redacted] Alwyn St	[redacted]	July 30/26
29.	L. ANDOW	P.A. [redacted] CYPRESS.	[redacted]	✓
30.	T. Coney	P.A. [redacted] Maitland St	[redacted]	July 30/26
31.	B. HAWKINS	North [redacted] Morgan Cres	[redacted]	July 30/26
32.	D. Coulson	[redacted] Brethour, Sid	[redacted]	July 31/26
33.	B. Seguin	[redacted] Beaver Creek	[redacted]	Aug 1/26
34.	D. Dalziel	[redacted] Karen Pl	[redacted]	Aug. 4/26
35.	B. CLUTESI	[redacted] Wallace Pt Alberni	[redacted]	Aug 4/26
36.	C. Eskola	[redacted] Exton St Pt Alberni	[redacted]	Aug 4/26
37.	S. CLUTESI	[redacted] Pacific Rim Pt Alberni BC	[redacted]	Aug 4/26

Support for rezoning application RE22009 located at 5750 Falls Street

[illegible]

[illegible][illegible]

Support for rezoning application RE22009 located at 5750 Falls Street

[illegible]

I strongly support the rezoning on 5750 Falls Street and in favor of the proposed planning of the property. I feel that locals as well as tourists/visitors will benefit from this as Port Alberni moves forward and grows, this development will be an asset to your community.

Positive points:

Extra overnight spots for locals and visitors (spending more money in our town)

Affordable alternative lodging for sports teams, family reunions, weddings, tourists, fisherman, hikers, outdoor adventurists

Preventing street / Walmart camping

Negative points:

Traffic increase – only happens with community growth

Carleen Tilley

Aug 4th / 2020

Carleen Tilley