



To: ACRD Board of Directors

Meeting Date: February 25, 2026

From: Alima Khoja, Planner I

Voting Structure: Electoral Area Directors

Electoral Area: "F" Cherry Creek

Subject: Rezoning Application RF24008 – 450 Franklin River Road (Tilley's Plumbing and Heating)

Recommendation:

THAT Bylaw P1533, Cherry Creek Official Community Plan Amendment Bylaw, be read a first time.

THAT Bylaw P1534, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a first time.

THAT Bylaw P1535, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaws P1533, P1534, and P1535 be delegated to the Director for Electoral Area 'F', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaws P1533, P1534, and P1535 are subject to:

- a. The property owners agreeing to the registration of a Restrictive Covenant that would limit the industrial uses within the Light Industrial (M2B) District to offices and workshops for enterprises within the Construction Industry, closed storage and warehousing, open storage, motor vehicle and commercial truck repair, and the wholesale and retail sale of sand and gravel.***
- b. Confirmation from a Registered On-site Wastewater Practitioner (ROWP) that the property can support on-site sewage disposal to accommodate the proposed uses in the M2B District and the proposed full build-out of the campground in the Mixed Accommodation Commercial (MAC) District.***
- c. Confirmation of support from the Ministry of Transportation and Transit for the access to the industrial uses on the north side and campground uses on the south side, and the issuance of a Commercial Access Permit.***
- d. Confirmation of support from Island Health for the operation of a private water system to service the campground in compliance with the requirements of the Drinking Water Protection Act and Regulations.***
- e. Remediation of any land on the property used for the storage of debris and construction waste.***
- f. Including the property within the Cherry Creek Official Community Plan (OCP) Development Permit Area III – Objectives for Form and Character.***
- g. Meeting all other technical referral agency requirements.***

Development Proposal: The 15.3 ha (37.8 ac) property is split by Franklin River Road, and the applicants propose the northeast portion be rezoned to Light Industrial (M2B) District and the southwest portion to Mixed Accommodation Commercial (MAC) District to allow for a mix of cottages for short term-rental and campsites for recreational vehicles.

Northeast Portion

The Light Industrial (M2B) District would support the applicant's proposed business in the future as the zone would allow uses such as a workshop, outdoor equipment storage, employee marshalling, and gravel sales. The applicants propose developing access from Franklin River Road, with a driveway which rises to the centre of the parcel where the

PL20240071 / RF24008

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Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?ił'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).

proposed workshop would be located. The new M2B District zone would allow for the same uses and conditions of use as those permitted under the M2 District with additional density restrictions to align with the minimum lot size supported by the policies of the Cherry Creek OCP.

Southwest Portion

The MAC District zoned lower portion would encompass space for up to 50 RV campsites or 25 cottages for short-term rentals. The property owners propose an internal access road connecting to the south side of Franklin River Road. On-site sewer and water servicing will be required, in addition to an internal road network that is accessible for emergency vehicles, to service the proposed campground development.

Advisory Planning Commission Recommendation: The Cherry Creek Advisory Planning Commission reviewed the rezoning application at their December 8th, 2025, meeting and supported the application as presented.

Property Owner(s)/Applicant(s): Tilley’s Plumbing and Heating Ltd. **Agent:** Tyson and Penny Tilley

Property Information:

Civic Address	450 Franklin River Road						
Legal Description	DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW						
PID	008-691-703	Folio	002101.000	ALR? (Y/N)	N	Lot Size	15.3 ha (37.8 ac)
Current Zoning	Rural (A2) District			Proposed Zoning	Light Industrial (M2B) District and Mixed Accommodation Commercial (MAC) District		
Current OCP	Rural Use			Proposed OCP	Industrial and Commercial		
Development Permit Area(s)	DPA I – Riparian Protection Areas						
Current Use & Description	The 15.3 ha (37.8 ac) parcel is vacant and partially cleared. The +/- 9.8 ha portion to the property north of Franklin River Road is mostly cleared and is undeveloped except for an internal road with three landings cleared and leveled. The lower +/- 5.2 ha portion of the property is completely forested except for the internal road making it difficult to view the entirety of the lower portion. Cox Lake which runs into North McFarland Creek is located to the southwest of the parcel.						

Surrounding Zoning and Land Use			
North	Forest Reserve (A4) District	South	Forest Rural (A3) District
East	Forest Reserve (A4) District	West	Forest Rural (A3) District

Services:

- a) **Sewage Disposal:** The applicants have submitted a preliminary letter from a Registered Onsite Wastewater Practitioner (ROWP) dated October 30, 2025 that confirms that the parcel has been assessed and that it has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. Type “1” wastewater disposal is being proposed for the development of the RV campground, and the design is to be undertaken by a ROWP. Additional on-site sewage capacity review will be required as a condition of rezoning to determine whether the site has capacity for the overall build-out of the campground and cottage development as well as the industrial uses.

- b) **Water Supply:** On-site water. The property owners will need to provide potable water for the proposed development and the private water system for the campground will require approval by Island Health under the *Drinking Water Protection Act* and Regulations.
- c) **Fire Protection:** The parcel is not within a fire protection area. The rezoning would be referred to the ACRD's Regional Fire Services Manager and the Cherry Creek Fire Department to review and provide recommendations.
- d) **Access:** Both portions of the property are accessed from Franklin River Road. The upper portion rises steeply from Franklin River Road to the top of the parcel. The proposed campground on the lower portion has two access points on Franklin River Road and is located where the road curves slightly to the south.

A referral response was received from the Ministry of Transportation and Transit (MOTT).

- No preliminary concerns were raised about the subject property for future use. However, a Commercial Access Permit will be required for a detailed MOTT review for acceptance.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as Rural Use in the Cherry Creek Official Community Plan. The objective of the designation is to maintain the primarily rural character of the area.

The applicants propose redesignating the northeast portion of the parcel to Industrial Use, which would allow for workshops, marshalling areas, outdoor equipment storage, and sand and gravel sales. The southwest portion is proposed to be redesignated to Commercial Use to permit visitor-serving accommodations such as small cottages, campsites, or a mix of both.

Policy 3.2.13 of the OCP requires "a minimum lot size of 1 hectare for subdivision purposes in all land-use designations if the lot is serviced with an on-site well and septic system. The minimum lot size may be reduced to 0.24 hectares if the lot is serviced by a community or communal water or sewer system". The new M2B District zone has been created to require a 2 hectare minimum lot size in order to be consistent with the density requirements of Policy 3.2.13.

Proposed DPA III – Form and Character

Planning staff recommend adding the property to the Cherry Creek OCP as DPA III – Form and Character.

- DPA III is intended to guide the design, screening, and visual quality of industrial and commercial development along key transportation corridors.
- As the southern gateway to the Alberni Valley and an increasingly travelled route to Bamfield following recent road improvements, this corridor warrants enhanced design oversight.

Designation under DPA III requires an OCP amendment, which can be processed concurrently with the rezoning application. A development permit would then be required prior to any industrial or commercial development to ensure compliance with the applicable guidelines.

This proposal is not in compliance with the Cherry Creek OCP. An OCP amendment is required to redesignate the parcel to Industrial Use and Commercial Use to allow the combined operation of the applicant's industrial business and a commercial tourist accommodation business. As an OCP amendment is required to facilitate the rezoning, a public hearing will be required. Additionally, the OCP amendment will include the property within DPA III – Objectives for Form and Character.

b) Zoning: The parcel is zoned Rural (A2) District. The applicants intend to create a split-zoned parcel.

Light Industrial (M2B) District

The portion northeast of Franklin River Road would be rezoned to a new Light Industrial (M2B) District. The new zone has been drafted to align with the M2 District permitted uses and conditions of use, as well as aligning with the density requirements of the Cherry Creek OCP. The M2B-zoned portion would be limited by Restrictive Covenant to the use of the property for offices and workshops for enterprises within the Construction Industry, closed storage and warehousing, open storage, motor vehicle and commercial truck repair, and the wholesale and retail sale of sand and gravel. The M2B zone has been drafted to include a 2 hectare minimum lot size, a 100 metre minimum lot width, and building setbacks, lot coverage, and building height requirements that are appropriate for an industrial-zoned property.

Mixed Accommodation Commercial (MAC) District

The portion southwest of the road would be zoned Mixed Accommodation Commercial (MAC) District. The MAC-zoned portion would accommodate a campground with a mix of camping sites and small cottages with a maximum density of 50 camping sites, or 25 cottages, or a mix of the two uses.

	Current: A2	Proposed: M2B	Proposed: MAC
Minimum Lot Area (ha)	2.0	2.0	1.0
Minimum Lot Width (m)	100.5	100	100
Principal & Accessory Front Yard Setback (m)	15.2	15.2	10
Principal Side Yard Setback (m)	4.5	15.2	10
Principal Rear Yard Setback (m)	9.1	15.2	10
Accessory Side Yard Setback (m)	4.5	0.9	0.9
Accessory Rear Yard Setback (m)	4.5	0.9	0.9
Watercourse Setback (m)	30	30	30

The proposed combination of industrial uses limited to mechanic workshops, outdoor storage of heavy equipment, and sand and gravel sales, mixed with commercial campground uses for RV sites and cottages, does not comply with the ACRD Zoning Bylaw. The proposed rezoning to a split-zone of M2B and MAC would accommodate the proposed development.

Comments:

Site topography and Drainage

The property is steep from Franklin River Road and rises to three clear landings. While walking the site, staff observed several drainages running from the top of the parcel, under Franklin River Road and draining to the lake and watercourse below the lower portion of the parcel. A development permit would be required for any development within 15 metres of a natural watercourse, and the property owners would need to engage a Qualified Environmental Professional (QEP) to assess the drainages for potential habitat and impacts on Cox Lake and North McFarland Creek to the southwest of the parcel.

Debris and Site Remediation

While visiting the parcel in September 2024, staff observed several accumulations of construction debris and garbage. Staff also noted that a drainage channel on the upper portion of the parcel appears to be partially filled with debris, as

shown in the images below. Staff recommend that the applicant be required to remediate all debris, including construction waste and material obstructing drainage pathways, prior to rezoning the upper portion of the property. During the Cherry Creek APC meeting, the committee discussed the existing debris on the site and identified remediation as a condition of rezoning. This requirement was communicated to the applicants.

Access, Visibility, and Transportation

The parcel spans Franklin River Road where the road curves to the south. The vegetation along the road on the south side of the parcel is overgrown and hinders visibility. An initial referral response was received from the Ministry of Transportation and Transit (MOTT), and they have noted no preliminary concerns for the subject property for future use. A Commercial Access Permit will be required for a detailed MOTT review, and issuance of a Commercial Access Permit would be required as a condition of rezoning.

Form and Character (Proposed DPA III Inclusion)



Residents and visitors enter the City of Port Alberni via Franklin River Road from Bamfield on the West Coast and southern Vancouver Island. The area is not currently encompassed by DPA III – Form and Character; however, planning staff recommend this corridor be included in the DP area to require a development plan that would provide for adequate screening of industrial and commercial development, safe access/egress, parking, landscaping, and signage.

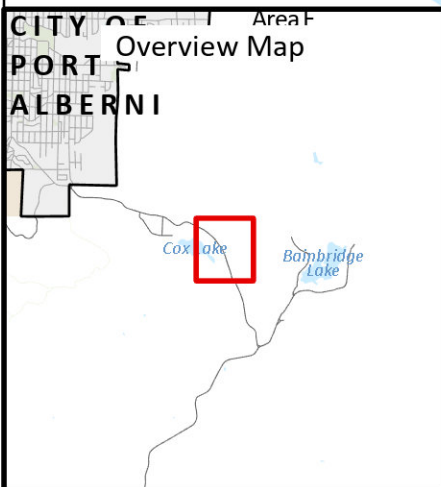
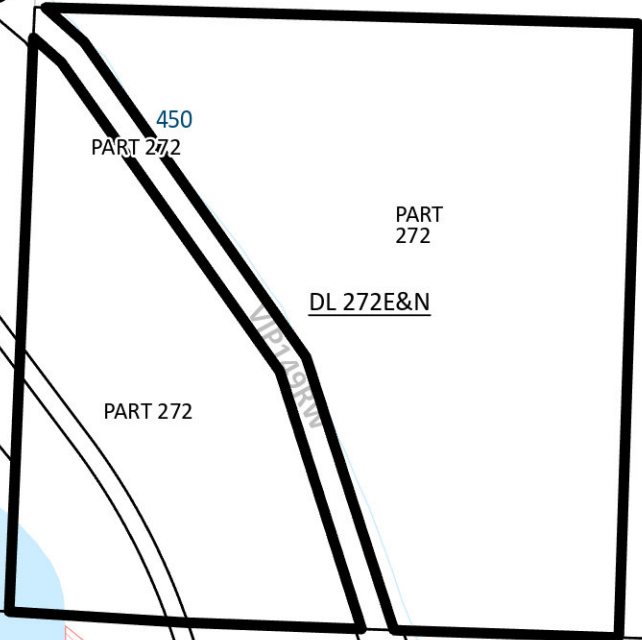
It is recommended that the Board proceed with first reading of Bylaws P1533, P1534, and P1535 subject to the conditions outlined in the report, and that a public hearing is delegated to gather community input on the zoning and OCP amendment application.

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

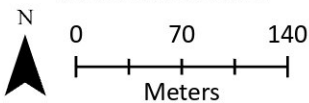
Reviewed by: *Cynthia Dick*
Cynthia Dick, General Manager of Administrative Services


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

-  Subject Property
-  Agricultural Land Reserve

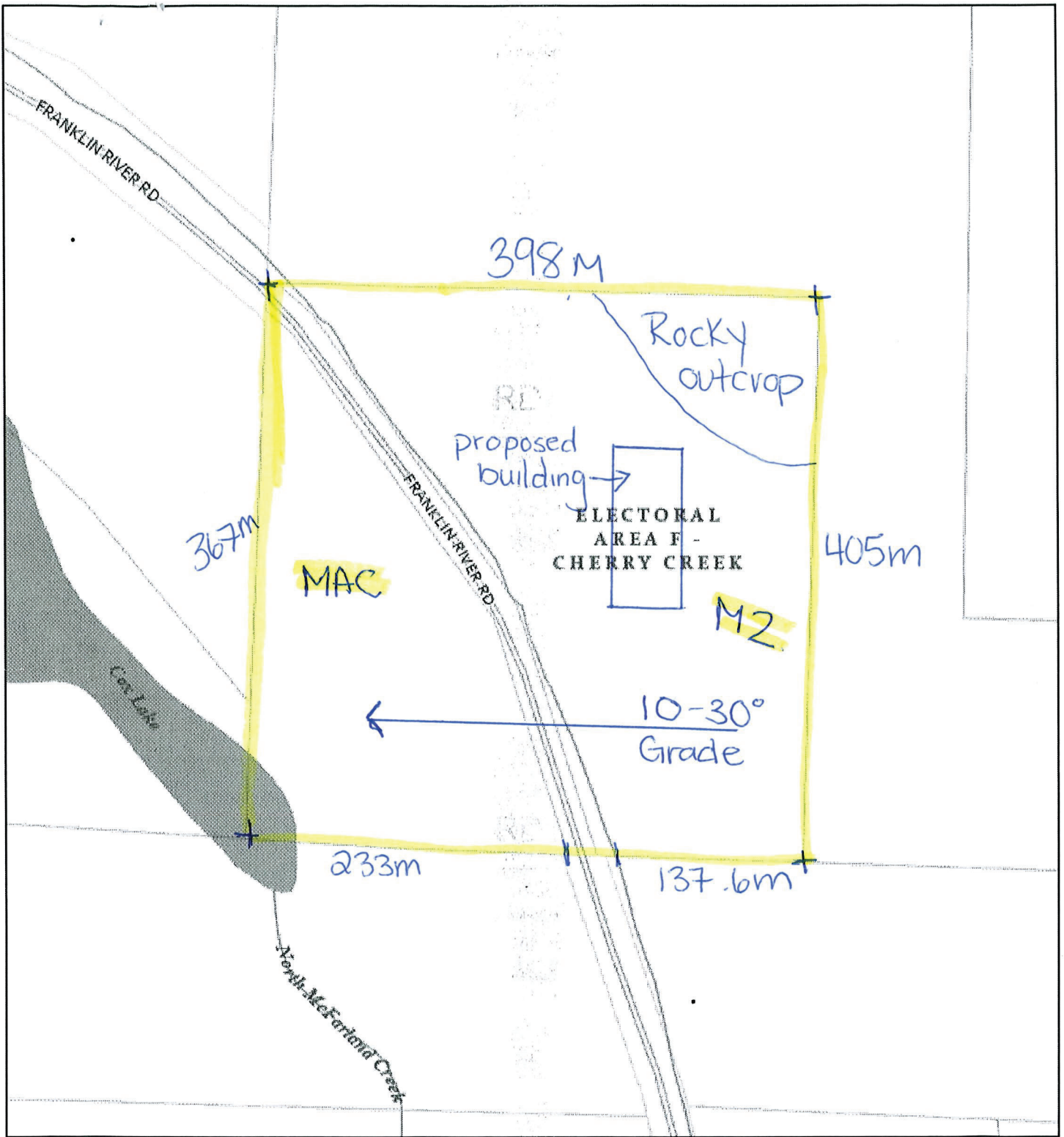


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



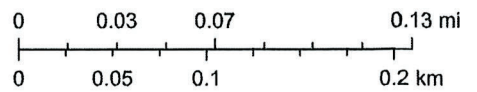
 Address: 450 Franklin River Road
 Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT
 EXCEPT PART IN PLAN 149 RW

ACRD iMap



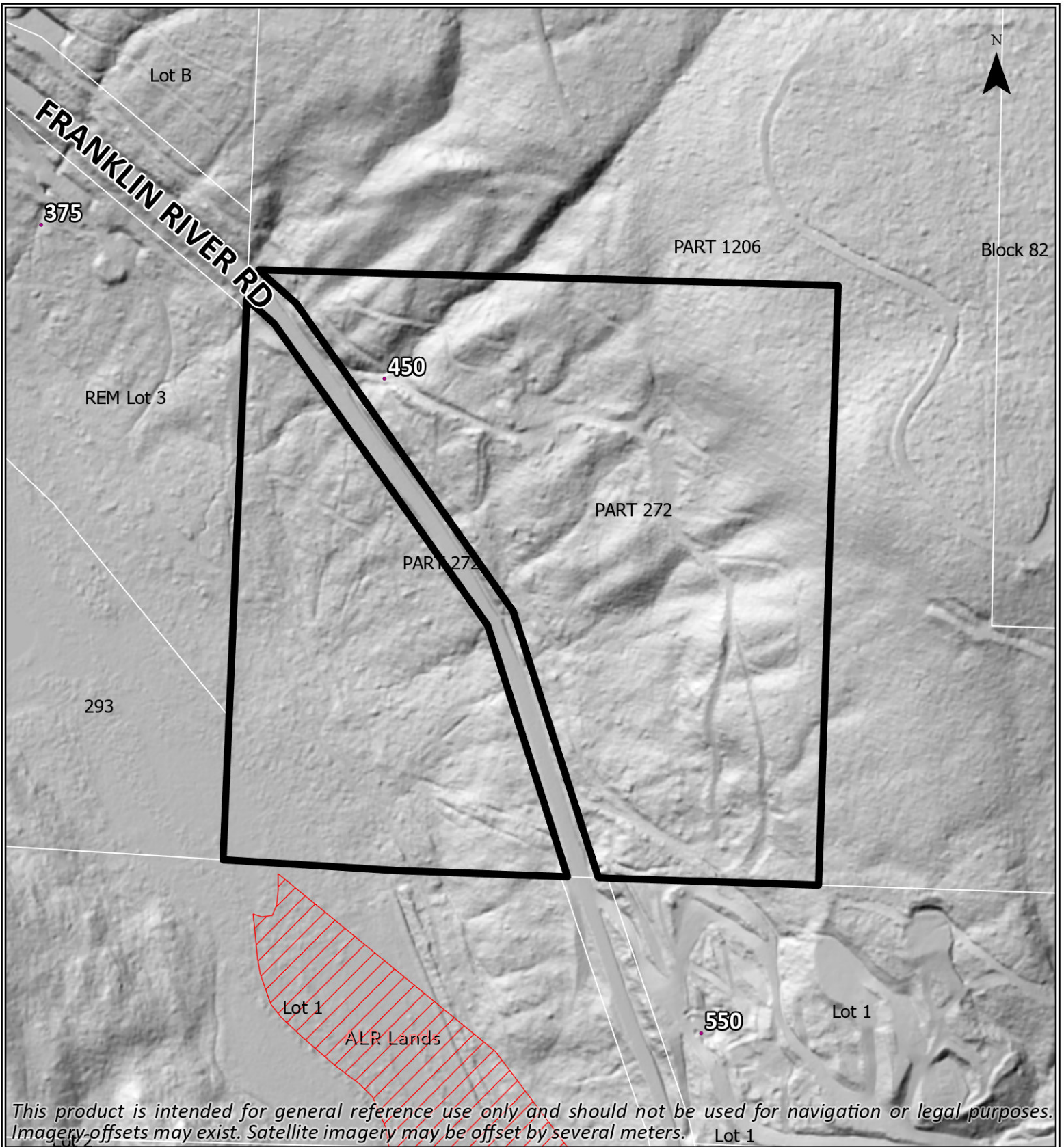
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- Civic Address
- Property Information

ACRD



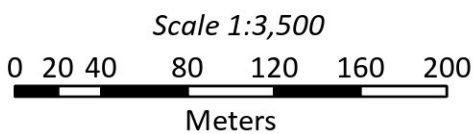
450 Franklin River Road
 DISTRICT LOT 272 ALBERNI DISTRICT
 EXCEPT PART IN PLAN 149 RW

-  Subject Property
-  Agricultural Land Reserve



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**



Prepared 2026-02-02
 Sources: Prov. BC, ParcelMapBC; ACRD





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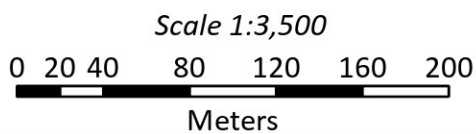
450 Franklin River Road
 DISTRICT LOT 272 ALBERNI DISTRICT
 EXCEPT PART IN PLAN 149 RW

-  Subject Property
-  Agricultural Land Reserve



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-02-02
 Sources: Vantor Prov. BC, ParcelMapBC;
 ACRD



Site Photos – September 2024



Access to top of parcel from Franklin River Road. Driveway climbs for approximately 200 to the top of the development.



Looking East, first lower landing. The drainage is hidden by the logs in the centre of the image and continues downhill under Franklin River Road. There is a second landing slightly above and to the left of the image.



Construction debris at uppermost landing. Drainage to the top right of the image.



Construction debris at uppermost landing. Debris pushed in drainage channel.



Uppermost landing location of proposed shop. Property slopes up to the right of image.



Looking south toward Franklin River Road at culverted drainage downstream at uppermost landing.



Looking east from first landing toward upper landing. Debris in drainage channel.



Looking south from first landing toward Franklin River Road. Same drainage channel as the image above.



Looking east from Franklin River Road from easternmost proposed access to campground on lower portion of parcel. Neighbour's driveway visible in centre of image. Franklin River Road curves to the right.



Looking west from Franklin River Road from easternmost proposed access to campground on lower portion of parcel. The road curves to the left.

Proposed access has a gentle slope and curves to the right.



Looking south from Franklin River Road from easternmost proposed access to campground on lower portion of parcel.

Proposed access has a gentle slope and curves to the right.



Looking south from proposed internal road. Site plan suggest proposed septic would be installed here. The land slopes toward the wetland at the end of the lake.

Internal road has a gentle slope and curves to the right.

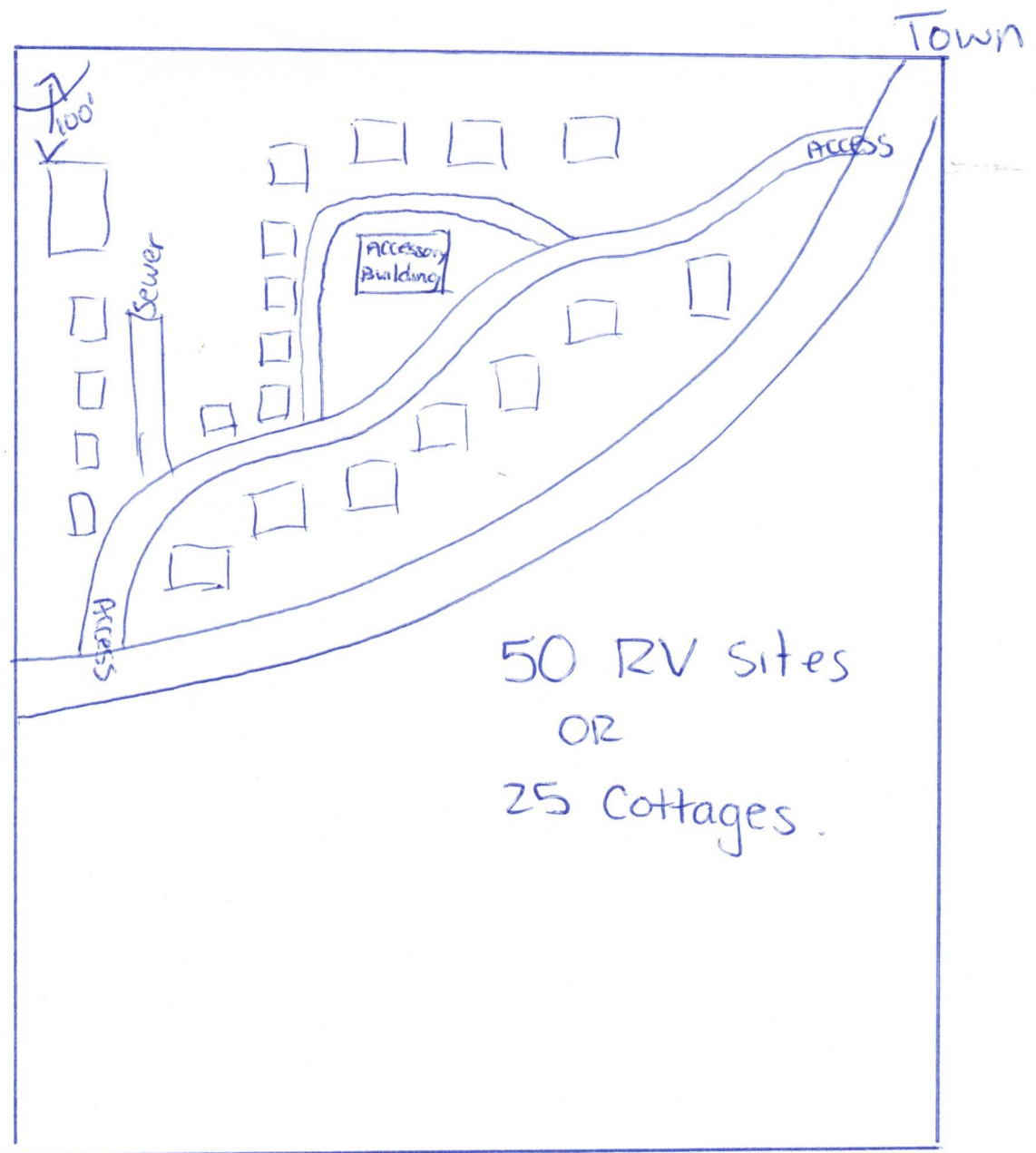


Looking south from internal road.
Drainage originates from top portion
of the parcel. The land continues to
slope to lake.



Looking northeast from internal road
toward Franklin River Road. Drainage
originates from top portion of the
parcel. The land continues to slope
down to lake.

551 Franklin River Rd





SAVE-ON-SEPTIC SERVICES INC



Tilley Trucking
[REDACTED]
Port Alberni, B.C.

October 30, 2025

Project Reference: Feasibility study and Assessment of site conditions on 551 Franklin River Road (P.I.D # 008-691-703) for suitability for development of a wastewater treatment and dispersal system- Port Alberni, B.C.

Attn: Mr. Tyson Tilley,

Background:

Mr. Tyson Tilley (owner) is proposing a residential recreational use development and retail gravel services located at 551 Franklin River Road near Port Alberni, B.C. This report will provide information on the feasibility of providing an on-site wastewater treatment and dispersal system for this project. I will provide the soils testing data and a conceptual design of the wastewater treatment and dispersal system that will meet or exceed the requirements of the Standards of Practice Manual (SPM). I will outline our approach to minimize the environmental impact on the site.

Scope of Work:

The soil investigation involved digging 1.2m deep test pits with a machine to determine the soil characteristics and ability to renovate wastewater. I was also investigating the winter water table depths and surface features such as storm water run-off impact, proximity to a drinking water source and property boundaries. There appears to be no limiting layer at 1.2m depths or below. The site tends to slope in a southwesterly direction towards Cox Lake. There is a drinking water well 100 meters northeast of the test area and we anticipate very little the impact on this potable water source. 4-1.2m deep test pits were dug and logged for characteristics and are included in this report. To test the permeability of the soils several test holes were dug and perk tests performed to document the suitability of the soil to renovate wastewater. The site conditions and soils will meet the strict guidelines set out in the SPM to minimize any environmental impact. This report also reviews the various options for pre-treatment and discuss the most appropriate level of treatment prior to dispersal.

Site Evaluation:

The property tends to slope towards the southwest corner at an overall slope of 15% and the upper half having a gentler slope about 10%. The site has had impact from tree removal and vehicle traffic from previous logging activities. The soils in the test area located west of Franklin River Road 150 feet downslope appears to be less impacted by previous development.

2...

I saw no evidence of stormwater erosion or impact from stormwater runoff and the site appears to be well drained. According to regional maps the principal soil type is a well drained Saturna soil. The location of the well was situated about 100 meters upslope above Franklin River Road. No other neighboring wells were encountered during this investigation. This well exceeds the setback distance (30m) and should pose no environmental impact from the dispersal area. Both the dispersal area and the receiving area shall have sufficient depths of soil to adequately renovate the wastewater discharge to mitigate the environmental impact on the site.

Test Pits:

There are a total of 4 test pits that were machine dug to a depth of about 1.2m and no limiting layer was encountered. There were 2 holes that were deeper to verify deep root penetration and were mapped as an area for development. These test pits were then compared with the SPM requirements and other factors such as root penetration into the soils as well as soil mottling indicating no presence of the winter watertable above 1.2m

The results of this testing determined that there was +120cm of permeable soil and no restrictive layer was encountered. The SPM requires a minimum separation of 60 cm for type 1,2&3 effluent discharges. We have sufficient depth for all 3 types with a Type 1 trench design per the SPM. There is sufficient area to support a type 1 drain field design. Based on calculated daily flows of 8500L per day and soil permeability the required field length would need to be approximately 250m (820 feet) in total with a minimum length per run of 30.5m (100 feet) to meet the linear loading requirements of the SPM.

Percolation Testing:

There were 3 percolation tests performed on the site within the test area.(see attached test results) This test determines the ability of the soil to effectively move downward through the soil to renovate the wastewater prior to coming into contact with the under-laying ground water. The more porous the soils allow the wastewater to move quickly move down through the soil. In our case the soils proved to be in the class of coarse sandy gravel and has a very high permeability. This class of soils allows the wastewater to move through the soil particles to quickly thus only partially treating the wastewater. In order to overcome this we need to pressure dose the field and limit the amount of effluent per dose. This will allow the wastewater to be held between the soil particles by osmosis allowing it to come into contact with the micro-organisms for a longer duration thus providing better treatment of the wastewater prior to reaching the limiting layer. For coarse textured soils the hydraulic loading rate would be 40L/m²/ day.

Percolation Results:

PH #1- Average 1:50 mins. /inch

PH #2- Average 2:00 mins. /inch

PH #3- Average 1:15 mins. /inch

Coarse Sandy Soils:

The soil log results indicate that the characteristics of the permeable layer encountered on site are predominantly coarse sandy gravel with 10-15% cobbles. This has a loading rate in the SPM of 40L/m²/day for Type 1 discharges. These soils are very well drained and with certain design

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Duncan, BC (250) 474-7867 – (250) 754-7232
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GST: 898373451 Email: saveonseptic@shaw.ca

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Victoria, BC
V9B 6L2
WCB: 571685-AQ

considerations are capable of effectively removing contaminants from the wastewater. These design considerations are pressure dosing and timed dosing per the SPM.

Daily Design Peak Flows:

The estimated flows generated from the proposed development are as follows:

- 50 RV sites @ 170L/day= 8500L per day.
- Office washroom for gravel sales= 300L per day.

Characteristics of the Wastewater:

The RV wastewater is considered to be Type '1' residential strength wastewater. Normal BOD/TSS levels can be effectively treated in an appropriately sized septic tank prior to being dosed into the drain field (Per SPM).

Area for Drain Field for RV sites:

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$\text{AIS} = \frac{8500\text{L}}{40} = \underline{212.5 \text{ m}^2}$$

$$\text{Total Length of Field} = \frac{212.5\text{m}^2}{0.91\text{m}} = \underline{233.5 \text{ Lineal Metres}} \text{ (766 lineal feet)}$$

0.91m (Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{8500\text{L}}{330} = \underline{25.8\text{m}} \text{ (This is the minimum length of trench per SPM)}$$

The drain field laterals would be 100 feet long and center fed from a central 2" Dia. manifold. There would be 8 laterals evenly spaced at 6 feet on centre. The area required for the drain field would need to be 110 feet long by 54 feet wide and be positioned perpendicular to the slope. The position of the drain field would have to meet all setback requirements of the SPM. The test area would be large enough to accommodate this field design. There is also an area more than enough area be developed for a 100% reserve area should problems arise with the primary drain field.

Area for Drain Field for office:

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$\text{AIS} = \frac{300\text{L}}{40} = \underline{7.5 \text{ m}^2}$$

$$\text{Total Length of Field} = \frac{7.5\text{m}^2}{0.91\text{m}} = \underline{8.24 \text{ Lineal Metres}} \text{ (27 lineal feet)}$$

0.91m (Maximum Width of Trench per SPM)

Local Area Water Wells:

There is only one well within close proximity of the wastewater system. This drilled well services our site and is located upslope approximately 100m away from the proposed drain field test site. The location of the only well in the area exceeds the 30m setback requirements of the SPM.

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V9B 6L2
WCB: 571685-AQ

Appropriate Design Considerations:

- All components of the wastewater system meet or exceed the requirements of the SPM.
- Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

Conclusion:

551 Franklin River Road (P.I.D. 008-691-703) has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. All of the setback and regulatory requirements within the SPM can be met by the designer. Since Type '1' waste strength wastewater is being proposed for this development, the design is required to be undertaken by an ROWP and all documents must be stamped prior to submission to Vancouver Island Health Authority.

Environmental Impact:

Once discharges start the pre-treatment tanks and treatment devices will provide a wastewater discharge suitable to be dispersed into the ground safely. Once dispersed into the soils natural processes will complete the full renovation of the wastewater. The risk to the environment shall be eliminated by choosing appropriate septic tank volumes to reduce the wastewater to Type 1 treatment levels prior to discharge.

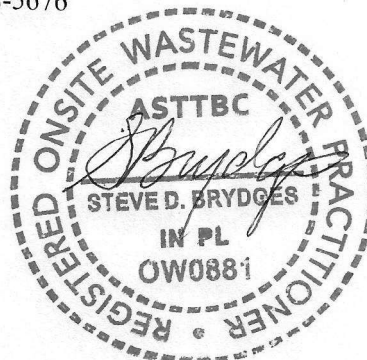
Operation & Maintenance:

The SPM dictates that on-going maintenance must be performed on all septic systems to ensure proper operating levels are met. The annual maintenance must be performed by a qualified service provider (ROWP). An Operations and Maintenance manual will be provided to the owner by the ROWP designer per the SPM.

If you have any questions, please contact me at 250-748-5676

Kind Regards,


Steve Brydges, ROWP
Save On Septic Services Inc.



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WCB: 571685-AQ

551 FRANKLIN RIVER ROAD, FORT LUBERN, B.C.

TP #: 3 Site:

Date: 09/18/25

10- Profile Description

Slope: 15% Veg.: FERNS & SMALL TREES

Depth		Matrix Colour	Texture	C. Frags Kind, %	Structure		Consis.	Roots Depth, sz/qty	Mottles Depth, qty.	Moist Seepg.
From	To				Grade	Type				
0	236 cm	Tan	SANDY GRAVEL	15%	F	S.G.	LOOSE	YES.	∅	∅

Notes (Pores, cracks, other tests, samples):

- No mottles encountered
 - roots to 236 cm

Estimated WT:

SHWT:

R. Layer (Type, depth):

Usable soil depth to limiting layer:



551 FRANKLIN RIVER ROAD, FORT ALBERNI, B.C.

TP #: 2 Site:

Date: 07/18/25

Profile Description

Slope: 15% Veg: FERNS + SMALL TREES.

Depth		Matrix Colour	Texture	C. Frags Kind, %	Structure		Consis.	Roots Depth, sz/qty	Mottles Depth, qty.	Moist Seepg.
From	To				Grade	Type				
0	211 cm	TAN	SANDY GRAVEL	15-20%	F	SLG	LOOSE	ABUNDANT	0	0

Notes (Pores, cracks, other tests, samples):

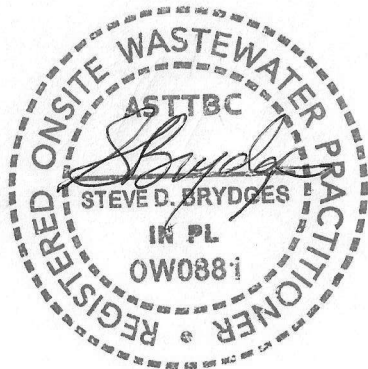
- No mottles encountered
- roots to 211 cm.

Estimated WT:

SHWT:

R. Layer (Type, depth):

Usable soil depth to limiting layer:



551 FRANKLIN RIVER ROAD, PORT ALBERTA, BC.

TP #4 Site: 09/18/25 10- Profile Description
 Date: Slope: 15% Veg.: FERNS + SMALL TREES.

Depth		Matrix Colour	Texture	C. Frags Kind, %	Structure		Consis.	Roots Depth, sz/qty	Mottles Depth, qty.	Moist Seepg.
From	To				Grade	Type				
0	136	TAN	SANDY GRAVEL	15%	F	S.G.	LOOSE	YES	0	0
	CM									

Notes (Pores, cracks, other tests, samples):
 - No mottles encountered
 - roots to 136cm.

Estimated WT: SHWT: R. Layer (Type, depth): Usable soil depth to limiting layer:





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1533

**A BYLAW TO AMEND BYLAW NO. P1278
ELECTORAL AREA F - CHERRY CREEK 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 Cherry Creek Official Community Plan Amendment Bylaw No. P1533.

2. Schedule A, Map 2, Land-Use Designations map, is hereby amended by redesignating DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW from “Rural Use” to a mix of “Industrial Use” and “Commercial Use” as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

3. Schedule A, Map 3, Development Permit Areas and Development Approval Information Areas map, is hereby amended by including DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW within “Development Permit Area (DPA) III – Objectives for Form and Character” as shown on Schedule ‘B’ 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 ,

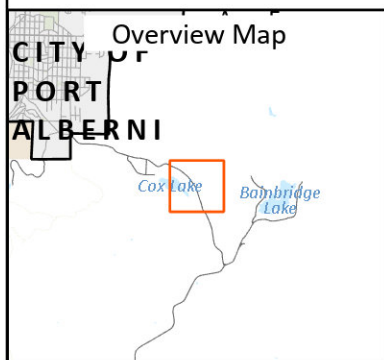
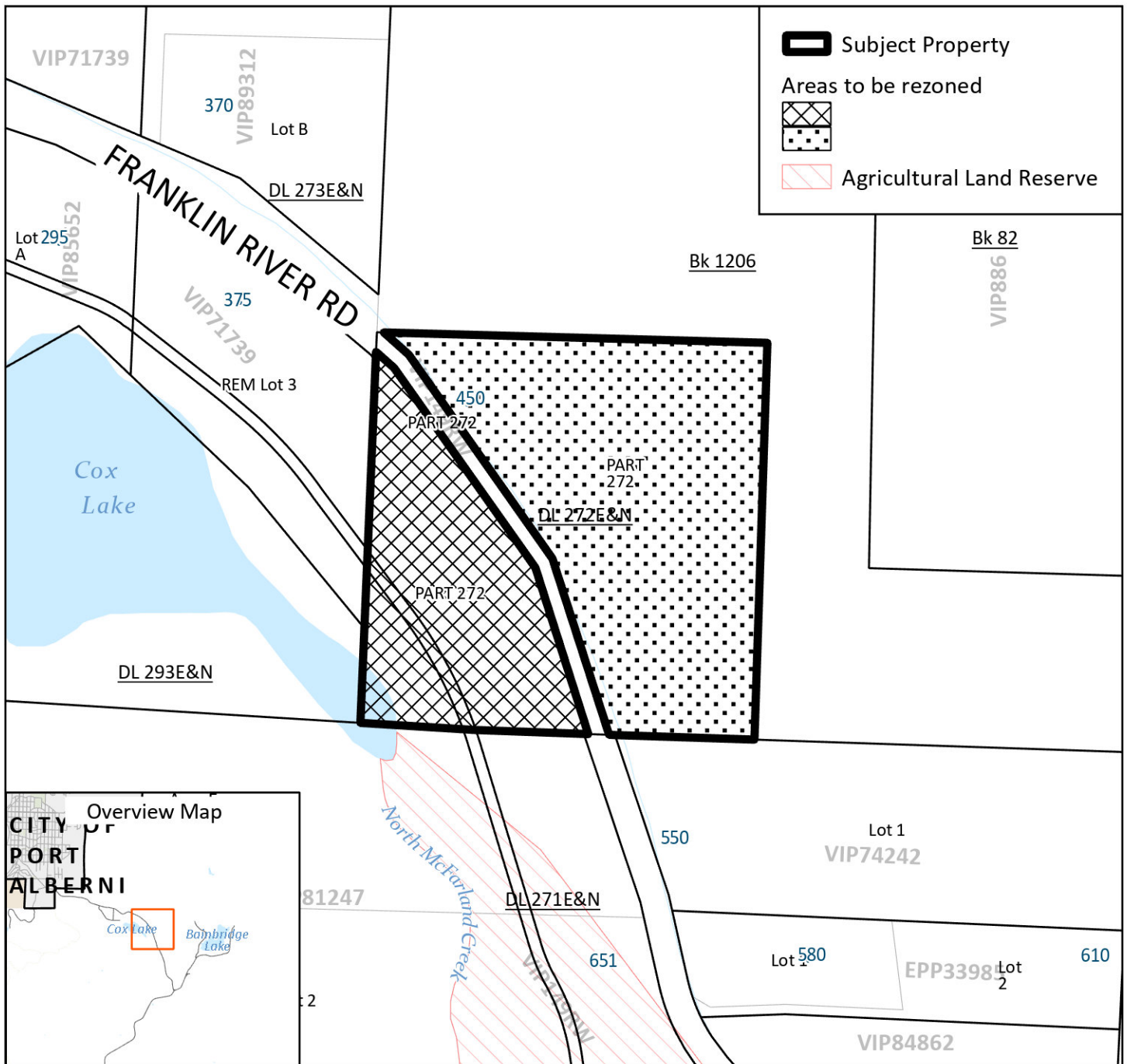
Adopted this day of ,

Corporate Officer

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of the Cherry Creek Official Community Plan Amendment Bylaw P1533, 2026

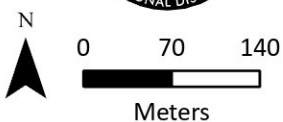


Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW

Address: 450 Franklin River Road

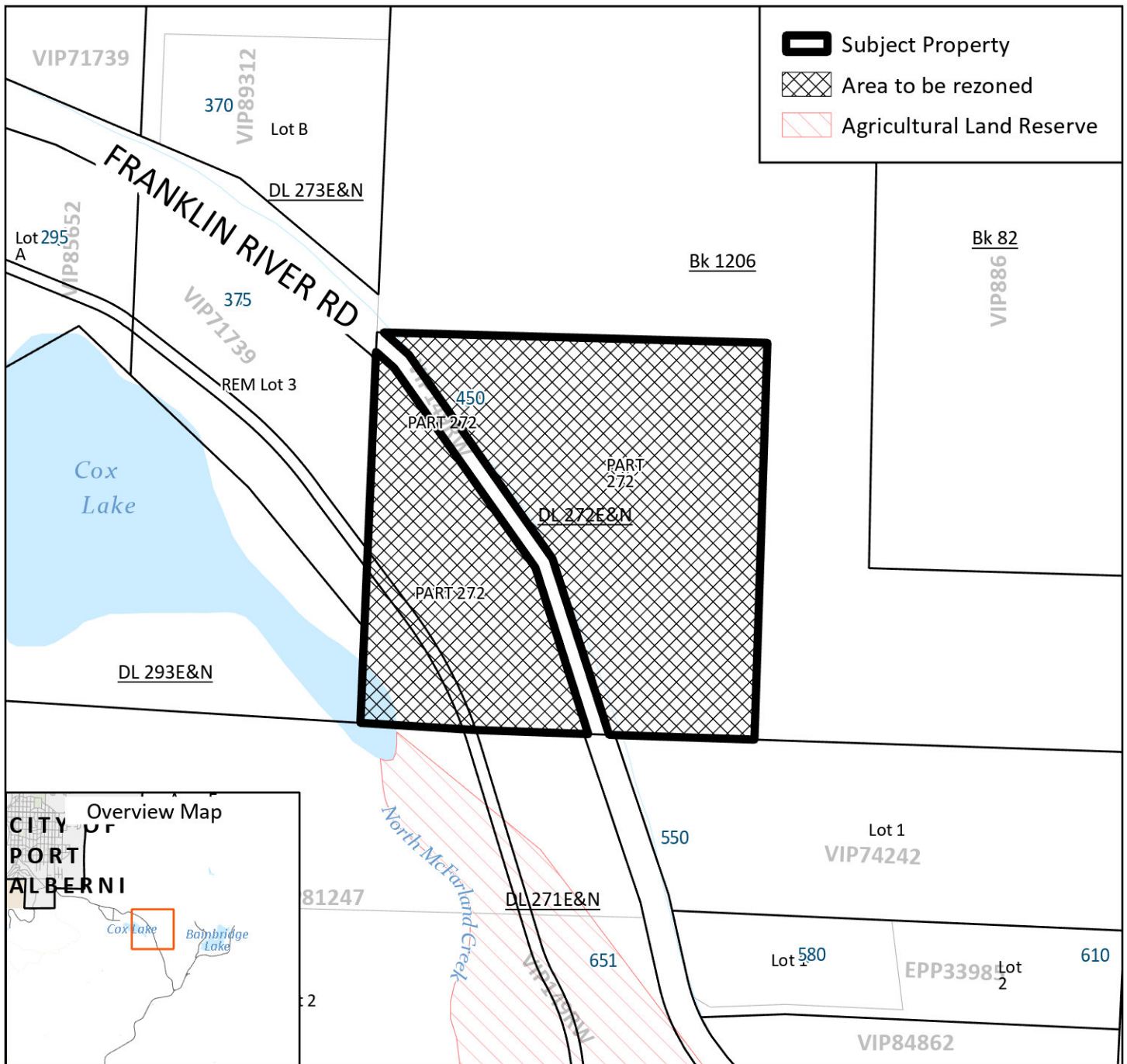
 To be redesignated from Rural Use to Commercial Use.

 To be redesignated from Rural Use to Industrial Use.



Schedule 'B'

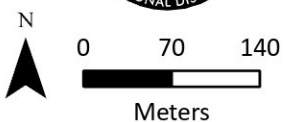
This schedule is attached to and forms part of the Cherry Creek Official Community Plan Amendment Bylaw P1533, 2026



Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW
 Address: 450 Franklin River Road



To be included in DPA III - Objectives for Form and Character.





REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1534

OFFICIAL ZONING TEXT AMENDMENT

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 upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text 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 Text Amendment Bylaw No. P1534.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

- a. Adding Section “132B Light Industrial (M2B) District” and sub-sections to read as follows:

132B Light Industrial (M2B) District

This District provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses.

132B.1 Uses Permitted:

- (1) Uses permitted in the Industrial Park District (M 1).
- (2) Offices, storage buildings, and workshops for that part of the Construction Industry not permitted in the Industrial Park District (M 1).
- (3) Wholesalers of Lumber and Building Materials including screening and grinding of sand and gravel.

- (4) Open storage as a principal use.
- (5) Truck Transport.
- (6) Commercial nurseries and greenhouses.
- (7) Accessory buildings and uses, including display, storage and retail sale of goods produced on the premises.

132B.2 Conditions of Use:

- (1) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening. Required front screening shall be so situated as to conform with the front yard setback provisions

b. By amending Section 200, Schedule II – Bulk and Site Regulations as follows:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
M2B	328.1	2 hectares	30%	50	50	50	35

- c. By amending Section 4.3, Interpretation, to include “M2B” on the line which references “M districts”.
- d. By amending Section 5.1, Designation of Districts, to include “132B Light Industrial (M2B) District” in the Industrial Section.

3. This bylaw shall come into force and take effect upon the adoption thereof.

4. 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



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1535

OFFICIAL ZONING ATLAS AMENDMENT NO. 802

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 P1535.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW from “Rural (A2) District” to a mix of “Light Industrial (M2B) District” and “Mixed Accommodation Commercial (MAC) 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.

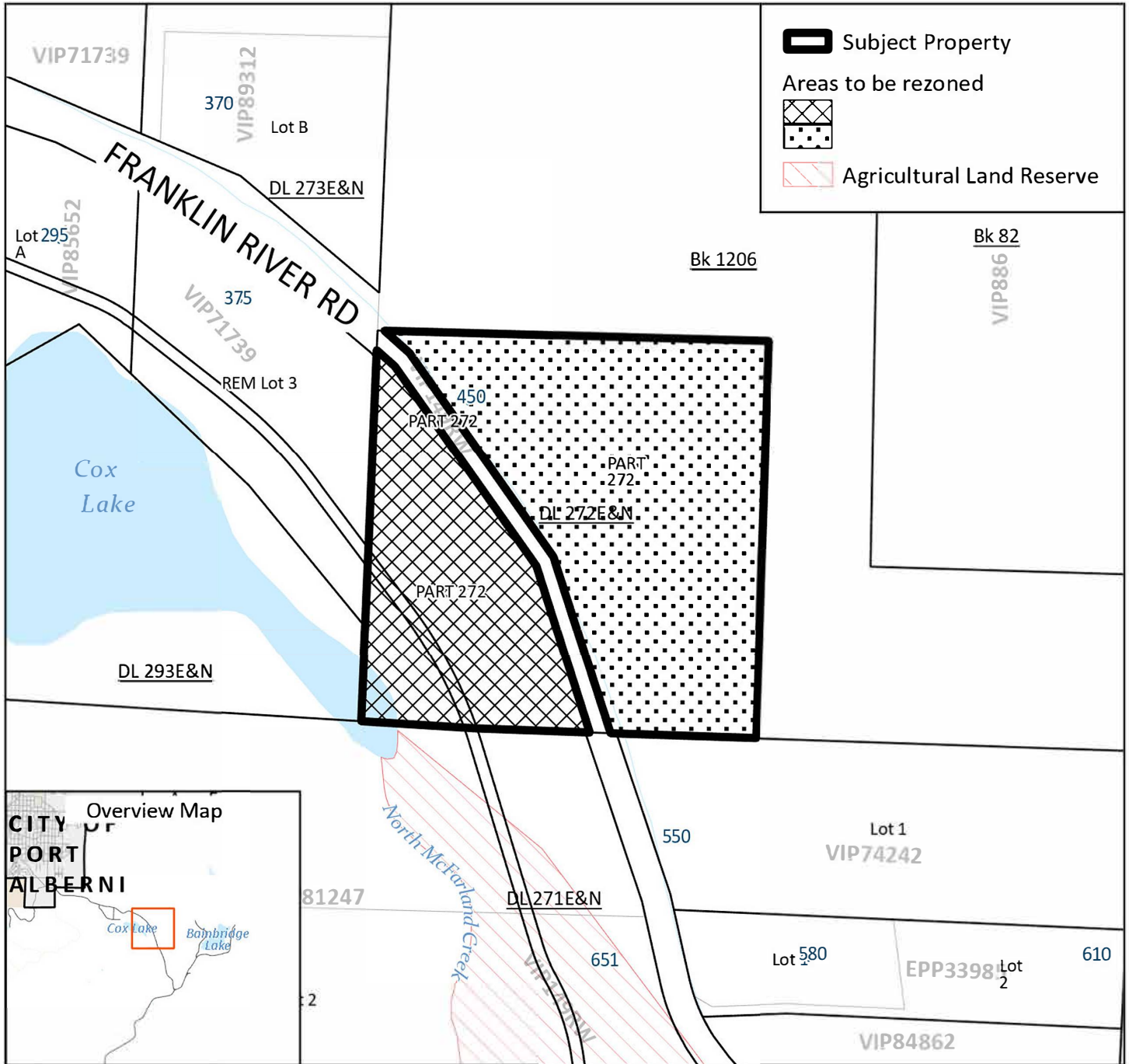
Read a first time this	day of	,
Public Hearing held this	day of	,
Read a second time this	day of	,
Read a third time this	day of	,
Adopted this	day of	,

Corporate Officer

Chair of the Regional Board

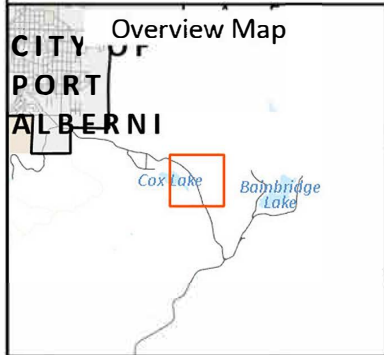
Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1535, 2026



Legend

- Subject Property
- Areas to be rezoned
- Agricultural Land Reserve



Legal Description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW

Address: 450 Franklin River Road

To be rezoned from Rural (A2) District to Mixed Accommodation Commercial (MAC) District.

To be rezoned from Rural (A2) District to Light Industrial (M2B) District.

