



March 4, 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 February 25, 2026.

RF24008, TILLEY'S PLUMBING AND HEATING, 450 FRANKLIN RIVER ROAD (CHERRY CREEK)

MOVED: Director Sparrow

SECONDED: Director Roth

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

CARRIED

MOVED: Director Sparrow

SECONDED: Director Roth

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

CARRIED

MOVED: Director Sparrow

SECONDED: Director Roth

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

CARRIED

MOVED: Director Sparrow

SECONDED: Director Roth

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.

CARRIED

MOVED: Director Sparrow

SECONDED: Director Roth

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 onsite 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.*

CARRIED

Certified True Copy

Heather Zenner

Heather Zenner,
Manager of Administration Services