



STAFF REPORT

DATE: August 7, 2026, **FILE:** 3360-20/CP1B26 & RZ1B26

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **ELECTORAL AREA B OFFICIAL COMMUNITY PLAN (CP 1B 26) AND ZONING BYLAW AMENDMENT (RZ 1B 26) - 1180 AND 1195 SEAFORD ROAD AND 1051 LAGOON ROAD**

PLANNING FILE NO.: 3360-20 CP & RZ 1B 26

ROLL No.: 772 16207.000 **PID No.:** 009-783-547 & 009783-598

AGENT: NA

APPLICANT: Ellingsen

LEGAL DESCRIPTIONS: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, CORTES ISLAND, SAYWARD DISTRICT, EXCEPT PART IN PLAN 31262 AND VIP55389 & SECTION 16, SAYWARD LAND DISTRICT, EXCEPT PLAN 31262, CORTES ISLAND S 1/2 OF SE 1/4 SEC 16 & EXC PL VIP55389

CIVIC ADDRESSES: 1180 & 1195 Seaford Road, Cortes Island & 1051 Lagoon Road, Cortes Island

OFFICIAL COMMUNITY PLAN (OCP) BYLAW 139 Electoral Area B Cortes Island OCP, 2012

EXISTING OCP BYLAW/DESIGNATION: Tourist-Recreational Commercial (TRC), Residential (R), and Rural (RU)

PROPOSED OCP DESIGNATION: Tourist-Recreational Commercial (TRC), Residential (R), and Rural (RU)

ZONING BYLAW 598: Electoral Area B Cortes Zoning Bylaw, 2025

EXISTING ZONES: Tourist Commercial Two (TC-2), Residential One (R-1), and Rural One (RU-1)

PROPOSED ZONES: Tourist Commercial Two (TC-2) with site-specific text amendment, Residential One (R-1), and Rural One (RU-1) with a site-specific text amendment

PURPOSE

To consider an Official Community Plan (CP 1B 26) and Zoning Bylaw Amendment (RZ 1B 26) to amend the land use designations and zoning of a large parcel at 1180 and 1195 Seaford Road and 1051 Lagoon Road to allow:

1. reorganization (relocation) of the Tourist Commercial land use designation and Tourist Commercial Two and Residential land use designation and Residential One zoning within the property; and
2. downzone a portion of the lot from Tourist Commercial Two to Residential One to subdivide one new lot under the Residential One minimum lot area; and
3. a site-specific text amendment to the Tourist Commercial Two zone to allow an educational/demonstration forestry operation and spa use and limit the tourist accommodation density; and
4. a site-specific text amendment to the Rural One zone to allow camping with restricted site density.

POLICY ANALYSIS

Part 14 “Planning and Land Use Management” of the *Local Government Act (LGA)* addresses local governments’ roles regarding official community plans and zoning bylaws, namely Section 471 (Official Community Plans), Section 479 (Zoning Bylaws) and Sections 464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

An application has been received for two properties (three civic addresses) from the Ellingsen family to consider a map amendment to the Cortes Island OCP to reorganize existing land use designations (Residential [R], Rural [RU], and Tourist Recreational Commercial [TRC]) on the property as shown in Figure #1 and #2, and a map amendment to the zones (Residential One [R-1], Rural One [RU-1], and Tourist Commercial Two [TC-2]) with site-specific text amendments to the TC-2 and RU-1 zones on the same portions of the land as shown in Figure #3 and #4. The proposal would ensure zoning alignment with the proposed OCP land use designations, facilitate subdivision of one new residential lot on the eastern property, and support a unique business plan that blends eco-tourism with forestry land stewardship.

An amended land use designation from TRC to R and downzoning from TC-2 to R-1 in a portion of the eastern property is proposed to facilitate a subdivision application (attached) currently with the Ministry of Transportation and Transit (MoTT) which would be approved under the R-1 zone and minimum lot area of 1.0 hectare.

The proposed relocation of the TRC designation and TC-2 zoning to the western portion of the properties would allow the unique uses the owners plan to support an eco-tourism business that would utilize the existing uses of the zone with additional supporting accessory uses (spa and educational/demonstration forestry operation), which require a site-specific text amendment for additional tourist commercial accessory uses and limit the number to 10 accommodation units. Forestry is an existing permitted use of the RU-1 zone; however, the location would be centralized on the property and within the TC-2 zoned area. A second site-specific text amendment is proposed to the existing RU-1 zone to allow camping as an accessory use and to limit the density of the camping accommodations to 10 units.

The proposed relocation and minimal increase in area of the TRC designation and TC-2 zone (from approximately 1.6 ha (3.9 ac) to 5.2 ha (12.8 ac) and limitation of density of camping units to the RU-1 zone is a responsive approach to the community and the owner’s intent. The Advisory Planning Commission (APC) received the proposal at its April 7, 2026, meeting and was in support of the proposal but had concerns about the possible intensification of use on the western portion of the property under the TC-2 zone. Therefore, the TC-2 zone has been applied to a small area of the overall lot, resulting in a split zone that would not typically be applied to a parcel. However, the area on the most western portion of the land is not considered in the application for development within the business plan and therefore remains RU-1.

The applicant is considering a trail connection to lands beyond with a Statutory Right of Way, for which the location will be explored and confirmed with staff prior to third reading of the bylaws.

The split designations and zones on the properties currently exist, however the relocation of the uses would ensure the family has continued livelihoods and secure multigenerational living on the property. The bylaw amendments, would, if adopted, permit the landowner to complete the current subdivision application to create one new small residential lot.

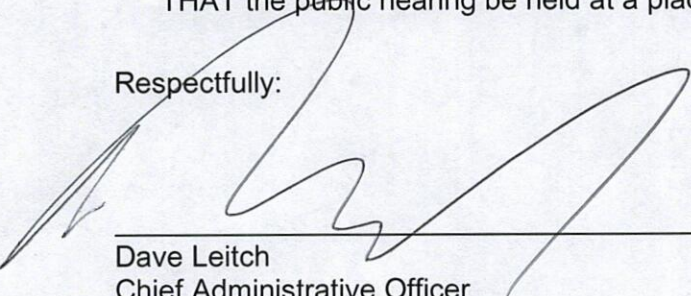
Comments received from government agencies and First Nations indicate no concerns with the proposal. The proposal also received full support for the downgrade of the land use designation and zoning on the eastern lot at the APC meeting, and concerns expressed around density have been addressed with a proposed text amendment to the RU-1 zone to limit camping density in alignment with the business plan.

Bylaws No. 666 and 667 have been prepared for the Committee's consideration with a recommendation to proceed with first and second reading, noting that a public hearing must be held and public notification will take place in accordance with the LGA.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received; and
 2. THAT the Committee recommend that Bylaw No. 666 and Bylaw No. 667 be forwarded to the Board for first and second readings.
 3. THAT the Committee recommend that the Board authorize a public hearing to consider Bylaw No. 666 and Bylaw No 667; and
- THAT the public hearing be held at a place, date, and time to be determined.

Respectfully:



Dave Leitch
Chief Administrative Officer

AGENCY REFERRALS

Comments received from government agencies and from First Nations have indicated no concerns with the Official Community Plan and Zoning amendments and proposal.

Agency	Comments
Agricultural Land Commission	No comment
BC Assessment Authority	No comment
Cortes Fire Department	No comment
Ministry of Environment & Parks	Must buffer watercourses by 30 m, minimize removal of mature and old forest ecosystems, prior to clearing survey for species at risk and wildlife habitat, Migratory Bird and BC Wildlife Act apply.

Ministry of FL&NR - Archaeology	No comment
Ministry of Transportation & Transit	Future business operation must apply for a commercial access permit to access Seaford Road and/or Lagoon Road.
Ministry of Jobs and Economic Growth	No response
Ministry of Forests – Archaeology	No response
Island Health	No response

First Nation	Comments
Homalco First Nation	No response
Tla'amin First Nation	Outside core territory and defer to Nations with more immediate stewardship role in the territory.
Klahoose First Nation	No response

PLANNING ANALYSIS

The large parcels are part of Sections of land and have two legal descriptions and three civic addresses, however, have a single owner with family interests in the eastern and part of the western parcel. The total area of the eastern parcel is approximately 11.94 ha (29.50 ac), and the western parcel is approximately 20.16 ha (49.83 ac).

The properties have three land use designations and three zones. The landowner is proposing a change to the organization of the land use designation and zoning as shown in the proposed OCP Amendment map and Zoning Bylaw Amendment within the attached bylaws and Figures 1 to 4. The proposal would result in permitting the same uses currently allowed, but in different locations on the property with additional accessory uses of educational / demonstration forestry, spa, and camping permitted and restriction to tourist accommodation and camping density through the site-specific text amendment. The proposed location of the Tourist Commercial use is also aligned with the neighbouring property which is home to the Cortes Island Motel.



Figure # 1. Existing OCP Land Use Designations



Figure #2. Proposed OCP Land Use Designations

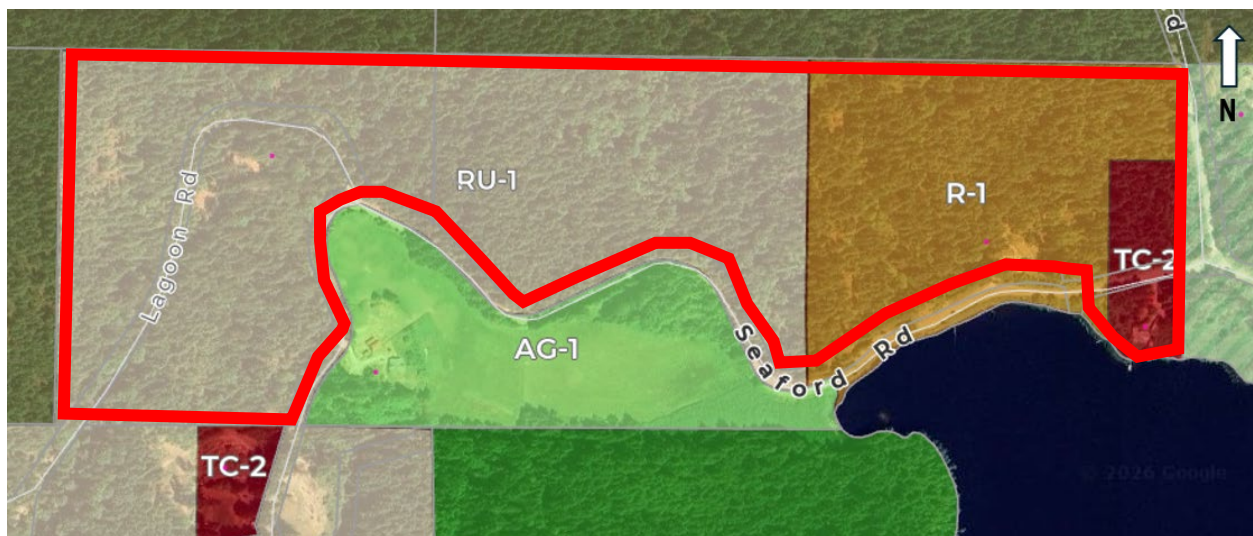


Figure #3. Existing Zoning

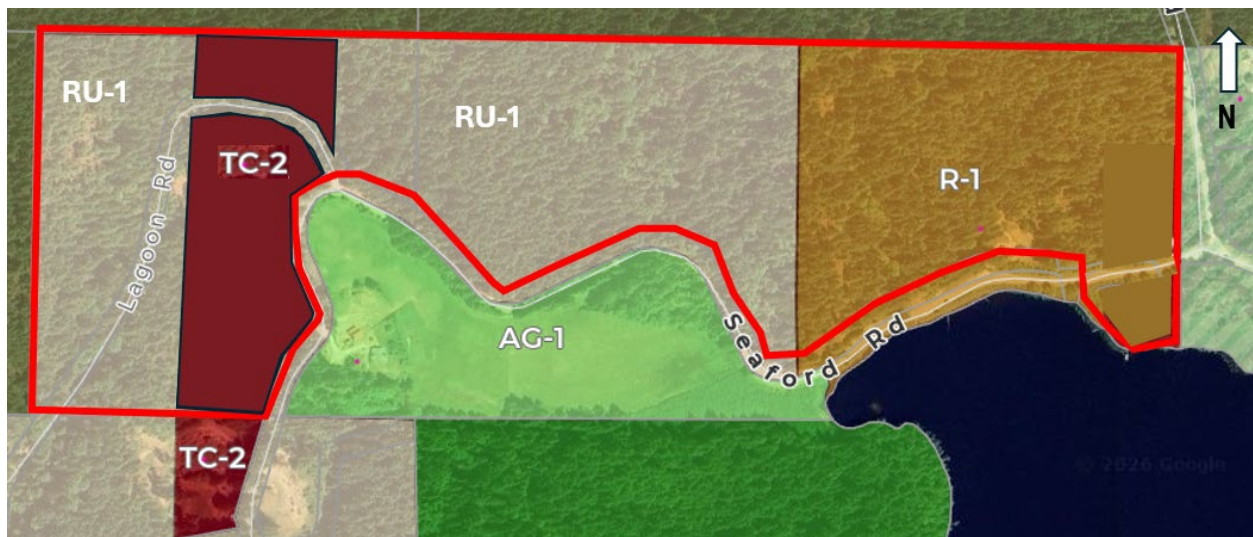


Figure #4. Proposed Zoning

The overall area proposed for tourist commercial use is approximately 12.8 acres and the sustainable forestry and camping to the remaining approximate 55 acres. The intent is to keep the land mainly forested and operate the tourist commercial uses centered in the TC-2 zoned portion of the eastern lot and eco camping sites dispersed in clustered areas throughout the property and accessed by pathways as shown in the attachments. The number of campsites would be limited to 20 sites overall: 10 as tourist accommodation within the proposed TC-2 zone and 10 within the RU-1 zone. Parking for the proposed uses has been considered and would be screened from the road and centralized on the site.

The resulting low-impact rural stewardship model is aligned with OCP objectives and policies and would be developed in phases over time. There is potential for a public trail through the property to the north to connect to land beyond and staff will work with the landowner to determine feasibility, location, and legal mechanism.

The uses proposed for the property are related to a two-lot subdivision under the proposed R-1 zone and to the long-term vision for the property to allow residential use with moderate tourist commercial use. It will result in many of the current permitted uses in the TC-2 and RU-1 zone to continue and new uses introduced in a site-specific text amendment to both zones.

The additional uses are proposed within a site-specific text amendment as follows:

ZONE	CURRENT PERMITTED PRINCIPAL AND ACCESSORY USES	PROPOSED ADDITIONAL USES WITH SITE-SPECIFIC TEXT AMENDMENT
TC-2 ZONE:	PRINCIPAL USES: A. TOURIST ACCOMMODATION B. CAMPGROUND C. RESTAURANT D. YACHT CLUB E. FUEL SALES PERMITTED ONLY ON THE FOLLOWING LOTS: LOT 2, PLAN 29368, SECTION 21, SAYWARD LAND DISTRICT, PID 000-011-291 TOURIST ACCOMMODATION IS LIMITED TO 38 ACCOMMODATION UNITS AND CAMPSITES IN TOTAL IF OVER 4 HA. ACCESSORY USES: 1. COMMON FACILITY 2. RETAIL SALES 3. OFFICE 4. ACCESSORY BUILDINGS AND STRUCTURES 5. RESIDENTIAL USE IS LIMITED TO: A. ON ANY LOT SIZE: ONE (1) DETACHED DWELLING UNIT AND EITHER ONE (1) SECONDARY SUITE OR ONE (1) ACCESSORY DWELLING UNIT.	SITE-SPECIFIC (CONDITION OF USE) TOURIST ACCOMMODATION ACCESSORY USE IS LIMITED TO 10 ACCOMMODATION UNITS WITHIN TC-2 ZONED AREA OF 5.2 HA (12.8 AC); AND EDUCATIONAL / DEMONSTRATION FORESTRY OPERATION ACCESSORY USE AND SPA ACCESSORY USE (INCLUDES SAUNAS, HOT TUBS (ALSO CALLED WHIRLPOOLS AND JACUZZIES), SWIMMING POOLS, SOAKING TUBS, SHOWERS, STEAM ROOMS, MASSAGE ROOMS, LOCKERS, AND RELATED WELLNESS SERVICES) ON LANDS LEGALLY DESCRIBED AS SECTION 16, SAYWARD LAND DISTRICT, EXCEPT PLAN 31262, CORTES ISLAND S 1/2 OF SE 1/4 SEC 16 & EXC PL VIP55389; AND
RU-1	PRINCIPAL USES: A. RESIDENTIAL USE B. FORESTRY RESIDENTIAL USE IS LIMITED BASED ON LOT AREA < 1 HA = 2 DWELLING UNITS 1 TO < 8 HA = DWELLING 3 UNITS	SITE-SPECIFIC (CONDITION OF USE): LOW-IMPACT CAMPING ACCESSORY PERMITTED USE TO A MAXIMUM DENSITY OF 10 UNITS (SITES) EXCLUDING MOTORIZED / RECREATIONAL VEHICLES WITHIN RU-1 ZONE OF LAND LEGALLY DESCRIBED AS

	8 TO < 12 HA = DWELLING 4 UNITS 12 TO < 16 HA = DWELLING 5 UNITS 16 AND > = 6 DWELLING UNITS ACCESSORY USES: A. HOME OCCUPATION B. SHORT-TERM RENTAL C. ACCESSORY BUILDINGS AND STRUCTURES	THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, CORTES ISLAND, SAYWARD DISTRICT, EXCEPT PART IN PLAN 31262 AND VIP55389; AND SECTION 16, SAYWARD LAND DISTRICT, EXCEPT PLAN 31262, CORTES ISLAND S 1/2 OF SE 1/4 SEC 16 & EXC PL VIP55389
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The OCP land use designations and the policies within are attached and the applicant's rationale for the business provides a summary of the intention to align with the OCP. The applicant has described the project and use as an increased tourist-recreational commercial development intended to be complementary to the Island's way of life and not result in environmental deterioration. Concept images of spa have been provided and indicate unique structures on the site that would house sauna, hot tub, and related services within.

Calculations for greenhouse gas sequestration and carbon storage have been conceptually completed for the large, forested area of the properties by the applicants showing carbon credit values noting that verified estimates require a forest inventory and modeling. They indicate that 75% of the forest canopy would be maintained in the future.

The proposed accessory use of camping within the RU-1 zoned portion of both properties would be geared to minimizing environmental footprint and be an off-grid operation with clustered camping (tents, platforms, small structures) made in coordination with the demonstration forestry operation, operating as regenerative tourism with an eco-tourism focus.

FINANCIAL IMPLICATIONS

Fees for the rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the LGA and Regional District bylaws.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application and Bylaw to proceed, public consultation will occur in the form of a notification in accordance with the *Local Government Act*. The application has also been referred to the Electoral Area B APC which provided a recommendation of partial support at its meeting held March 5, 2026, as shown in the following resolution.

THAT the Commission recommends amending the Cortes Island Official Community Plan existing land use designation from Tourist Recreational Commercial to Residential to downzone a portion of the land in the southeast corner and utilize this property for residential use and for the potential future subdivision of the lot.

THAT the Commission recommends that the current upzoning and Official Community Plan (OCP) amendment from Rural to Tourism Commercial not be supported due to the lack of restrictions for future development.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services resources will be required during the public hearing and adoption of the bylaw.

Submitted by:

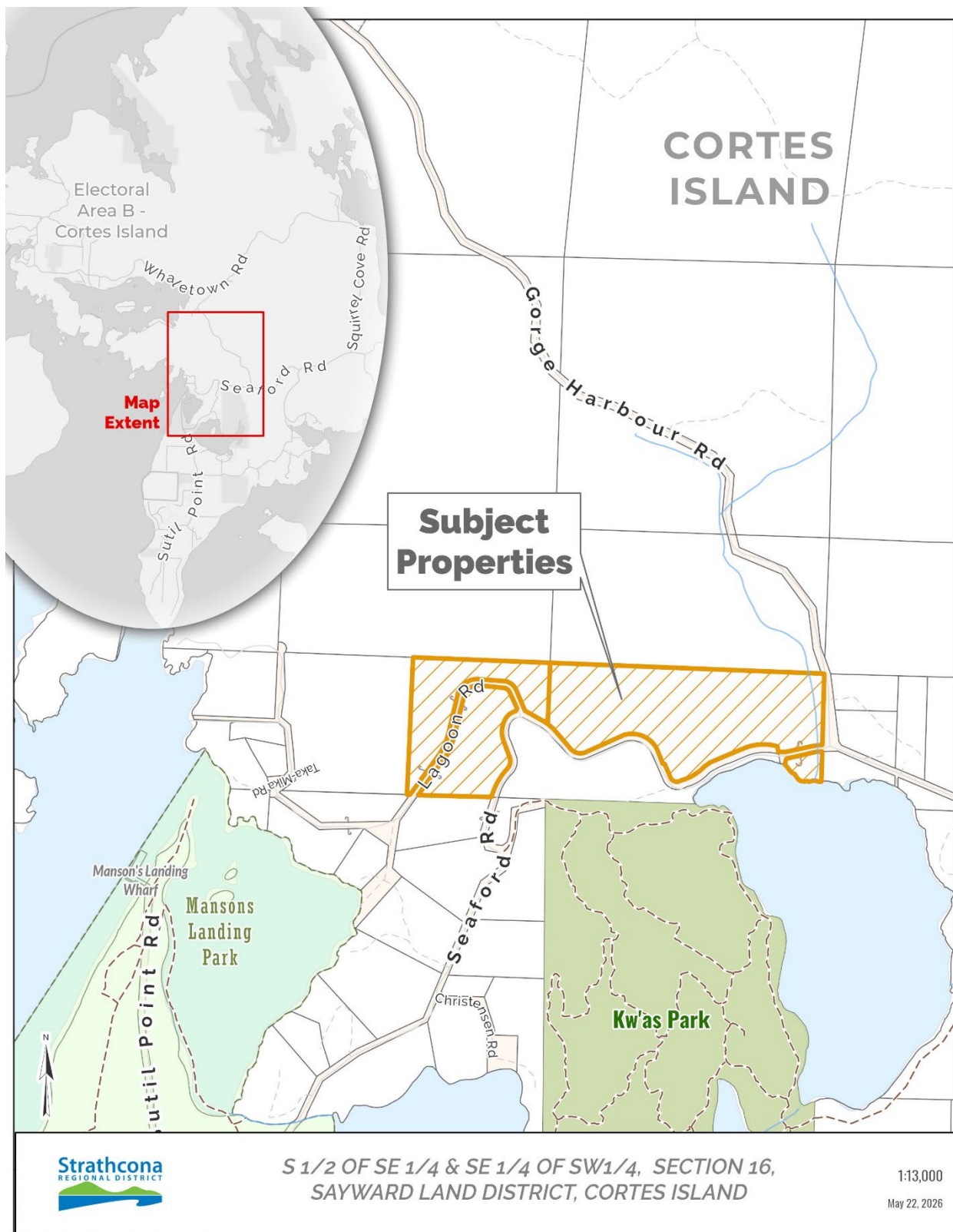
A handwritten signature in blue ink, appearing to read "K. Chamberlain", followed by a period.

Keltie Chamberlain, RPP, MCIP
Land Use Planner II

Prepared by: K. Chamberlain, Land Use Planner II

Attachment:

Bylaw No. 666, Amendment No. 4
Bylaw No. 667, Amendment No. 2

SUBJECT PROPERTIES MAP

EXCERPT OF OFFICIAL COMMUNITY PLAN TOURIST RECREATIONAL COMMERCIAL DESIGNATION

304.4 Commercial and Industrial Development

- a. To encourage, through the creation of specific designations, local commercial development that is suitably sited and maintains ecological integrity;
- b. To allow for increased tourist-recreational development provided it is complementary to the Island's way of life and will not result in environmental deterioration;

411 Commercial

411.1 b.

The Tourist-Recreational designation is applied to parcels which are intended to accommodate services and facilities catering to the needs of the vacationing public, including motels, campsites, marinas, lodges, restaurants, and related activities;

EXCERPT OF OFFICIAL COMMUNITY PLAN RURAL DESIGNATION

409.4 Rural

In addition to the General Settlement policies, the following policies are also applicable respecting the Rural land use designation:

- a. The Rural land use designation is intended to permit a limited scale of residential development while protecting lands deemed to potentially be suitable for agricultural use or of importance to the surrounding area for watershed or habitat protection purposes;
- b. Lands designated Rural shall be restricted to a minimum parcel size of not less than 4.0 hectares; and
- c. In order to allow for the ability to site a number of dwellings on one parcel without subdivision, on any lot designated Rural outside the ALR:
 - i. one single family dwelling and a secondary suite, or a cottage shall be permitted;
 - ii. Additional single family dwellings shall be permitted on lots in excess of the required minimum lot area of 4.0 ha (9.88 acres) provided a ratio of one primary dwelling unit per 4.0 ha is maintained; and the number of dwellings does not exceed the level described in the zoning bylaw,
 - iii. Densities that exceed those described in (ii) may be considered in limited circumstances, on a site-by-site basis, where a ratio of 1 dwelling unit per 4.0 ha is maintained, and where community benefit is identified.

EXISTING ZONING R-1**BYLAW NO. 598****PAGE 23****SCHEDULE 'A'****PART IV - ZONE REGULATIONS****19 RESIDENTIAL ONE (R-1)**

The purpose of the R-1 zone is to accommodate residential use on lots as small as 1 hectare, or 0.8 hectare on lots with an approved Community Sanitary Sewerage System.

19.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; or One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; or One (1) Duplex
1 to less than 2 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and One (1) Accessory Dwelling Unit; or One (1) Duplex and One (1) Accessory Dwelling Unit
2 to less than 3 ha	Four (4) Dwelling Units total
3 ha or greater	Five (5) Dwelling Units total

19.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

19.3 Conditions of Use

1. In the R-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	Any lot less than or equal to 1 ha: 20% Any lot greater than 1 ha: 10%

BYLAW NO. 598**PAGE 24****SCHEDULE 'A'**

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines	4.5 m	4.5 m

[Subject to Part 3, Section 15 of this bylaw and the SRD Floodplain Management Bylaw as amended.]

End • R-1

EXISTING ZONING RU-1**BYLAW NO. 598****SCHEDULE 'A'****PAGE 25****21 RURAL ONE (RU-1)**

The purpose of the RU-1 zone is to accommodate limited residential development while protecting lands for conservation and agriculture.

21.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; or One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; or One (1) Duplex
1 to less than 8 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and 1 Accessory Dwelling Unit; or One (1) Duplex and One (1) Accessory Dwelling Unit
8 to less than 12 ha	Four (4) Dwelling Units total
12 to less than 16 ha	Five (5) Dwelling Units total
16 ha or greater	Six (6) Dwelling Units total

BYLAW NO. 598**SCHEDULE 'A'****PAGE 26****21.2 Permitted Accessory Uses**

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

21.3 Conditions of Use

1. In the RU-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	4 ha
Maximum Lot Coverage	5%

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines:	7.5 m	7.5 m

[Subject to Part 3, Section 15 of this bylaw and the SRD Floodplain Management Bylaw as amended.]

End • RU-1

EXISTING ZONING TC-2**BYLAW NO. 598****PAGE 38****SCHEDULE 'A****33 TOURIST COMMERCIAL TWO (TC-2)**

The purpose of the TC-2 zone is to accommodate a moderate-scale broad mix of services and facilities catering to the needs of the vacationing public.

33.1 Permitted Principal Uses

1. On any lot:
 - a. Tourist Accommodation
 - b. Campground
 - c. Restaurant
 - d. Yacht Club
 - e. Fuel Sales permitted only on the following lots:
 - a. Lot 2, Plan 29368, Section 21, Sayward Land District, PID 000-011-291
2. Tourist Accommodation and Campground Use is limited to:

Lot Size	Maximum Density Permitted
Less than 2 ha	6 accommodation units and campsites in combined total
2 ha to less than 4 ha	20 accommodation units and campsites in combined total
4 ha or greater	38 accommodation units and campsites in combined total

BYLAW NO. 598**SCHEDULE 'A'****PAGE 39****33.2 Permitted Accessory Uses**

1. Common Facility
2. Retail Sales
3. Office
4. Accessory Buildings and Structures
5. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and either one (1) Secondary Suite or one (1) Accessory Dwelling Unit.

33.3 Conditions of Use

1. All campground uses and common facilities shall be screened from any abutting property.
2. In the TC-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	15%

Setback		
Setback type	Campground use	All other permitted uses
Setback from all property lines	15.0 m	7.5 m

[Subject to Part 3, Section 15 of this bylaw and the SRD Floodplain Management Bylaw as amended.]

End • TC-2

WRITTEN BRIEF SUPPORTING PROPOSAL FOR TOURIST COMMERCIAL USE



The Land and the Vision

Ellingsen Woods encompasses 70 acres of beautiful second-growth forest at 1051 Lagoon Road on Cortes Island. This proposal aims to create a space for forest wellness, eco-accommodation, education, and community engagement, all while prioritizing the health and resilience of the forest ecosystem.

Key Elements:

- Forest Wellness Spa
- Eco-Accommodation (up to 20 units, phased)
- Demonstration Sawmill & Forestry Education
- Art Gallery & Events Space
- Tool Rental Business

The Vision: To create a sustainable business that fosters a deep connection with nature, promotes regenerative tourism, and contributes to the well-being of the Island.

Carbon Sequestration: A Positive Impact

The Ellingsen Woods project is committed to minimizing its environmental footprint and maximizing its positive impact. A key aspect of this commitment is carbon sequestration. The existing forest actively removes carbon dioxide from the atmosphere, helping to mitigate climate change. It is estimated that the property sequesters between 67 and 223 tonnes of CO₂e per year.

Eco-Accommodation: Harmonizing with Nature

The proposed eco-accommodation units are designed to be low-impact and fully integrated with the natural environment.

Key features include:

- Off-grid operation: Minimizing reliance on external resources
- Screen-free environment: Encouraging connection with nature
- Natural materials: Using sustainable and locally sourced building materials
- Centralized bathhouse and kitchen: Reducing individual unit footprints and promoting community interaction

PROPOSED CHANGE TO TRC DESIGNATION AND TC-2 ZONE

Phased Development: A Gradual Approach

- Phase 1 (2027): Forest Spa and 3 units
- Phase 2 (2030): Up to 6 units
- Phase 3: Maximum of 20 units over lifetime of project

Regenerative Tourism: Giving Back to the Land

Ellingsen Woods embraces the concept of regenerative tourism which includes:

- Supporting local businesses, artisans, and the local First Nations
- Providing educational opportunities related to forestry, First Nations, and ecology
- Investing in forest restoration and conservation projects
- Creating meaningful employment opportunities for Cortes Island residents

Inspiration and Examples

INTERNATIONAL EXAMPLES:

- Pueblos Mancomunados, Ixtlán de Juárez (Oaxaca, Mexico)
- UZACHI Forest Communities (Oaxaca, Mexico)

BC INSPIRATION:

- Fossil Beach Farm (Hornby Island)
- Tin Poppy Retreat (Larch Hills)

Common Questions & Answers

- **Traffic:** We are committed to minimizing traffic impacts through careful planning and management.
- **Resort Concerns:** The proposal is designed to be a low-impact, eco-focused operation, not a traditional resort. The site specific language developed by the SRD addresses this issue directly.
- **Economic Model:** The project aims to create a sustainable economic model that benefits both Ellingsen Woods and the Cortes Island community.
- **Community Benefits:** Local jobs, a unique tourism destination, a public gallery, community events including programming that engages our First Nations neighbours, educational programming.

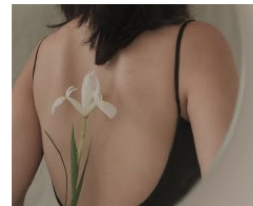
Next Steps

We will be hosting a community presentation in the coming weeks. Please contact us directly for more information.

Thanks. Aaron Ellingsen 250.857.4388

SPA CONCEPT

CONCEPT IMAGES



ELLINGSEN WOODS, CORTES ISLAND

CONCEPT BOOK



SPA CONCEPT

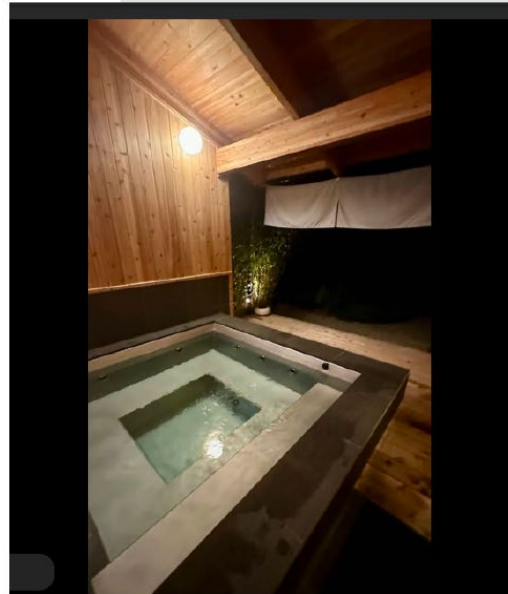
Ellingsen Woods is a proposed forest spa and wellness retreat situated within the old-growth and second-growth forests of Cortes Island, British Columbia. Conceived as a low-impact, nature-integrated destination, the concept centres on the restorative practice of forest bathing — the intentional, unhurried immersion in a forested environment — paired with thoughtfully designed spa and wellness amenities that draw from the land rather than impose upon it.

The development philosophy prioritizes ecological sensitivity, minimal site disturbance, and sustainable building practices, with structures designed to exist in harmony with the forest canopy and the natural rhythms of the island. Ellingsen Woods is envisioned as a place where human wellbeing and environmental stewardship are not competing interests, but deeply complementary ones — offering both residents and visitors of the region a meaningful, restorative connection to one of BC's most remarkable coastal forest landscapes.

ELLINGSEN WOODS

EXAMPLES

KITOKI INN ON BOWEN ISLAND: <https://kitoki-inn.com/>



ELLINGSEN WOODS

EXAMPLES

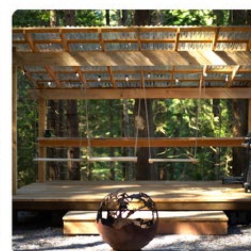
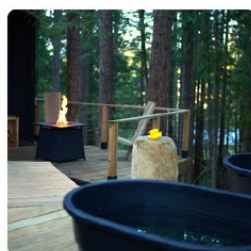
FOREST SPA ON TEXADA: <https://www.rockyvalleyresort.ca/>



BIG A (ONLY AVAILABLE FROM MAY TO SEPTEMBER)
\$175/Night - Sleeps 3 - No Bath, Kitchen, or Power



LITTLE A (ONLY AVAILABLE FROM MAY TO SEPTEMBER)
\$100/Night - Sleeps 2 - No Bath, Kitchen, or Power



ELLINGSEN WOODS

EXAMPLES

TIN POPPY IN SALMON ARM: <https://tinpoppy.ca/forest-spa-sauna/>

TIN POPPY CABIN



LAVENDER CABIN



VIOLET CABIN



WILD ROSE CABIN

PROPOSED LOCATIONS OF USES ON EASTERN AND PORTION OF WESTERN LOT

FUTURE SITE DEVELOPMENT PLAN- 1051 LAGOON RD.



▲ eco-camping/ glamping spots

MAX 20 UNITS

● sawmill/ addl. gravel parking

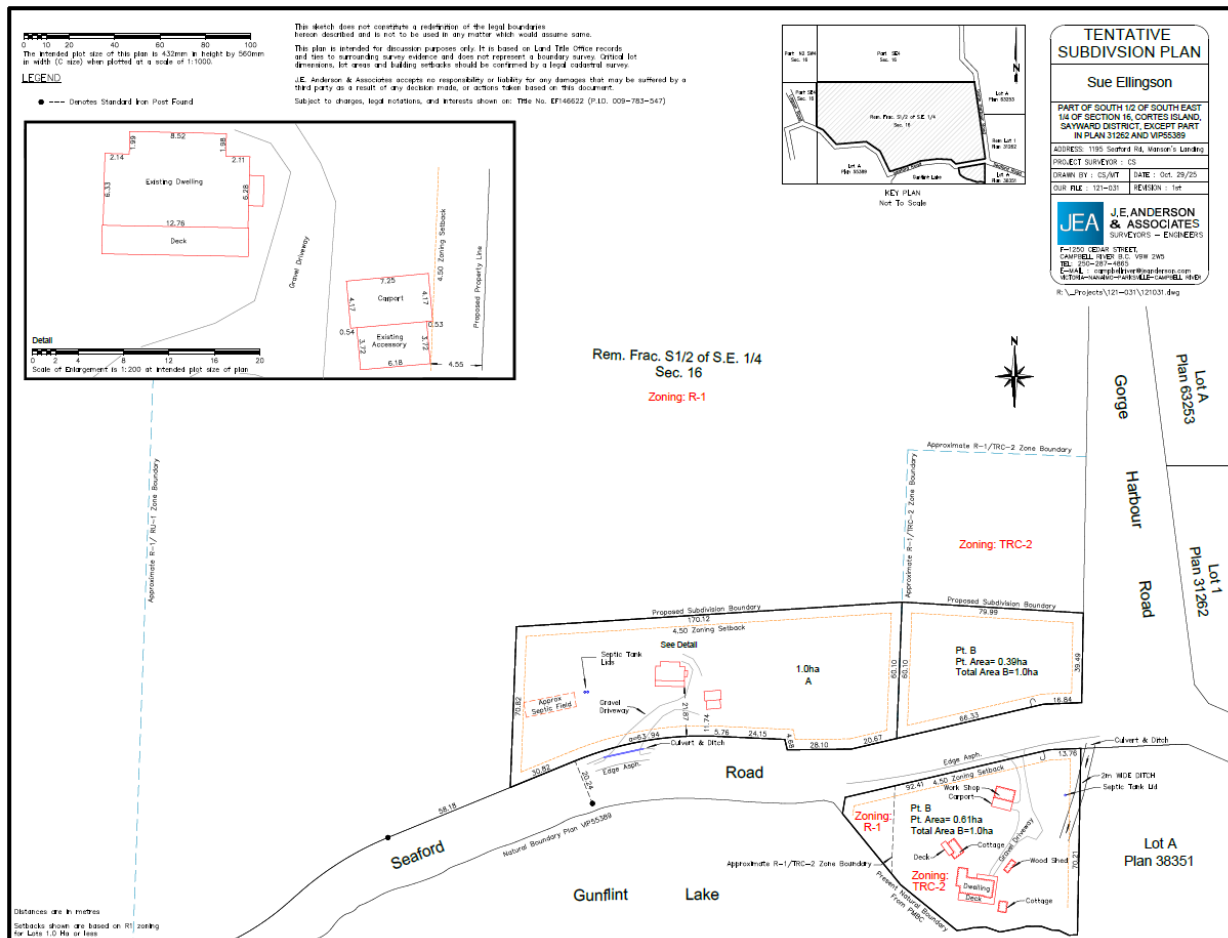
● unusable due to steep grade/ bluff

● concentration zone/ parking



foot trails/ paths to access camping

PROPOSED SUBDIVISION OF WESTERN LOT (1180 & 1195 SEAFORD ROAD)





BYLAW NO. 666

A BYLAW TO AMEND THE CORTES ISLAND OFFICIAL COMMUNITY PLAN

WHEREAS the Regional District has, by Bylaw No. 139, adopted an Official Community Plan for Electoral Area B (Cortes Island) pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 139 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 139, being Cortes Island Official Community Plan Bylaw 2012, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 666, being Cortes Island Official Community Plan Bylaw 2012, Amendment No. 4.

READ A FIRST TIME ON THE ____ DAY OF _____, 2026

READ A SECOND TIME ON THE ____ DAY OF _____, 2026

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2026

READ A THIRD TIME ON THE ____ DAY OF _____, 2026

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2026

Chair

Corporate Officer

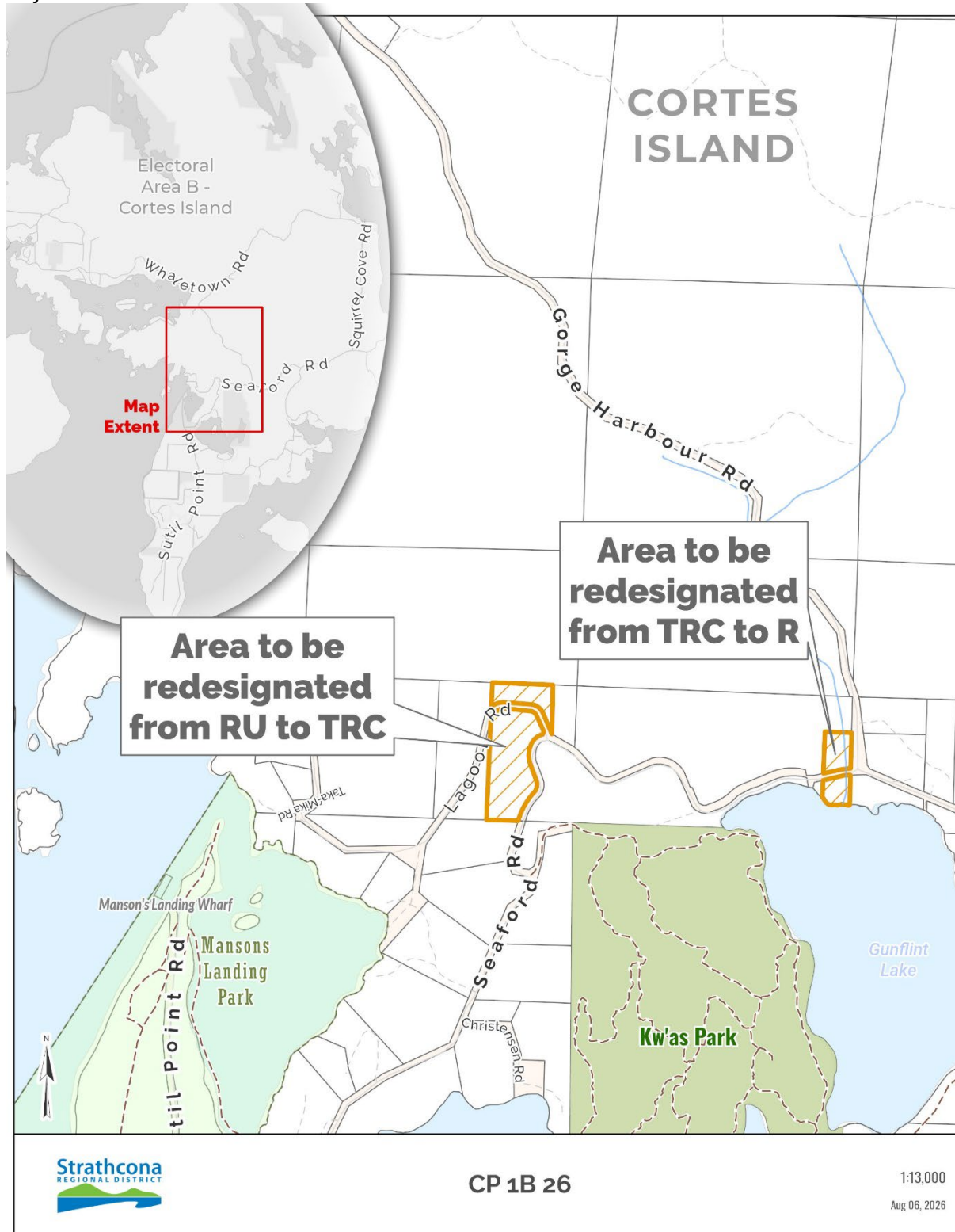
SCHEDULE 'A'**SECTION ONE MAP AMENDMENT**

The land use designation for property described as a portion of the South 1/2 of the South East 1/4 Section 16, Cortes Island, Sayward District, except Part in Plan 31262 and VIP55389 as shown on 'Schedule A-1' of Bylaw No. 139, being the Cortes Island Official Community Plan Bylaw 2012, is hereby amended from Tourist Commercial (TC) to Residential (R), and the land use designation for that portion of property described as Section 16, Sayward Land District, except Plan 31262, Cortes Island S 1/2 of the SE 1/4 Section 16 & except Plan VIP55389 is amended from Rural (RU) to Tourist Recreational Commercial (TRC), as shown in Appendix '1' attached to and forming part of this bylaw.

CP 1B 26 – Ellingsen Woods

Appendix '1'

Part of Schedule 'A' of Bylaw No. 666 being the 'Cortes Island Official Community Plan Bylaw 2012, Amendment No. 4', Amends 'Schedule A-1' of Bylaw No. 139, being Cortes Island Official Community Plan Bylaw 2012.





BYLAW NO. 667

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO CORTES ISLAND

WHEREAS the Strathcona Regional District has, by Bylaw No. 598, adopted zoning regulations for Cortes Island and vicinity pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 598 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 667 being Cortes Island Zoning Bylaw 2025, Amendment No. 2.

READ A FIRST TIME ON THE ____ DAY OF _____, 2026

READ A SECOND TIME ON THE ____ DAY OF _____, 2026

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2026

READ A THIRD TIME ON THE ____ DAY OF _____, 2026

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2026

Chair

Corporate Officer

SCHEDULE 'A'**SECTION ONE SITE-SPECIFIC TEXT AMENDMENTS**

- 1) Part IV – ZONE REGULATIONS, Section 33 Tourist Commercial Two (TC-2) is amended by adding moderate scale broad mix of services and facilities catering to the needs of the vacationing public with the following:

33.3 Conditions of Use

3. For the property legal described as SECTION 16, SAYWARD LAND DISTRICT, EXCEPT PLAN 31262, CORTES ISLAND S 1/2 OF SE 1/4 SEC 16 & EXC PL VIP55389 Educational / demonstration sustainable forestry operation and spa facility accessory to the principal use. Tourist accommodation / camping use is limited to a maximum of 10 units/sites.

- 2) Part IV – ZONE REGULATIONS, Section 21 Rural One (RU-1) is amended by adding the following:

21.3 Conditions of Use

2. For the property legal described as SECTION 16, SAYWARD LAND DISTRICT, EXCEPT PLAN 31262, CORTES ISLAND S 1/2 OF SE 1/4 SEC 16 & EXC PL VIP55389 AND VIP55389, and SECTION 16, SAYWARD LAND DISTRICT, EXCEPT PLAN 31262, CORTES ISLAND S 1/2 OF SE 1/4 SEC 16 & EXC PL VIP55389 low-impact camping to a maximum of 10 sites accessory to the principal use.

SECTION TWO MAP AMENDMENT

- 3) The zoning for portions of land legally described as The South 1/2 of the South East 1/4 Section 16, Cortes Island, Sayward District, except Part in Plan 31262 and VIP55389 as shown on 'Schedule A-1' of Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, is hereby amended from "Tourist Commercial Two" (TC-2) to "Residential One" (R-1), as shown on the attached Appendix '1' and the zoning for portions of land legally described as Section 16, Sayward Land District, except Plan 31262, Cortes Island S 1/2 of SE 1/4 Section 16 & Except Plan VIP55389 as shown on 'Schedule A-1' of Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, is hereby amended from "Rural One" (RU-1) to "Tourist Commercial Two" (TC-2).

RZ 1B 26 – Ellingsen Woods

Appendix '1'

Part of Schedule 'A' to Bylaw No. 667, being Cortes Island Zoning Bylaw 2025, Amendment No. 2;
Amends 'Schedule A-1' of Bylaw No. 598, being Cortes Island Zoning Bylaw 2025.

