



# Alberni-Clayoquot Regional District

## MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON THURSDAY, MARCH 26, 2026, 7:00PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

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**MEMBERS** Walter Konkin (Chairperson)

**PRESENT:** Joann Bessler  
Sheri Gerigk  
Mark Marley  
Geo Monrufet  
Len Watts

**REGRETS:** Ken Watts, Chief Councilor, Tseshaht First Nations  
Mark Molander

**OTHER PRESENT:** Penny Cote, Director, Electoral Area "D" (Sproat Lake)  
John Salmen, applicant (RD25006)  
Cathy Braiden, applicant (DVD25012)  
Robert Elmore, applicant (TUP25017)  
Chris McGrail, applicant (TUP25018)  
Steve Hoiles, applicant (TUP25018)

**STAFF PRESENT:** Alex Dyer, General Manager of Planning & Development  
Jaleen Rousseau, Planning Manager  
Alima Khoja, Planner 1  
Maddie Graham, Planning Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:  
<https://www.acrd.bc.ca/events/26-3-2026/>

### 1. **CALL TO ORDER**

The meeting was called to order at 7:04pm.

It was recognized that this meeting was held throughout the Nuu-chah-nulth territories.

The General Manager of Planning & Development reported that this meeting is being recorded and livestreamed to YouTube on the Regional District website.

### 2. **DECLARATIONS**

### 3. **CORRESPONDENCE**

#### 4. **PLANNING APPLICATIONS**

##### a. **RD25006 – 10125 Stirling Arm Crescent (Coulson Forest Products Ltd)**

The APC received an overview of the application to increase lot coverage from 15% to 20% for a property rezoned in 2024 to allow industrial-scale personal storage. The requested increase would accommodate the proposed building and a future smaller storage building. APC members discussed the following items:

- Identified concerns for site drainage
- Construction impact of the surrounding area
- Fire Protection concerns
- Building setbacks and encroachment into landscape buffer

*The Motion was MOVED and SECONDED*

*THAT the Sproat Lake Advisory Planning Commission recommends that the application be deferred, pending additional information regarding reduced side setbacks, potential encroachment into the landscape buffer and its management, site drainage secured through a restrictive covenant, and preliminary septic design.*

**CARRIED UNANIMOUSLY**

##### b. **DVD25012 – 8467 Bothwell Road (Braiden)**

The APC received an overview of the application, noting that the applicant is applying for a two-lot strata subdivision which would result in a ~0.24 ha (0.6 ac) parcel along Faber Road, and a remainder parcel of ~1.46 ha (3.6 ac). The applicant has requested to reduce the watercourse setback for proposed strata-lot 2, from 30.48 m (100 ft) to a 15 m (49.21 ft) setback, to increase flexibility when siting the future home and accessory buildings. APC members discussed the following items:

- Future changes in water flow
- Septic placement on the property
- Recreational water access

*The Motion was MOVED and SECONDED*

*THAT the Sproat Lake Advisory Planning Commission supports the application as proposed.*

**CARRIED**

##### c. **TUP25017 – 9195 Faber Road (Elmore)**

The APC received an overview of the application, which highlighted the property owner maintain a three-bedroom single family residence located on Sproat Lake. The requested Temporary Use Permit (TUP) would allow to operate a Short-Term Vacation

Rental (STR) for six weeks of the year. It was noted by the applicant, and clarified by staff, that the report had an incorrect number of bedrooms, citing the house has five bedrooms, not three as was listed in the staff report. The APC discussed the following items:

- Concerns related to noise, from it being a larger rental
- Parking availability
- Septic Capacity
- Housing shortage in the Sproat Lake Area

*The Motion was MOVED and SECONDED*

*THAT the Sproat Lake Advisory Planning Commission supports the application with the update to reflect a five-bedroom short-term rental with a maximum of four cars.*

**CARRIED**

**d. TUP25018 – 8790 Stirling Arm Drive (Hoiles)**

The APC received an overview of the application and property. No concerns were raised.

*The Motion was MOVED and SECONDED*

*THAT the Sproat Lake Advisory Planning Commission supports application as presented.*

**CARRIED**

**5. LATE BUSINESS**

**6. ADJOURN**

*The Motion was MOVED and SECONDED*

*THAT the meeting be adjourned at 8:26 pm.*

**CARRIED UNANIMOUSLY**

Certified Correct:

*Walter Konkin*  
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Walter Konkin  
Chairperson

*M. Graham*  
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Maddie Graham  
Planning Assistant