



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON TUESDAY, MAY 26, 2026, 7:00 PM

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

MEMBERS Roberta Jensen (Chairperson)

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

REGRETS: Ken Watts
Mark Molander

OTHERS PRESENT: Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Rene Lacoursiere, Alternate Director, Electoral Area "D" (Sproat Lake)
Don Ferster, applicant (DVD25011)
Aaron Terepocki, applicant (DBD26004)
Frank Limshue, applicant (RD26001)

STAFF PRESENT: Alex Dyer, General Manager of Planning & Development
Jaleen Rousseau, Planning Manager
Kerri Creighton, Planning Technician & Bylaw Enforcement Officer

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/26-5-2026/>

1. **CALL TO ORDER**

The meeting was called to order at 7:01 pm.

It was recognized that this meeting was held throughout the Nuuchahnulth territories.

The Chairperson reported this meeting is being recorded.

Introductions - Committee Members and Staff present in the Boardroom and via Zoom.

2. **APPROVAL OF AGENDA**

THAT the agenda be approved as circulated.

CARRIED

3. DECLARATIONS

W. Konkin declared a conflict-of-interest respecting agenda item 6.b. Development Variance Application DVD26003 – 19140 Pacific Rim Highway (Konkin).

M. Marley declared a conflict-of-interest respecting agenda item 6.d Rezoning Application RD26001 – Block 209 Central Lake Road (Mosaic).

4. MINUTES

- a. **Sproat Lake Advisory Planning Commission Meeting held April 7, 2026**
- b. **Sproat Lake Advisory Planning Commission Meeting held April 27, 2026**

The Motion was MOVED and SECONDED

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on April 7, 2026 be adopted as amended to add Ken Watts to the regrets and THAT the minutes from April 27, 2026, be adopted.

CARRIED

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

- a. **DVD25011 – 10716 Taylor Arm Drive (Ferster)**

The APC members received an overview of the application; no concerns were addressed.

The Motion was MOVED and SECONDED

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

CARRIED

- b. **DVD26003 – 19140 Pacific Rim Highway (Konkin)**

The APC members received an overview of the application. The following items were discussed:

- No geotechnical concerns.
- Property slope, retaining wall and foundation thickness are all factors to the variance being required.

The Motion was MOVED and SECONDED

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

CARRIED

c. DVD26004 – 6381 Salal Road (Terepocki)

The APC members received an overview of the application. The following items were discussed:

- Strata regulations
- Maximum lot coverage for accessory buildings

The Motion was MOVED and SECONDED

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

CARRIED

d. RD26001 – Block 209, Central Lake Road (Mosaic)

The APC members received an overview of the application. The following items were discussed:

Development & Planning

- Proposal is still evolving, with changes not fully reflected in submitted materials.
- Mismatch between application documents and current proposal (e.g., campsites, homesteading details).
- Desire for more detailed, finalized plans before approval.
- Concern about approving the entire project at once vs. phased approach.

Subdivision & Land Use

- Ongoing subdivision restructuring of parcels adds uncertainty.
- Concern about homestead model (4 dwellings on 5 acres):
 - Potential future pressure to subdivide.
 - Shared ownership/financial complications (e.g., mortgages).
- Lack of clarity on long-term enforcement of covenants and rules.

Housing & Density

- Concern about number of dwellings per lot (up to 4).
- Risk that properties could effectively become rental clusters.
- Uncertainty about actual use vs. intent (family housing vs. investor/rental use).

RVs & Campsites

- Initial proposal changes (from multiple campsites to 1 campsite per large lot) created confusion.
- Concern about:
 - Unregulated RV use becoming semi-permanent housing.
 - Aging or derelict RVs creating visual/fire hazards.

- Difficulty enforcing limits (e.g., “temporary” becoming long-term).
- Fear of informal campground or uncontrolled occupancy.

Traffic & Access

- Major concern about traffic impacts from ~145 new dwellings.
- Impact on Little Germany community roads.
- Request for primary access via resource road instead.
- Need for a comprehensive traffic study before approval.

Infrastructure & Services

- Uncertainty about:
 - Water supply (aquifer capacity, well reliability).
 - Wastewater/septic impacts.
 - Hydro capacity and possible upgrades.
- Lack of clarity on roads, lighting, utilities, servicing standards.

Environmental Concerns

- Protection of rivers, fish habitat, and lake water quality.
- Debate over riparian setbacks (10 m vs. 30 m).
- Concern about increased pressure on natural areas.

Parking, Recreation & Public Use

- Existing boat launch and parking already overcrowded and unsafe.
- Concern development will worsen congestion and safety issues.
- Need for planned parking solutions early in development.
- Questions about parkland configuration and access.

Community Character

- Concern project may shift area from rural/residential to semi-commercial or dense use.
- Risks of:
 - Home-based businesses expanding beyond small scale.
 - Noise/conflicts (e.g., helicopter maintenance).
- Desire to maintain rural character and low intensity use.

Regulation & Enforcement

- Concern about limited capacity of regional district to enforce bylaws and manage compliance.
- Risk that development could “go sideways” over time without strong controls.
- Questions about who is responsible for long-term management.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application in principle, subject to further development and studies.

CARRIED

7. LATE BUSINESS

- a. **Sproat Lake and Area OCP Update – Project Next Steps (Verbal Update) A. Dyer**
Project Progress & Timeline

- OCP draft released to public on April 23
- Public review period closed on May 25
- Significant work and updates since last APC meeting on April 27
- Goal: first reading by the Board on June 10
- Potential public hearing planned for summer

Public Engagement

- ~ 20 comments received (online, email, in-person)
- Open house held with 40+ attendees
- Multiple engagement activities:
 - APC meetings (6–7 total)
 - Agricultural Advisory Committee meeting
 - Input from community groups and First Nations

Key Feedback Themes

- Reconciliation & Archaeology
 - Requests for clarity on archaeological site requirements
 - Alignment with the *Heritage Conservation Act*
 - Emphasis on partnerships and referral processes with First Nations
- Policies & Projects in OCP
 - OCP includes many community-supported initiatives
 - Clarification that inclusion ≠ guaranteed implementation
 - Projects depend heavily on grant funding and partnerships
 - No anticipated increase in staff/resources tied directly to project list
- Conservation Areas
 - Conservation zones applied only to:
 - Crown land
 - Foreshore areas
 - Sensitive ecological areas (e.g., Two Rivers Arm, Devil's Den Lake)
 - Not intended to impact privately owned parcels or housing
- “Discourage vs Prohibit” Language
 - OCP uses “discourage” rather than “prohibit”
 - Prohibition handled through zoning bylaws instead
 - Example:
 - Commercial houseboats are strongly discouraged (not banned)
 - Still allowed in appropriate marina zones

Next Steps

- Engagement summary report (Phase 4 since Feb 2025) going to board June 10
- Final draft of OCP being prepared
- FAQ document being released to address common questions
- Continued refinements before final draft presentation

Overall Direction

- Focus on clarity, policy alignment, and community input
- Strategic priority: reduce taxpayer impact through grants and partnerships
- Continued collaboration with First Nations and stakeholders

8. **ADJOURN**

The Motion was MOVED and SECONDED

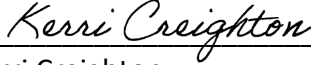
THAT the meeting be adjourned at 8:48 pm.

CARRIED

Certified Correct:



Roberta Jensen
Chairperson



Kerri Creighton
Planning Technician/Bylaw Enforcement Officer