



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON TUESDAY, FEBRUARY 17, 2026, 7:00 PM

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

MEMBERS

PRESENT: Walter Konkin (Chairperson)
Roberta Jensen
Joann Bessler
Sheri Gerigk
Len Watts

REGRETS: Mark Molander
Mark Marley
Ken Watts
Geo Monrufet

OTHERS PRESENT: Penny Cote, Director, Electoral Area “D” (Sproat Lake)
Rene Lacoursiere, Alternate Director
Darren Smith, applicant (DVD26001)
Taylor Saywell, applicant (TUP25013)
Rachel Hamling, applicant (MISC25003)
Kris McNichol, applicant (MISC25003)
Sean Lingl, applicant (MISC25003)
Neil Bauder, applicant (MISC25003)
Linda Warren, applicant (RD25005)
Dennis Williams, applicant (RD25005)

STAFF PRESENT: Alex Dyer, General Manager of Planning and Development
Jaleen Rousseau, Planning Manager
Alima Khoja, Planner 1

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/17-2-2026/>

1. **CALL TO ORDER**

The meeting was called to order at 7:02 pm.

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

It was reported that this meeting is being recorded and livestreamed to YouTube on the Regional District website.

2. APPROVAL OF AGENDA

3. MINUTES

a. Sproat Lake Advisory Planning Commission Meeting held November 24, 2025

MOVED: J. Bessler

SECONDED: R. Jensen

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on November 24, 2025 be adopted.

CARRIED

4. PLANNING APPLICATIONS

a. DVD26001 – 10170 Kyunim Road (Debruyne & Rehill, Agent: Smitty Construction)

The APC received an overview of the application, noting that the applicant is requesting a maximum allowable height variance of an accessory structure in RA1 zone from 12 ft (3.65 m) to 17 ft (5.18 m). The discussion confirmed the location of the septic field and determined that the turning radius between the road and the septic field is sufficient to accommodate the intended use.

MOVED: R. Jensen

SECONDED: J. Bessler

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed with public input.

CARRIED

b. TUP25013 – 10411 Marina Vista Drive (Saywell Developments Ltd.)

The APC received an overview of the application, noting that the applicant is seeking to bring the property into compliance for a seasonal short-term rental during the summer months from May to September. The members noted that the building is newly constructed. Discussion included the intended purpose of the property, the history that this subdivision was intended to be for housing, and whether it would be occupied during other times of the year. The members also reviewed the number of occupants permitted and how the associated conditions are applied. Additional discussion addressed the shared strata septic system serving ten lots. Clarification was also provided regarding boat use, confirming that boats are not included as part of the rental offering

MOVED: R. Jensen

SECONDED: S. Gerigk

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed with public input.

CARRIED

c. MISC25003 – 10412 Lakeshore Road (1257819 BC Ltd)

The APC received an overview of the application, noting that the applicant intends to amend the two covenants registered to the property to allow for up to 11 dwelling units, each with 2,000 square feet of floor area, and two road accesses to Aldan Road. The members discussed the density of the proposed development, open spaces on the property for families, support for more housing, location of the septic field and importance of high quality sewage management at the site, servicing by private water system, emergency vehicles access and turnarounds, vehicle parking, and access to the lake.

MOVED: S. Gerigk

SECONDED: R. Jensen

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed to a public meeting.

CARRIED

d. RD25005 – 10203 Woodslee Loop (Warren)

The APC received an overview of the application, noting that the applicant is seeking to rezone the subject property to accommodate personal storage as a primary permitted use. This will allow the applicant to construct an enclosed boat storage structure for personal use. The applicants provided their rationale for the rezoning application to the committee. Discussion focused on understanding the newly drafted zone, as well as the services available on-site and whether any would be required for the proposed use. The applicants confirmed that water is available on the property and can be connected if needed. They also confirmed that sewage services are not required for the intended use, though the parcel has the capacity to accommodate such servicing in the future if necessary. Additionally, the applicants noted that the existing sea cans and trailer on the property will be removed once the new structure is constructed.

MOVED: R. Jensen

SECONDED: J. Bessler

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed with public input.

CARRIED

7. **LATE BUSINESS**

8. **ADJOURN**

MOVED: W. Konkin

SECONDED: S. Gerigk

THAT the meeting be adjourned at 8:45 pm.

CARRIED

Certified Correct:

Walter Konkin

Walter Konkin
Chairperson

Alima Khoja

Alima Khoja
Planner 1