



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON WEDNESDAY, JULY 8, 2026, 5:30 PM

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

MEMBERS Joann Bessler (Chairperson)

PRESENT: Walter Konkin
Geo Monrufet
Len Watts
Roberta Jensen

REGRETS: Sheri Gerigk
Mark Marley
Ken Watts
Mark Molander

OTHERS

PRESENT: Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Rene Lacoursiere, Alternate Director, Electoral Area "D" (Sproat Lake)
John Salmen, Design Consultant, Applicant agent (RD25006)

STAFF PRESENT: 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/8-7-2026/>

1. CALL TO ORDER

The meeting was called to order at 5:33 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

The Motion was MOVED and SECONDED

THAT the agenda be approved as circulated.

CARRIED UNANIMOUSLY

3. DECLARATIONS

4. MINUTES

a. Sproat Lake Advisory Planning Commission Meeting held May 26, 2026

The Motion was MOVED and SECONDED

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on May 26, 2026, be adopted.

CARRIED UNANIMOUSLY

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

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

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

- Proposed increase in lot coverage from 15% to 20%.
- Setback reductions.
- Site-specific exception.
- Staff recommendation on rear yard setback.
- Site drainage.
- Communal strata septic system.
- Revised landscape plan.
- Restricted covenant for the provided landscape buffer in the rear yard.
- Potential future retaining structure exceeding 1 m within the rear yard setback.
- Desired 5 m rear yard setback to facilitate tree retention along Stirling Arm Drive.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission recommend approval of staff's recommendation, including the provision of a 7.5 m rear setback.

CARRIED UNANIMOUSLY

7. LATE BUSINESS

8. ADJOURN

The Motion was MOVED and SECONDED

THAT the meeting be adjourned at 6:39 pm.

CARRIED UNANIMOUSLY

Certified Correct:

Joann Bessler

Joann Bessler
Chairperson

Alima Khoja

Alima Khoja
Planner 1