



To: ACRD Board of Directors

Meeting Date: June 12, 2024

From: Brooke Eschuk, Jr. Planner

File #: PL2020008 / RD23017

Application Type: Rezoning Application

Voting Structure: Electoral Area Directors

Electoral Area: "D" Sproat Lake

Subject: Rezoning Application RD23017 – 18001 Stirling Arm Road (0742476 BC Ltd. – Sproat Lake Campground)

Recommendation:

THAT Bylaw P1498, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.

THAT Bylaw P1499, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

THAT the public hearing for Bylaws P1498 and P1499 be delegated to the Director for Electoral Area 'D', the Alternate Director, or the Chairperson of the Regional District.

THAT the Board of Directors confirm that adoption of Bylaws P1498 and P1499 is subject to:

- a. Confirmation from a Registered On-Site Wastewater Practitioner that the portion of property within CD 565/567 B can accommodate on-site sewage disposal to a 1 hectare minimum lot size for subdivision.*
- b. Meeting all technical referral agency requirements.*

Development Proposal: The Sproat Lake Campground property on Two Rivers Arm is zoned Comprehensive Development Lot 565/567 (CD 565/567) District and is split into two sub-zones. The applicants are proposing a zoning bylaw amendment to increase the number of campsites from 50 to 55 within the CD 565/567 A sub-zone on the westernmost portion of the property and to reduce the minimum lot size from 1.6 ha (4 ac) to 1 ha (2.5 ac) within the CD 565/567 B sub-zone on the east side of the property to facilitate a future two-lot subdivision within this area. The applicants are also proposing to adjust the zoning boundary between the two sections of the parcel as shown on the site plan provided with the application.

Advisory Planning Commission (APC) Recommendation: This application was considered by the Sproat Lake APC at their May 27, 2024 meeting. The APC resolved to support the rezoning application as presented.

Property Owner(s)/Applicant(s): 0742479 BC Ltd. (Dennis Swanson, Vicki Swanson, Brad Rodway, and Phil Savage)

Property Information:

Civic Address	18001 Stirling Arm Road						
Legal Description	LOT 1 DISTRICT LOTS 565 AND 567 CLAYOQUOT DISTRICT PLAN EPP73383						
PID	030-553-091	Folio	3503.020	ALR? (Y/N)	N	Lot Size	4.78 ha (11.83 ac)

PL20240009 / RD23017

Current Zoning	CD 565/567 A & CD 565/567 B	Proposed Zoning	CD 565/567 A & CD 565/567 B (amended)
Current OCP	Comprehensive Development Area	Proposed OCP	n/a
Development Permit Area(s)	DPA I – Riparian Areas Protection DPA IV – Natural Hazard Areas Protection		
Current Use & Description	<p>The property is 4.78 ha (11.84 ac) and is used for un-serviced seasonal waterfront camping. The campsite previously operated under temporary use permits issued in 2015 and 2017 to allow for up to 30 sites. The parcel was rezoned to a comprehensive development zone in 2019. The comprehensive development zone is split into two sub-zones; CD 565/567 A allows one seasonal campground with up to 50 camping sites, and CD 565/567 B allows up to four cottages to be used as vacation or seasonal residences.</p> <p>The campground is bisected by two creeks that drain into Sproat Lake. The western side of the parcel within sub-zone A is developed as a campground and accessed from Stirling Arm Main. The easternmost side of the parcel within sub-zone B is largely undeveloped.</p>		

Surrounding Zoning and Land Use			
North	WF1 / Sproat Lake	South	A4 / Resource Use
East	A4 / Resource Use	West	A4 / Resource Use

Services:

- a) **Sewage Disposal:** Campsite users are serviced by pump trucks for sewage removal. The seasonal cottage uses would be serviced by on-site sewage disposal. The property owner is expected to provide a report from a Registered Onsite Wastewater Practitioner (ROWP) indicating that the sub-zone B area is capable of accommodating on-site sewage disposal to a 1 hectare minimum lot size for future subdivision.
- b) **Water Supply:** The parcels are not serviced. Campsite users supply their own water.
- c) **Fire Protection:** The parcels are not within a fire protection area.
- d) **Access:** Access to the property is by water from Sproat Lake and by two access points from Stirling Arm Main Forest Service Road on the south side of Sproat Lake. There is an internal road system that provides access to each individual campsite. The property includes shared marina access facilities for the users of the campground.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcels are designated as Comprehensive Development Area which allows for a mix of land uses that are reflective of the uniqueness of a parcel and considers how the development interacts with environmental and topographic features on a site-specific property. The parcels are impacted by two Development Permit Areas (DPAs): DPA I – Foreshore and Riparian Areas Protection and DPA II – Natural Hazard Areas Protection.

DPA I includes a 30 metre riparian area measured in both upland and foreshore directions from the natural boundary of the lake. DPA I also includes a 15 metre riparian area surrounding the creeks that dissect the property. A development permit application and assessment from a Qualified Environmental Professional will be required prior to any development of new campsites, cottages or subdivision within the riparian areas.

DPA II includes land that may be at risk of natural hazards such as flooding, slides, or erosion. The upland areas on the south side of Two Rivers Arm are identified as areas of potential natural hazard risk due to steep slopes. A development permit application and assessment by a Professional Engineer will be required prior to any new

development within this area. The applicants have previously provided a Geotechnical Engineering assessment from 2015. An updated assessment will be required prior to the development of new campsites or cottages.

This proposal complies with the objectives and policies of the Sproat Lake Official Community Plan (OCP) provided all development permit requirements are satisfied prior to any development at the site.

- b) Zoning:** The Comprehensive Development Lot 565/567 (CD 565/567) District provides for the development of parcels intended for recreational use without the provision of water, sewage disposal, or fire protection services by the regional district. Occupancy is intended to be seasonal for half the year. This zone is divided into two sub zones “CD565/567 A” and “CD565/567 B”. The applicants wish to increase the number of campsites on the parcel designated CD 565/567 A from 50 to 55 requiring a text amendment to Section 165.1 (2) of the ARCD Zoning Bylaw.

The applicants also intend to reduce the minimum lot size from 1.6 ha (4 ac) to 1 ha (2.5 ac) in the CD 565/567 B area to accommodate future subdivision. An amendment to the Zoning Atlas would relocate the boundary slightly between CD 565/567 A and CD 565/567 B to better align with the topography and existing uses at the site. The adjusted zoning boundaries would result in a 2.5 ha portion of land across the west half of the property in sub-zone A and a 2.29 ha portion of land on the east half of the property in sub-zone B.

	Current: CD 565/567 B	Proposed: CD 565/567 B
Minimum Lot Area (ha)	1.6 (4 ac)	1.0 (2.5 ac)
Minimum Lot Width (m)	-	-
Principal & Accessory Front Yard Setback (m)	15.2	-
Principal Side Yard Setback (m)	4.5	-
Principal Rear Yard Setback (m)	9.1	-
Accessory Side Yard Setback (m)	n/a	-
Accessory Rear Yard Setback (m)	n/a	-
Watercourse Setback (m)	30m	-

This proposal requires an amendment to the Comprehensive Development (CD565/567 A and B) District set out in the ARCD Zoning Bylaw.

Comments: The proposed campsites are to be located on the undeveloped portion of the parcel on the westernmost end of the property. The proposed sites will be within the DPA I (30m) riparian area along the shore of Sproat Lake. If the rezoning is adopted, the applicants will need to apply for a development permit to satisfy the requirements of DPA I and DPA II in the Sproat Lake OCP prior to any new campsite development, cottage construction, or subdivision of the site. The development permit application would include an updated site plan and assessments from Qualified Environmental Professionals. Any new dock construction would also require a development permit application to satisfy the foreshore development guidelines provided in DPA I.

The Sproat Lake Campground development has been operating as an un-serviced, seasonal campground for many years. The development provides for regulated camping on the Sproat Lake waterfront in accordance with the conditions of use outlined in the comprehensive development zone and the development permit area guidelines in the Sproat Lake OCP. The campground is operated over the spring and summer months with individual campsites rented long-term for the entire season. The applicants intend to add 5 additional campsites to the development to allow for overflow camping and family camping for their long-term renters. The applicants also intend to reduce the minimum lot size in

sub-zone B to allow for this area to be subdivided into two lots in the future. The subdivision would not allow for additional cottages to be built within this area; the zoning limits the number of cottages to four within the area zoned CD 565/567 B.

Planning staff recommend that the Board proceed with first reading of the bylaws and delegate a public hearing to be held to gather public input on the rezoning application.

Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, Planning Manager

Reviewed by: *Cynthia Dick*
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer



Looking east toward the undeveloped Lot 565/567 B



Looking East along the lower internal road system



Looking east opposite the westernmost creek.



DPA – I (15m) looking towards the undeveloped westernmost side of the parcel.



looking North toward Stirling Arm Main, and south toward Sproat lake (DPA I – easternmost creek).



New dock infrastructure to be installed in the future. A development permit is required prior to beginning this work.

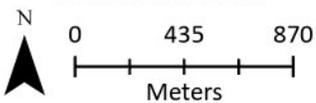
 Subject Property

**Subject
Property**

 Legal Description: LOT 1 DISTRICT LOTS 565 AND 567 CLAYOQUOT DISTRICT PLAN EPP73383

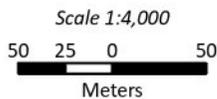


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





LOT 1 DISTRICT LOTS 565 AND 567 CLAYOQUOT DISTRICT PLAN EPP73383



-  Subject Property
-  ACRD Zoning Bylaw15
-  Parcels



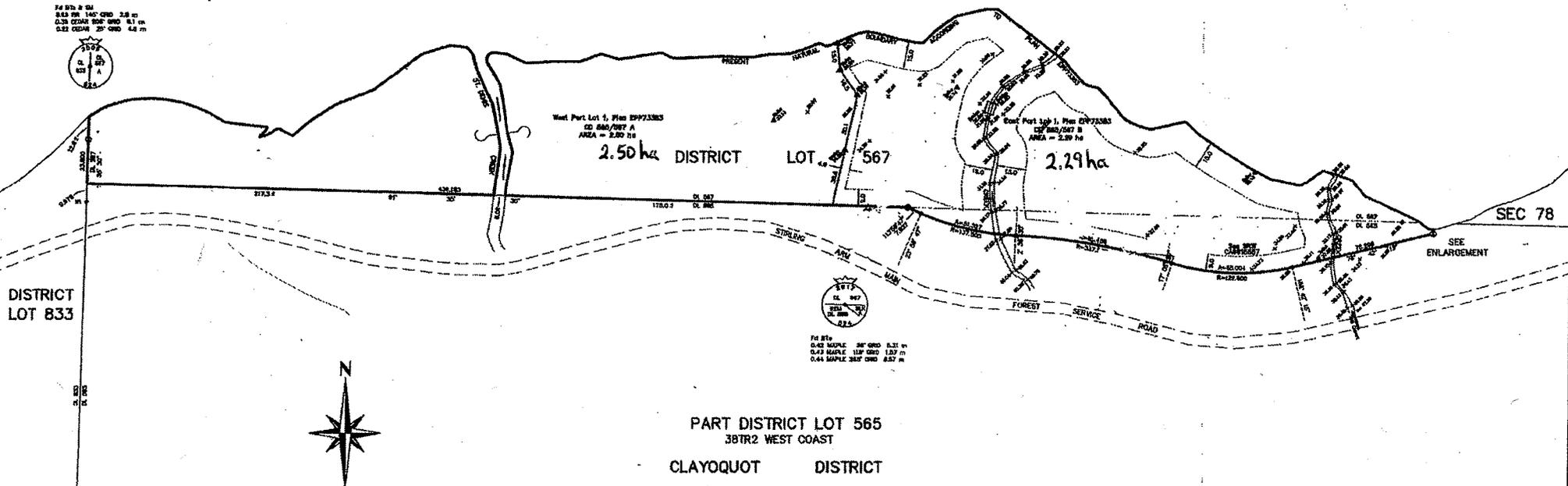
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SKETCH PLAN TO ACCOMPANY A REZONING TO COMPREHENSIVE DEVELOPMENT
 LOT 1 DISTRICT LOTS 565 AND 567 CLAYOQUOT DISTRICT PLAN EPP73383

BOCS 92F.025 & 92F.026
 PID 030-553-091

SPROAT LAKE
 TWO RIVERS ARM



DISTRICT
 LOT 833

SEC 78

PART DISTRICT LOT 565
 3BTR2 WEST COAST
 CLAYOQUOT DISTRICT

ELEVATIONS
 Elevations are in CGVD2011 Analytic Datum
 and are derived from the Contour Interval Particulars
 Flood Control/Sea Level as per Hydrological Hydrology
 Commission Report dated May 1, 2012 - Chapter 2.8.3.3 in
 Property Line Elevations are Derived from Plan EPP73383

LEGEND
 ■ DENOTES PROPOSED CASH (S)
 --- DENOTES PROPOSED DRIVEWAY

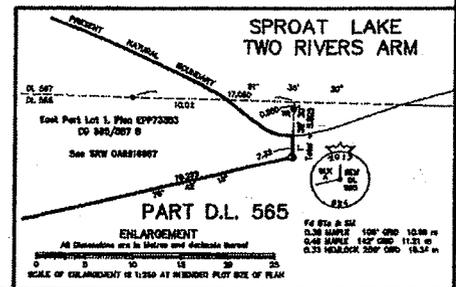
All Dimensions are in Metres and Decimals thereof
 0 10 20 40 60 80 100
 The Horizontal Scale of this Plan is 1:1000
 and plotted on a 260 mm x 380 mm (21.65" x 30") sheet

THIS PLAN LIES WITHIN THE ALBERTA-CLAYOQUOT REGIONAL DISTRICT

LEGAL NOTATIONS
 PUBLIC CHARGES AS CARRIED ON - Copied
 Underwritten Encumbrances and Mortgages CARRIED ON - Part in DL 983
 SEE CARRIERS - Part of DL 983 - Part in DL 568
 Covenants CARRIED ON & CARRIED ON - A.C.B.S.

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 transmitted in any form or by any means, electronic, mechanical,
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This Plan has been Prepared in Accordance with the Professional Reference
 Manual and is Certified Correct 9th & 9th Day of October, 2012.
 Prepared by: *[Signature]* KATHLEEN KYRIE
 Licensed Professional Surveyor
 Registration No. 01744
 This document is not valid unless digitally signed.



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SHOWING LOCATIONS OF IMPROVEMENTS THEREON
 BCGS 92F.025 & 92F.026



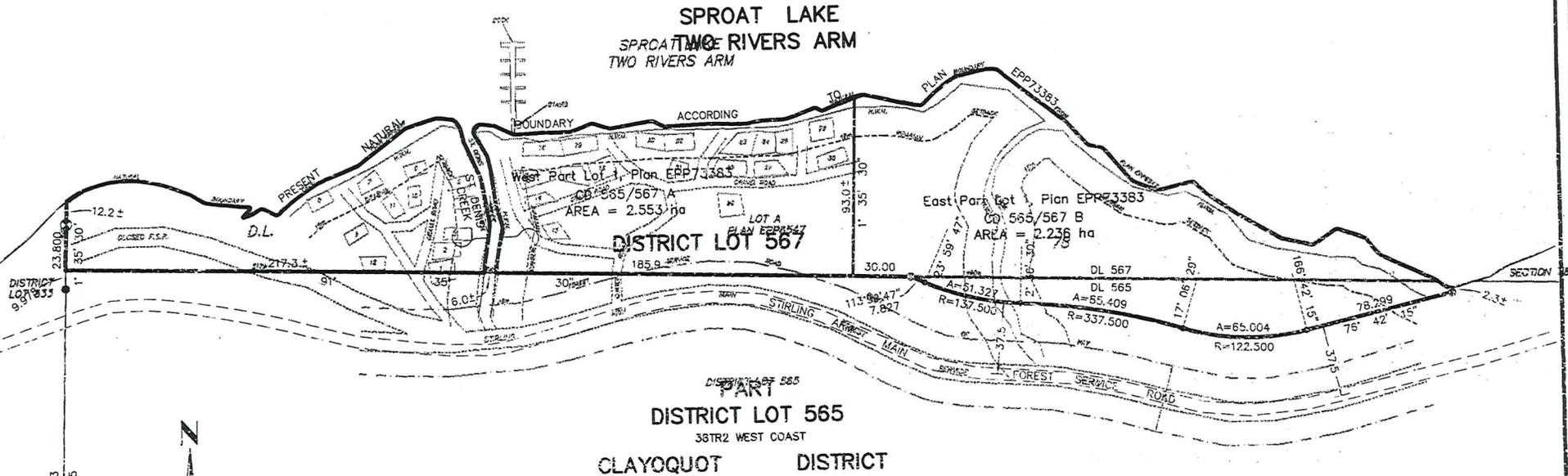
The surveyed data are to 100mm in plan at 1:2000 in height
 (± 10mm) when plotted at a scale of 1:1000

LEGEND

- All boundaries are in metres and decimals thereof.
- All dimensions are from Plan EPP73383 and are subject to that plan.
- P.M.A. denotes plan error data as required by the Professional Reference Manual.
- denotes Section A.M. boundary

SKETCH PLAN TO ACCOMPANY A REZONING TO COMPREHENSIVE DEVELOPMENT LOT 1 DISTRICT LOTS 565 AND 567 CLAYOQUOT DISTRICT PLAN EPP73383

NOTE: PLAN EPP73383 HAS NOT BEEN REGISTERED AS OF THIS DATE
 BCGS 92F.025 & 92F.026



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 in whole or in part without the consent of the signatory.

This Plan has been Prepared in Accordance with the Professional Reference
 Manual and is Certified Correct this 12 th Day of April, 2018.

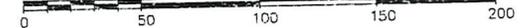
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Property Line Dimensions are Derived from Plan EPP73383

LEGEND

- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES STANDARD CAPPED POST FOUND

All Dimensions are in Metres and decimals thereof



The intended scale of this Plan is 1:2000
 when plotted on a 280 mm x 432 mm (11"x17") Sheet



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1498

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1498.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

- a. Replacing Section 165.1(2) with: “One (1) seasonal campground with a maximum of Fifty-Five (55) camping sites. Occupancy is limited to 153 days per calendar year.”
- b. Replacing Section 165.2(1) with: “CD 565/567 A will permit one campground with a maximum of 55 camping sites.”
- c. Replacing Section 165.2(2) with: “CD 565/567 B will permit a maximum of four cottages.”
- d. Replacing Section 165.2(3) with: “The area zoned CD 565/567 A and CD 565/567 B shall only be subdivided into a maximum of three (3) fee simple or bare land strata lots.”
- e. By amending Section 200, Schedule II – Bulk and Site Regulations as follows:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (Feet)			Maximum Height (feet)
				Front	Rear	Side	
CD 565/567 B	150	1 hectare	10%	50	30	15	18

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,

Public Hearing held this day of ,

Read a second time this day of ,

Read a third time this day of ,

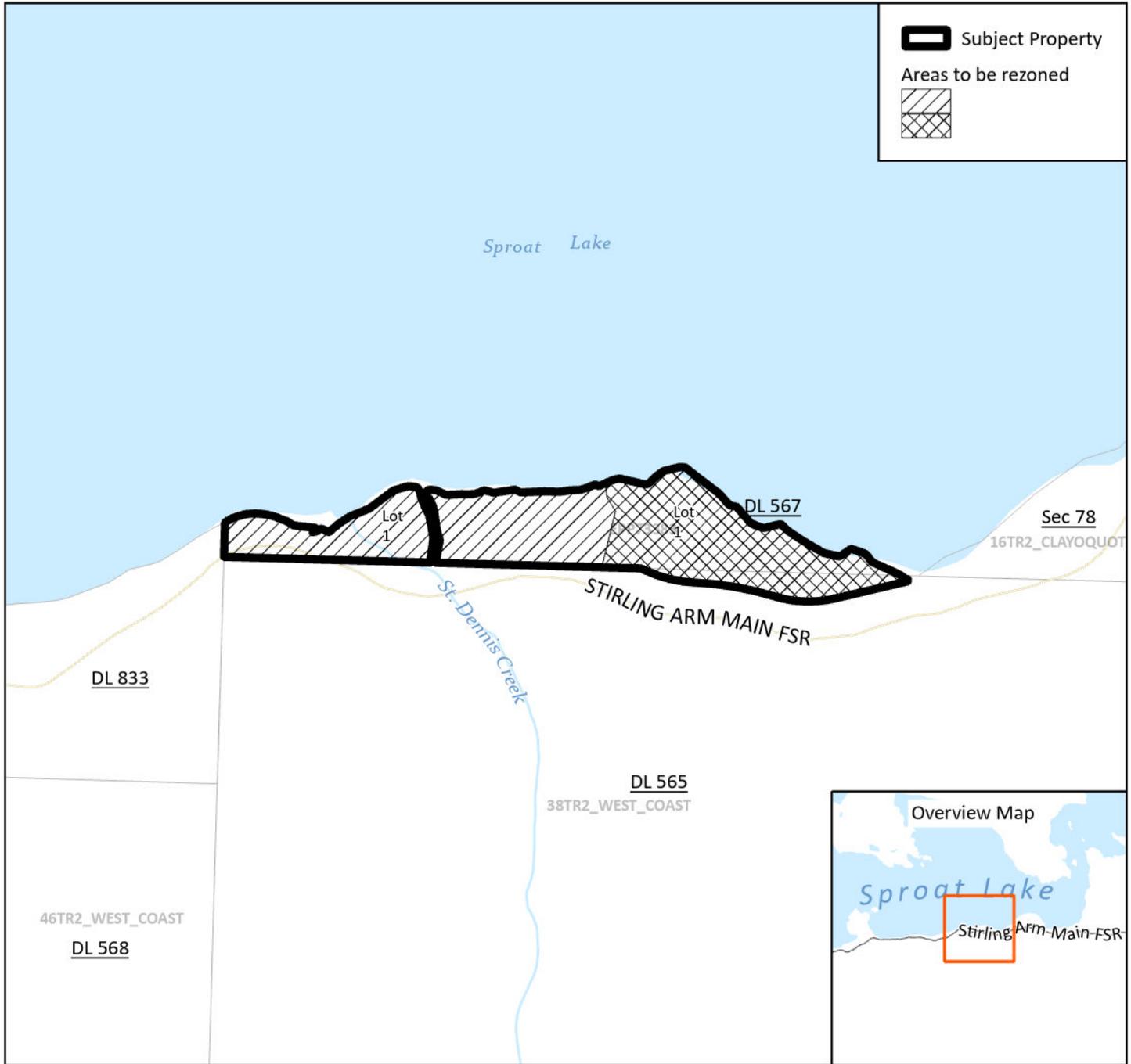
Adopted this day of ,

Corporate Officer

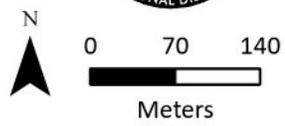
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1499, 2024



Legal Description: LOT 1 DISTRICT LOTS 565 AND 567 CLAYOQUOT DISTRICT
PLAN EPP73383



-  To be rezoned to Comprehensive Development Lot 565/567 District (CD 565/567 A)
-  To be rezoned to Comprehensive Development Lot 565/567 District (CD 565/567 B)