



**To:** Sproat Lake Advisory Planning Commission

**Meeting Date:** July 15, 2024

**From:** Alex Dyer, MCIP, RPP, Planning Manager

**File #:** RD23016

**Application Type:** Rezoning Application

**Voting Structure:** Electoral Area Directors

**Electoral Area:** "D" Sproat Lake

**Subject:** Rezoning Application RD23016 – Lot 2, Stirling Arm Crescent (Coulson Forest Products Ltd.)

---

**Recommendation:**

*THAT Bylaw P1506, Sproat Lake Official Community Plan Amendment Bylaw be read a first time.*

*THAT Bylaw P1507, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.*

*THAT Bylaw P1508, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.*

*THAT the public hearing for Bylaws P1506, P1507 and P1508 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 P1506, P1507 and P1508 is subject to:*

- a. Confirmation from the Sproat Lake Fire Department that access and fire safety measures are in place to provide adequate fire protection to the site.*
- b. Meeting all technical referral agency requirements.*

---

**Development Proposal:** The property owners have applied to rezone the property to a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District in order to construct a 1,714 square metre (18,450 square foot) personal storage facility. The applicants intend to utilize the building to store personal vehicles and equipment. The scale of the larger structure requires a Light Industrial-type designation in the Building Code rather than a residential accessory structure. The SA CD zoning would also allow for one single family dwelling, accessory buildings and uses, and home occupations. There would be no commercial or industrial business uses at the site, no commercial rental of storage space, and no on-site sales of vehicles.

**Advisory Planning Commission Recommendation:** The Sproat Lake APC considered this application a first time at their June 17, 2024 meeting. The APC asked questions about the proposed clubhouse and caretaker uses, potential commercial and business use of the site, and potential commercial or industrial uses allowed in the future. The APC passed a recommendation to defer a decision to allow for further staff discussion with the applicant.

Following the initial discussion with the Sproat Lake APC, the applicants have amended their application to remove the proposed clubhouse use and intermittent commercial uses from the zoning, to include home occupations as a permitted use which would allow for boarding and lodging within the two bedrooms proposed within the structure, and to clarify that no on-site commercial sale of vehicles or equipment would take place.

PL20240011 / RD23016

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | [www.acrd.bc.ca](http://www.acrd.bc.ca)

*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuuluᓄiᓴᓴᓴ, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).*

**Property Owner(s)/Applicant(s):** Coulson Forest Products

**Agent:** Tanis Frame, Architect

**Property Information:**

|                            |   |       |          |                 |  |          |                   |
|----------------------------|---|-------|----------|-----------------|--|----------|-------------------|
| Civic Address              | Lot 2, Stirling Arm Crescent  |       |          |                 |  |          |                   |
| Legal Description          | LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604   |       |          |                 |  |          |                   |
| PID                        | 023-488-891   | Folio | 3260.170 | ALR? (Y/N)      | N  | Lot Size | 1.46 ha (3.62 ac) |
| Current Zoning             | Acreage Residential (RA1) District  |       |          | Proposed Zoning | Stirling Arm Crescent Comprehensive Development (SA CD) District |          |                   |
| Current OCP                | Residential Use   |       |          | Proposed OCP    | Comprehensive Development Area                                   |          |                   |
| Development Permit Area(s) | n/a   |       |          |                 |  |          |                   |
| Current Use & Description  | The 1.46 hectare (3.62 acre) property is vacant with an access driveway connecting to Stirling Arm Crescent. The property lies adjacent to a three-lot strata development that is also owned by the applicants and the primary access into the site would be from the internal common strata road that currently provides access to the applicants' neighbouring residences. The topography of the site slopes up from Stirling Arm Crescent to a level bench area at the south end of the property. This area has been cleared and a large gravel pad has been leveled where the proposed building would be located. There is a tall chain-link fence bordering the perimeter of the property and, aside from the cleared area and driveway, the remainder of the property is mostly treed. The proposed building site in the southern corner of the property does not appear to be visible from the road; the building would be visible to the neighbouring residences to the east and south. |       |          |                 |  |          |                   |

|                                 |                                     |  |       |  |  |
|---------------------------------|-------------------------------------|--|-------|--|--|
| Surrounding Zoning and Land Use |                                     |  |       |  |  |
| North                           | Acreage residential lands zoned RA1 |  | South | Acreage residential lands zoned RA1              |  |
| East                            | Acreage residential lands zoned RA1 |  | West  | Three-lot bare land strata development zoned RA1 |  |

**Services:**

- a) **Sewage Disposal:** On-site sewage disposal. The storage structure would include bathroom and kitchen facilities and an individual on-site septic system would need to be designed and installed as part of the building permit process.
- b) **Water Supply:** On-site water.
- c) **Fire Protection:** Sproat Lake Fire Protection Area. The rezoning would be referred to the Fire Department to review and ensure that adequate access to the building is provided and that fire safety measures are in place to facilitate adequate fire protection for the site.
- d) **Access:** There is public road access to the property from Stirling Arm Crescent. There is also internal access from the privately-owned common strata road to the west in the three-lot development where the applicants reside. The primary access to the building would be through the common strata road.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The property is designated as Residential Use in the Sproat Lake OCP. The Residential Use designation supports a range of housing options in the Plan area. In order to facilitate the rezoning to the large-scale personal storage use, the application includes an amendment to the Sproat Lake OCP to redesignate the property as a Comprehensive Development Area. The Comprehensive Development policies support site-

specific land use design that allows for a range of uses and respects the topography and uniqueness of each parcel.

There are no Comprehensive Development-designated lands in the area; the uses in the immediate area along Stirling Arm Crescent, Stirling Arm Drive, and Faber Road are primarily residential. The proposed use of the subject property is unique as it would be principally used for personal closed storage but the scale of the building requires an industrial building classification. The unique characteristics of the large-scale personal storage use at this site is suited to a site-specific Comprehensive Development zone.

There are no development permit areas that impact development on the property. The Sproat Lake OCP Map 3: Development Permit Areas mapping indicates there is a minor watercourse that dissects the property in an east-west direction. There is no physical indication of any natural watercourse on the property. The drainage has been assessed by a Professional Biologist as part of a previous development application and it was confirmed that there is no natural watercourse requiring riparian area management.

***This proposal includes an amendment to the Sproat Lake OCP to redesignate the property from Residential Use to Comprehensive Development Area to facilitate the rezoning.***

- b) Zoning:** The current zoning of the property is Acreage Residential (RA1) District. In order to facilitate the proposed use and to comply with the density requirements in the Sproat Lake OCP, a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District has been drafted. The SA CD zoning would permit closed personal storage of vehicles and equipment, one single family dwelling, accessory buildings and uses, and home occupations. The residential use and the home occupations use would allow for a caretaker residence and bed and breakfast uses for up to four boarders and lodgers at one time.

|  | Current: RA1 | Proposed: SA CD |
|--|--------------|-----------------|
| Minimum Lot Area (ha)                        | 0.167        | 1 ha            |
| Minimum Lot Width (m)                        | 27.4         | 30.5            |
| Principal & Accessory Front Yard Setback (m) | 12.1         | 15              |
| Principal Side Yard Setback (m)              | 4.5          | 6               |
| Principal Rear Yard Setback (m)              | 9.1          | 10              |
| Accessory Side Yard Setback (m)              | 0.91         | 0.91            |
| Accessory Rear Yard Setback (m)              | 0.91         | 0.91            |
| Lot Coverage                                 | 25%          | 15%             |

The scale of the proposed structure requires the rezoning to a Comprehensive Development zone. The proposed building has a Major Occupancy Classification of a Group F, Division 3 building or “Light Industrial” as designated by the BC Building Code. This scale and use of the structure is not permitted as a residential accessory building within a residential zone. The floor area of the proposed structure is equivalent to 11.6% of the lot area. This exceeds the 5% maximum required for accessory structures in a residential zone.

The Stirling Arm Crescent Comprehensive Development (SA CD) District has been drafted to include the following permitted uses, conditions of use, and site development regulations:

Uses Permitted in the SA CD District

- (1) Closed indoor storage for personal vehicles and personal equipment that may be listed for sale, excluding open storage and excluding on-site sales.
- (2) One single family dwelling.
- (3) Accessory buildings and uses.
- (4) Home Occupations

Conditions of Use in the SA CD District

- (1) Closed indoor storage uses shall be for personal vehicles and personal equipment only. There shall be no commercial rental of storage space and no on-site commercial sale of vehicles or equipment.
- (2) All permitted uses shall be housed completely within an enclosed building except for permitted parking areas. A minimum of four (4) parking spaces and a maximum of ten (10) parking spaces shall be provided on the property.
- (3) A minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, shall be provided and maintained along all lot lines except for necessary vehicular access/egress points.
- (4) Vehicle parking areas shall not be located within any required front, rear, or side yard setback.

Site Development Regulations in the SA CD District

| Zoning District or Use | Minimum Lot Width (feet) | Minimum Lot Area | Maximum Lot Coverage | Minimum Setbacks (Feet) |             |             | Maximum Height (feet)     |
|------------------------|--------------------------|------------------|----------------------|-------------------------|-------------|-------------|---------------------------|
|                        |                          |                  |                      | Front                   | Rear        | Side        |                           |
| <b>SA CD</b>           | <b>200</b>               | <b>1 hectare</b> | <b>15%</b>           | <b>50</b>               | <b>32.8</b> | <b>19.7</b> | <b>32.8<br/>2 storeys</b> |

***This proposal requires rezoning to a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District zone.***

**Comments:**

The applicants intend to construct a large two-storey structure with a 1,714 square metre (18,450 square foot) footprint on the vacant 1.46 ha (3.62 ac) property. The structure would be used primarily for closed storage of personal vehicles and equipment. The personal storage use is highlighted in a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District zone drafted for the APC's consideration. The SA CD zone would also permit one single family dwelling, accessory buildings and uses, and home occupations.

The current zoning on the property is Acreage Residential (RA1) District. Considering the 1.46 hectare parcel size and the

0.24 hectare minimum lot size supported in the Residential Use designation in the Sproat Lake OCP, where communal services are provided, the property owner could potential subdivide the property into six (6) bare land strata lots under the current RA1 zoning. The proposed SA CD zoning would keep the property as one parcel by requiring a 1 hectare minimum lot size for subdivision. The SA CD zoning would restrict the maximum lot coverage to 15%; the proposed 1,714 square metre structure would account for 11.6% of the total lot coverage on the property.

The proposed closed storage use would be limited only to personal vehicles and personal equipment. There would be no commercial rental of storage space and no storage of vehicles and equipment associated with applicant's group of businesses. There would be no commercial or industrial uses at the site including any use relating to the operation of the applicant's businesses. There would be minimal traffic to the site with the majority of any traffic coming from the gated internal access road through the neighbouring bare land strata development. The zoning would not permit any on-site commercial sale of personal vehicles or equipment.

The proposed structure would be situated on the south end of the lot in an area that would be screened from the road. The structure would be visible from the neighbouring acreage residential properties to the east and south and there are components of the proposed SA CD zoning that would intend to mitigate the impact on neighbouring residential uses. The zoning includes a 10 metre (32.8 foot) minimum building setback in the rear yard and a 6 metre (19.7 foot) minimum setback in the side yard. The zoning would also require a 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, along all lot lines.

Given the technical requirements included in the SA CD zoning and the site characteristics of the property, Planning staff are initially supportive of moving forward with the public input process to gather neighbourhood input on the proposal. Staff recommend that the Board proceed with first reading of the bylaws and delegate a public hearing to be held. A public hearing is required for this rezoning application as it involves an OCP amendment to redesignate the property as Comprehensive Development Area.

---

Reviewed by: Mike Irg, MCIP, RPP, General Manager of Planning & Development

---

Reviewed by: Cynthia Dick, General Manager of Administrative Services

---

Approved by: Daniel Sailland, MBA, Chief Administrative Officer



Building site for proposed personal storage structure. Picture looking south.



Building site for proposed personal storage structure. Picture looking south west.



Fencing along east lot line.



Internal access road into the property from the bare land strata development located to the west.



Driveway access into the property from Stirling Arm Crescent.

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEY, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

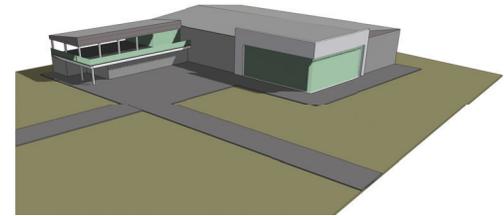


**SITING CONTEXT**  
Scale: 1:1200

| PROJECT DATA             |   |
|--------------------------|---|
| <b>LEGAL ADDRESS</b>     | LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604         |
| <b>PARCEL IDENTIFIER</b> | _023-488-891  |
| <b>CIVIC ADDRESS</b>     | STERLING ARM CRESCENT                                     |
| <b>ZONING</b>            | RA1   |
| <b>PROPOSED ZONING</b>   | COMPREHENSIVE DEVELOPMENT ZONE T.B.D.                     |
| <b>LOT SIZE</b>          | 1.466 ha - 3.622 ACRES                                    |
| <b>BUILDING AREA</b>     | 1708.04 m <sup>2</sup>                                    |
| <b>BUILDING COVERAGE</b> | 11.65% (14,658.95m <sup>2</sup> / 1708.04m <sup>2</sup> ) |
| <b>BUILDING HEIGHT</b>   | 10m   |



**SITEPLAN**  
Scale: 1:360



**PERSPECTIVE VIEW**  
DRAFT PLAN SUBJECT TO REVISION



**THUJA**  
architecture + design

Tanis Frame Architect AIBC LEED AP  
PO BOX 1326 Cumberland BC V0R 1S0  
T: 250.690.7901 E: info@thujaarchitecture.ca

NO. DATE  
SITE PLAN REVIEW 09-21-2023  
RELEASED FOR DEVELOPMENT REVIEW 11-07-2023

PROJECT  
**COULSON STORAGE**

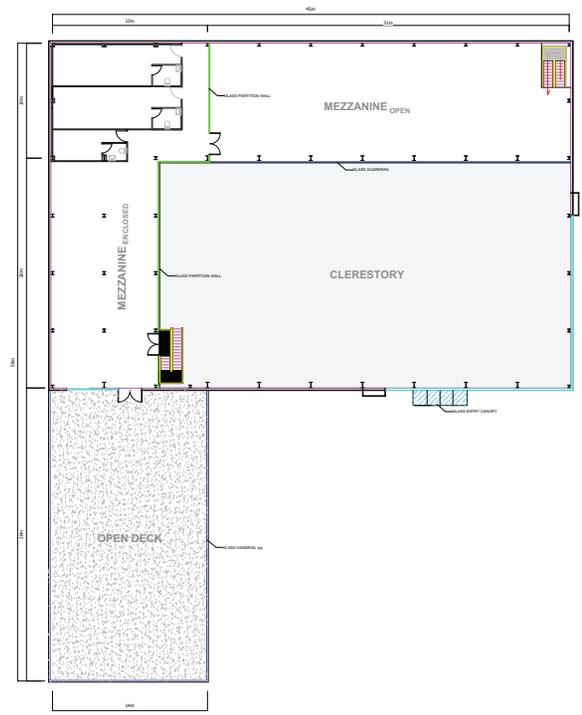
DRAWING  
**SITEPLAN**

SCALE AS NOTED PROJECT NO. 21--  
DATE DRAWN BY TFJS

SHEET  
**PR1**

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



**MEZZANINE LEVEL 2** Scale: 1:200  
DRAFT PLAN SUBJECT TO REVISION



**MAIN LEVEL 1** Scale: 1:200  
DRAFT PLAN SUBJECT TO REVISION



**THUJA**  
architecture + design

Tania Frame Architect AIBC LEED AP  
PO BOX 1326 Cumberland BC V0R 1S0  
T: 250.650.7901 E: info@thujaarchitecture.ca

|                                    |            |
|------------------------------------|------------|
| NO.                                | DATE       |
| STEPHAN REVIEW                     | 09-21-2023 |
| RELEASED DEVELOPMENT PERMIT REVIEW | 11-07-2023 |

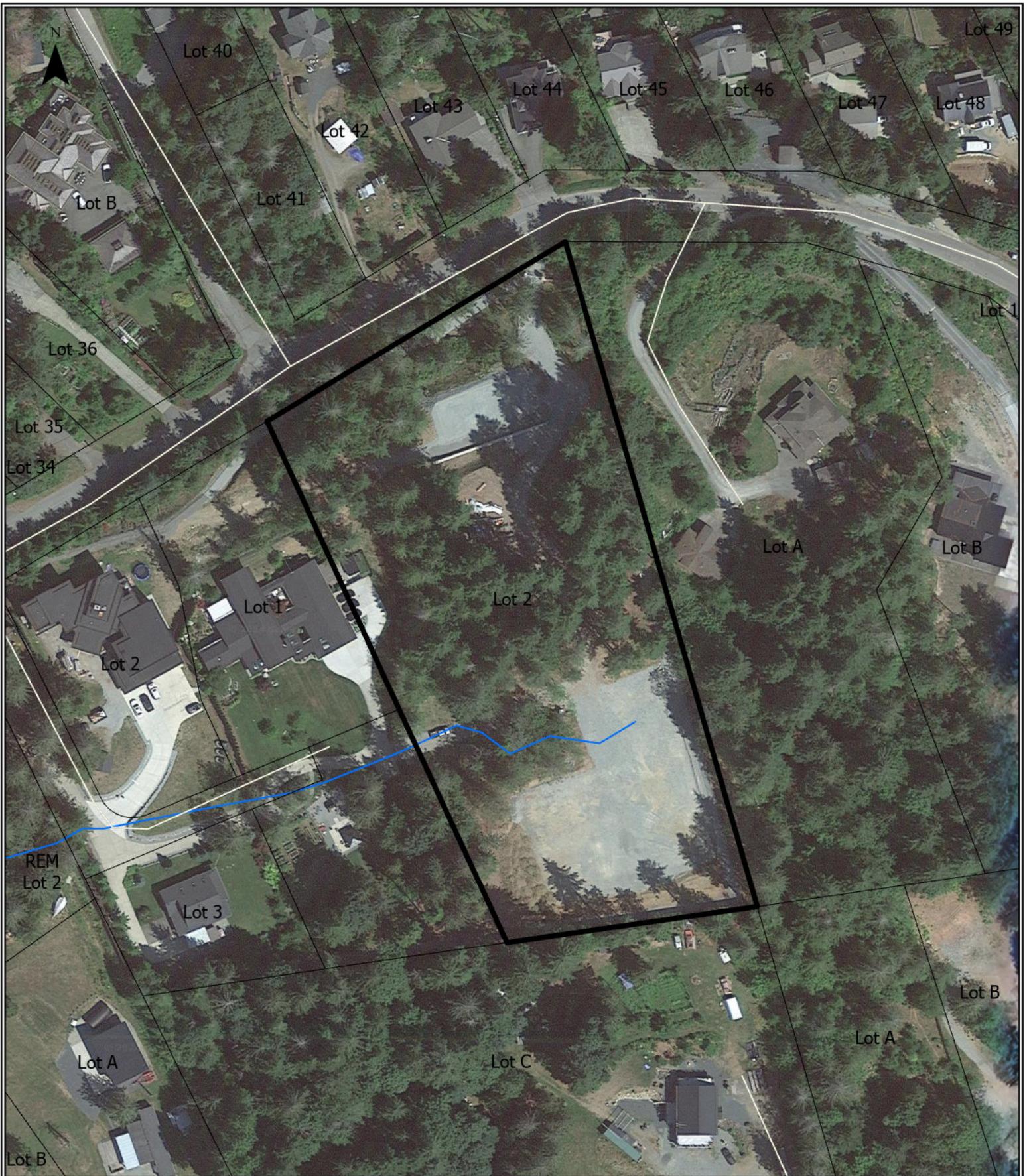
PROJECT  
**COULSON STORAGE**

DRAWING  
**FLOORPLANS**

|       |          |             |      |
|-------|----------|-------------|------|
| SCALE | AS NOTED | PROJECT NO. | 21-- |
| DATE  |          | DRAWN BY    | TFJS |
| SHEET |          |             |      |

**PR<sup>2</sup>**



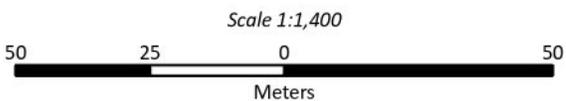


**LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN  
VIP63604**

-  Subject Property
-  AV Stream Atlas
-  Parcels



Prepared 2024-06-11  
Sources: © OpenStreetMap (and) contributors, CC-BY-SA, ParcelMapBC; GeoBC; ACRD

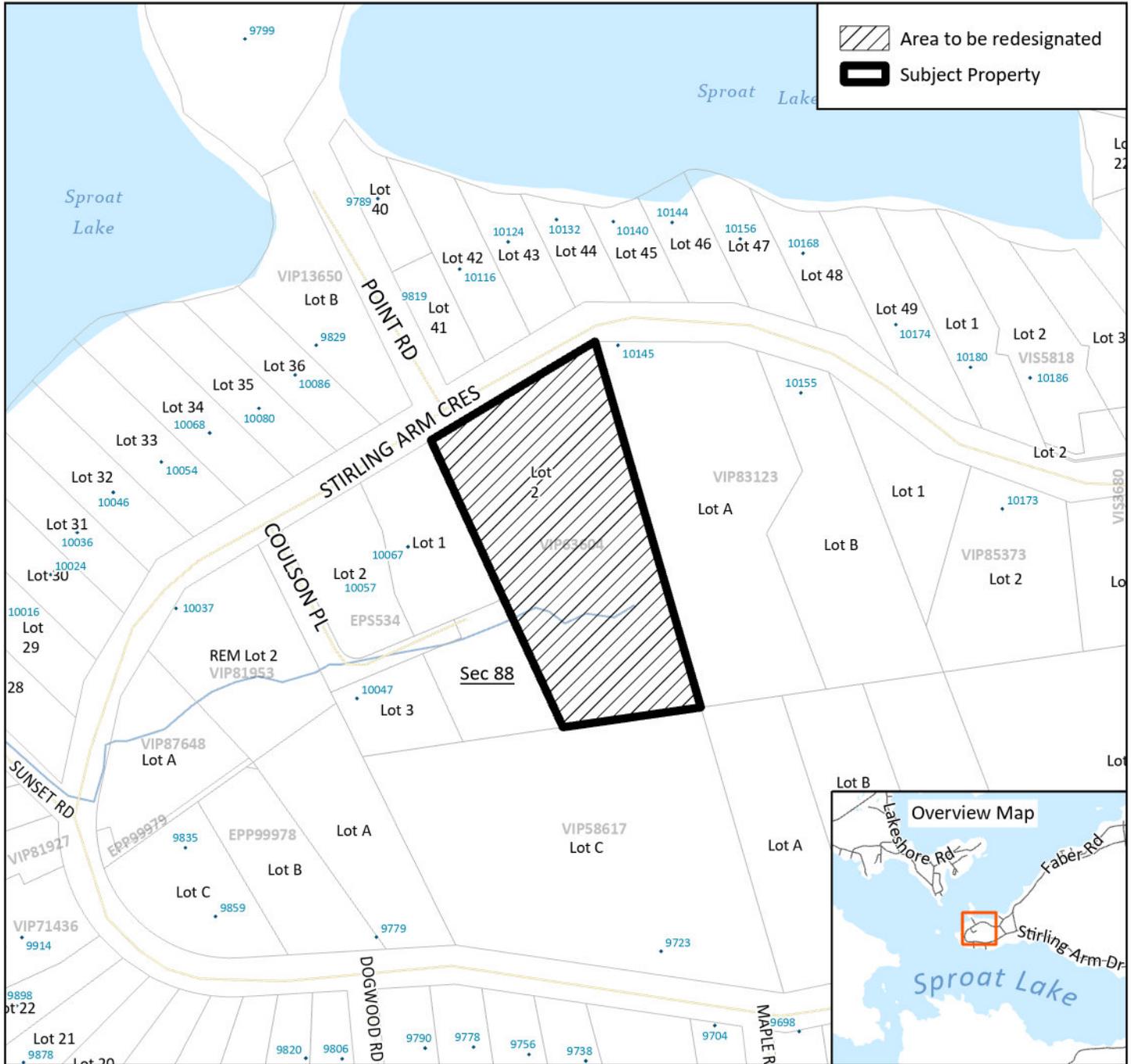


*This product is intended for general reference use only and should not be used for navigation or legal purposes.*



# Schedule 'A'

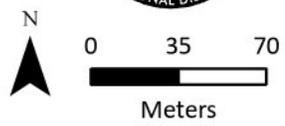
This schedule is attached to and forms part of Bylaw No. P1506, Sprout Lake Official Community Plan Amendment Bylaw, 2024



 Area to be redesignated  
 Subject Property

Civic Address: Vacant  
Legal Description: LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN  
VIP63604

 To be redesignated from Residential Use to Comprehensive Development Area.





## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

### BYLAW NO. P1507

#### 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. P1507.

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

- a. Adding Section “167 Stirling Arm Crescent Comprehensive Development (SA CD) District” and sub-sections to read as follows:

167 Stirling Arm Crescent Comprehensive Development (SA CD) District

This site-specific Comprehensive Development District provides for large-scale closed storage of personal vehicles and equipment with screening and buffering guidelines designed to minimize conflict with surrounding uses and to minimize the visual impact of the personal storage use.

~~167.1 Definitions Specific to the SA CD District~~

~~“Clubhouse” means a building used by an association or business for social purposes, client meetings, and private events. A clubhouse shall be used on an intermittent basis and shall exclude any office space used for the corporate administration of a business enterprise, and exclude any regular or frequent commercial, industrial, or institutional uses.~~

167.1 Uses Permitted

(1) Closed indoor storage for personal vehicles and personal equipment **that may be listed for sale**, excluding open storage **and excluding on-site sales**.

~~(2) Clubhouse, excluding office space.~~

(3) One single family dwelling.

(4) Accessory buildings and uses.

**(5) Home Occupations**

167.2 Conditions of Use

(1) Closed indoor storage uses shall be for personal vehicles and personal equipment only. There shall be no commercial rental of storage space **and no on-site commercial sale of vehicles or equipment**.

(2) All permitted uses shall be housed completely within an enclosed building except for permitted parking areas. A minimum of four (4) parking spaces and a maximum of ten (10) parking spaces shall be provided on the property.

(3) A minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, shall be provided and maintained along all lot lines except for necessary vehicular access/egress points.

(4) Vehicle parking areas shall not be located within any required front, rear, or side yard setback.

b. 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        |                           |
| <b>SA CD</b>           | <b>200</b>               | <b>1 hectare</b> | <b>15%</b>           | <b>50</b>               | <b>32.8</b> | <b>19.7</b> | <b>32.8<br/>2 storeys</b> |

a. By amending Section 4.3, Interpretation, to include “SA CD” on the line which references “CD districts”.

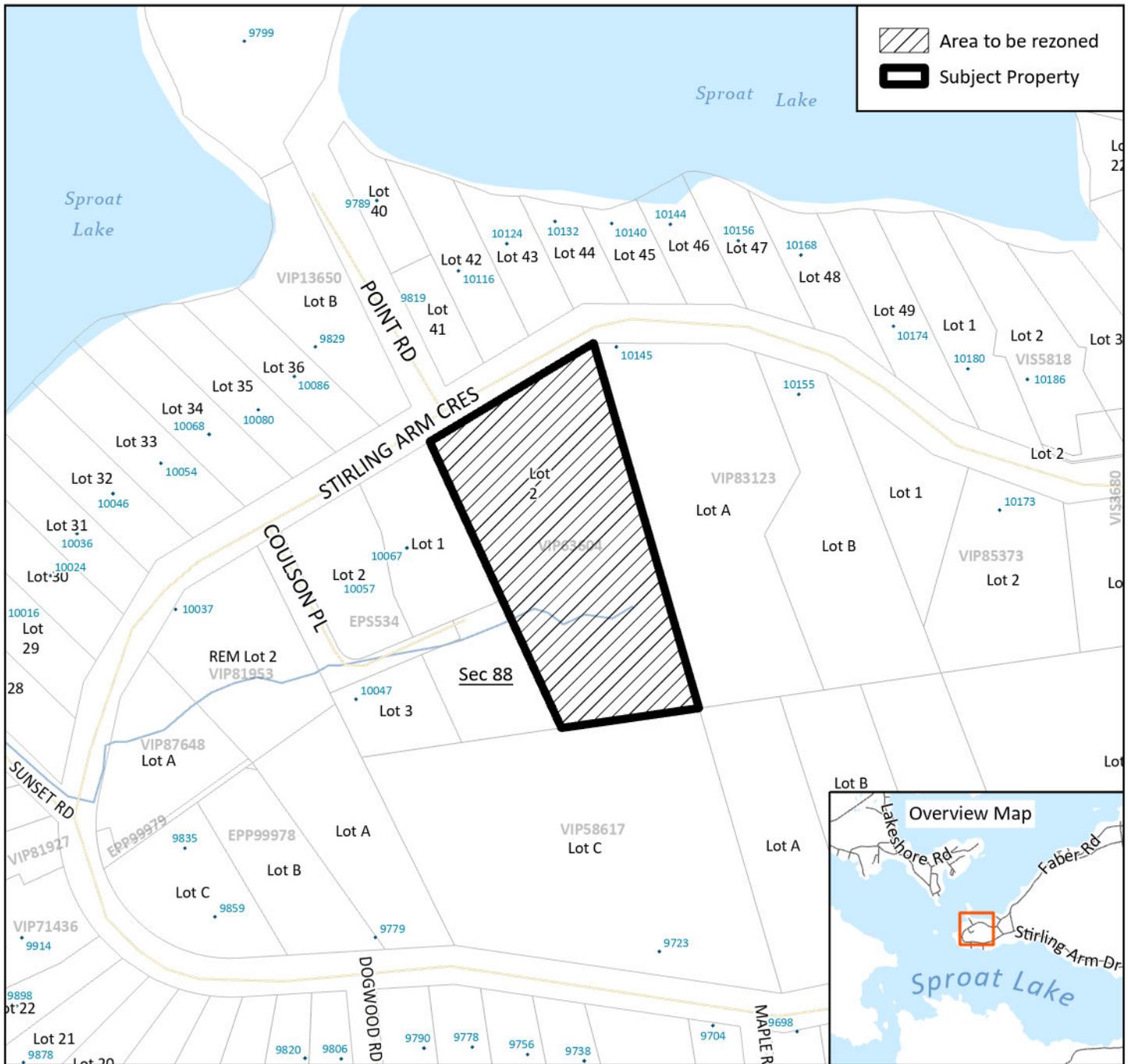
b. By amending Section 5.1, Designation of Districts, to include “167 Stirling Arm Crescent Comprehensive Development (SA CD) District” in the Comprehensive Development Use Section.



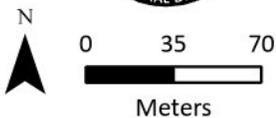


# Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1508, 2024



 Area to be rezoned  
 Subject Property



Civic Address: Vacant

Legal Description: LOT 2 SECTION 88 CLAYOQUOT DISTRICT  
PLAN VIP63604

 To be rezoned from Acreage Residential (RA1) District to Stirling Arm Crescent Comprehensive Development (SA CD) District