



November 28, 2024

## SPROAT LAKE ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Tuesday, December 3, 2024 at 7:00 pm.**

Please find enclosed the following applications for your review and consideration:

- RD24009 – 5801 Sarenga Road (Durmuller)

Your recommendations will be provided to the Board of Directors at the December 11, 2024 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)



**To:** ACRD Board of Directors

**Meeting Date:** December 11, 2024

**From:** Brooke Eschuk, Planner I

**Voting Structure:** Electoral Area Directors

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

**Subject:** Rezoning Application RD24009 – 5801 Sarenga Road (Durmuller)

**Recommendation:**

***THAT Bylaw P1515, Sproat Lake Official Community Plan Amendment Bylaw, be read a first time.***

***THAT Bylaw P1516, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.***

***THAT the public hearing for Bylaws P1515 and P1516 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 P1515 and P1516 are subject to:***

- a. Confirmation from a Registered On-Site Wastewater Practitioner that the parcel can accommodate on-site sewage disposal to a 0.8 hectare minimum lot size.***
- b. Meeting all technical referral agency requirements.***

**Development Proposal:** The property owners have applied to rezone their parcel from Forest Rural (A3) District to Small Holdings (A1) District to facilitate a three-lot subdivision. Proposed Lot 1 would be 1.6 ha (4 ac) containing the existing single family dwellings and outbuildings, while proposed Lots 2 and 3 would each be 1 ha (2.5 ac). The rezoning application also includes a Sproat Lake Official Community Plan amendment to redesignate the parcel from Rural Use to Residential Use.

**Advisory Planning Commission Recommendation:** The Sproat Lake Advisory Planning Commission will review the application at their December 3<sup>rd</sup> meeting and will forward their recommendation to the ACRD Board of Directors.

**Property Owner(s)/Applicant(s):** Walter and Terry Durmuller

**Agent:** Daniel Durmuller

**Property Information:**

Civic Address	5801 Sarenga Road						
Legal Description	LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647						
PID	004-144-406	Folio	001819.040	ALR? (Y/N)	N	Lot Size	3.6 ha (9 ac)

Current Zoning	Forest Rural (A3) District	Proposed Zoning	Small Holdings (A1) District
Current OCP	Rural Use	Proposed OCP	Residential Use
Development Permit Area(s)	N/A		

**PL20240072 / RD24009**

**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, Yuułu?ił'ath, 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).*

Current Use & Description	The property fronts Sarenga Road in a rural area of Sproat Lake. Neighbouring parcels are mostly forested with minimal sightlines between neighbouring parcels. A portion of the property was previously used for agricultural purposes as a blueberry farm and approximately half of the property remains treed and partially cleared. The property is not located within the Agricultural Land Reserve. The southeast half of the property contains a rocky outcrop which forms the boundary of the former farm. The west side of the parcel is cleared and contains two single family dwellings and a small carport / workshop.
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Surrounding Zoning and Land Use			
North	Forest Rural (A3) District	South	Rural (A2) District
East	Rural (A2) District	West	Private managed forest lands zoned Forest Rural (A3) District

**Services:**

- a) **Sewage Disposal:** On-site sewage disposal
- b) **Water Supply:** Groundwater well
- c) **Fire Protection:** Sproat Lake Fire Protection Area
- d) **Access:** The parcel is accessed by two driveways on Sarenga Road

**Planning Policy Discussion:**

- a) **Official Community Plan:** The parcel is designated Rural Use in the Sproat Lake Official Community Plan. The Rural Use designation allows a variety of uses, encourages property owners to maximize the agricultural potential of their land, and supports a 2 ha minimum lot size for subdivision.

The property owners intend to redesignate the parcel to Residential Use in order to create lots smaller than 2 ha within the proposed three-lot subdivision. The Residential Use designation provides a variety of residential uses and supports lot sizes with a 1 ha minimum lot size where no communal water or sewer services are provided. This OCP amendment will require a public hearing prior to bylaw adoption in accordance with the *Local Government Act*.

All of the parcels on Sarenga Road are designated as Rural Use with the exception of a parcel to the north that was redesignated in 2023 as Industrial Use. While there are no Residential-designated lands in the immediate vicinity of this property, the parcels along the Faber Road and Dickson Drive corridor lying to the west of Sarenga Road are designated as Residential Use with a diversity of smaller lot sizes. There are no Development Permit Areas that impact development on the property.

***The rezoning application includes a Sproat Lake Official Community Plan amendment to redesignate the property from Rural Use to Residential Use.***

- b) **Zoning:** The parcel is zoned Forest Rural (A3) District. The A3 District provides for the conservation of undeveloped forest for rural, and non-urban uses such as hobby farms and forest recreation areas. Rezoning the parcel to Small Holdings (A1) Districts would enable an increased density to allow for subdivision while intending to retain the rural characteristics of the Sarenga Road area and supporting rural agricultural uses.

	Current: A3	Proposed: A1
Minimum Lot Area (ha)	4	<b>0.8</b>
Minimum Lot Width (m)	100.5	<b>50.2</b>
Principal & Accessory Front Yard Setback (m)	15.2	<b>7.6</b>
Principal Side Yard Setback (m)	4.5	<b>1.5</b>
Principal Rear Yard Setback (m)	9.1	<b>9.1</b>
Accessory Side Yard Setback (m)	4.5	<b>4.5</b>
Accessory Rear Yard Setback (m)	4.5	<b>4.5</b>
Watercourse Setback (m)	30	<b>30</b>

The 181 metre by 201 metre rectangular shape of the 3.6 ha property provides sufficient lot width and road frontage for each of the proposed lots to meet the width requirements of the A1 District and the parcel frontage requirements of the *Local Government Act*.

***The application to rezone the property from Forest Rural (A3) District to Small Holdings (A1) District would facilitate the proposed three-lot subdivision with a 1 ha (2.5 ac) minimum density.***

**Comments:** Subdividing the parcel into three (3) rural residential lots would support the future development of housing in Sproat Lake within an area that is relatively close to services and located outside of the Agricultural Land Reserve. As the development would be limited to on-site water and sewer services, it is recommended that, as a condition of rezoning, the applicants engage a Registered On-Site Wastewater Practitioner to confirm the sewage disposal capacity to a 1 ha minimum density.

A public hearing must be held for this application as the rezoning includes an OCP amendment to redesignate the property from Rural Use to Residential Use in the Sproat Lake OCP. While there are no Residential-designated properties in the immediate area along Sarenga Road, much of the developed area closer to Sproat Lake lying to the west of Sarenga Road is primarily designated as Residential Use with a diversity of smaller rural residential lot sizes. It is recommended that the Board proceed with the public input process for the rezoning application and that the Board proceed with first reading of the bylaws and delegating the public hearing to be held.

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

Reviewed by: \_\_\_\_\_  
Cynthia Dick, General Manager of Administrative Services

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer





Looking north – proposed lot 2.5 ac parcel.

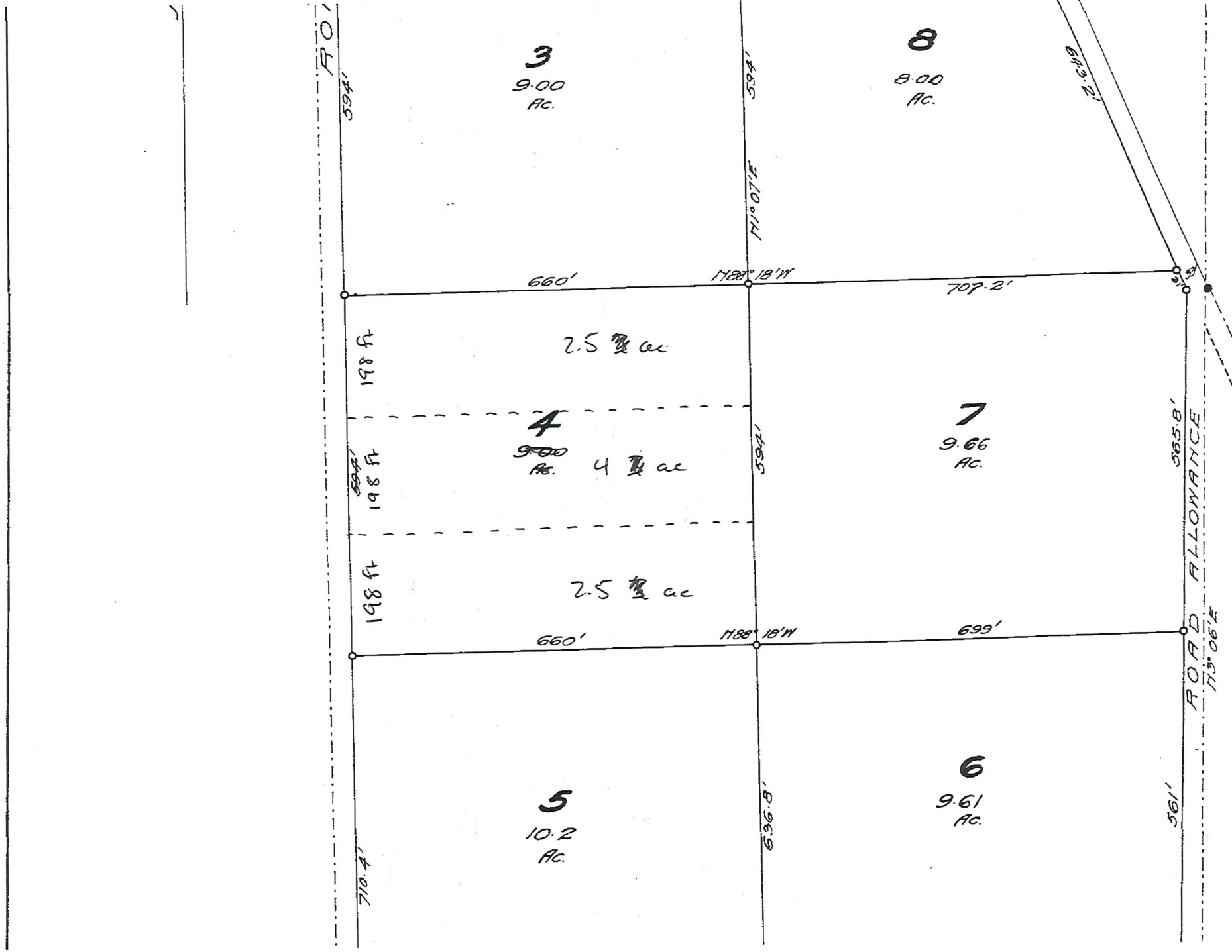


Looking southeast – proposed 4 ac parcel.





Looking west toward Sarenga Road. The carport / workshop is seen in the background. Proposed 4 ac parcel.



**3**  
9.00  
Ac.

**8**  
9.00  
Ac.

**4**  
~~9.00~~  
Ac. 4 1/2 ac

**7**  
9.66  
Ac.

**5**  
10.2  
Ac.

**6**  
9.61  
Ac.

2.5 <sup>1</sup>/<sub>2</sub> ac

2.5 <sup>1</sup>/<sub>2</sub> ac

FO  
594'

594'  
N1°07'E

660'

N88°18'W

707.2'

198 ft

594'  
198 ft

198 ft

660'

N88°18'W

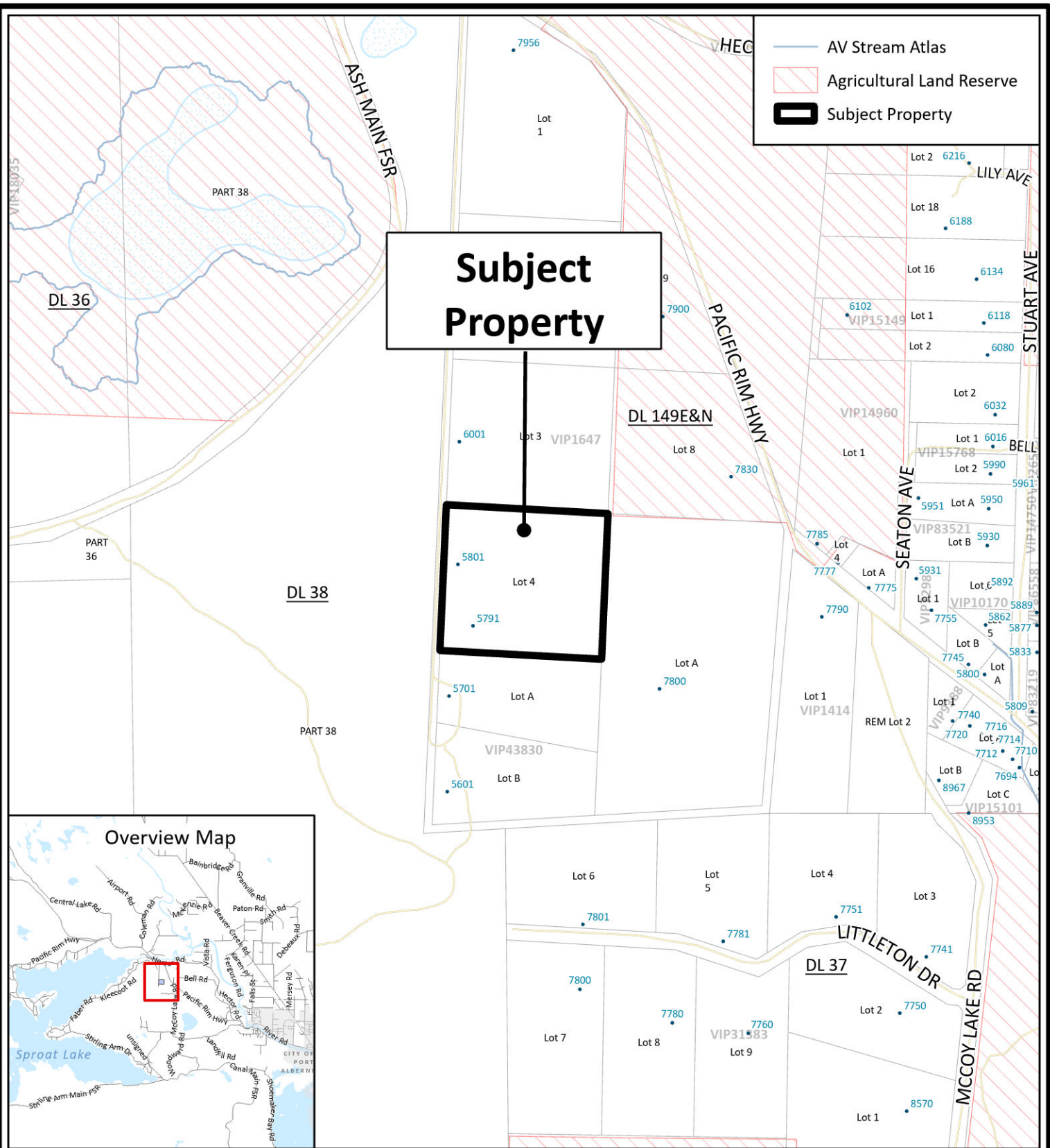
699'

594'  
636.8'

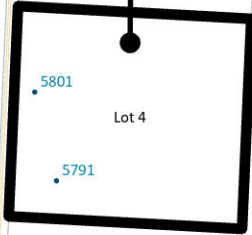
ROAD ALLOWANCE  
565.8'  
N3°06'E

561'

613.2'



**Subject Property**



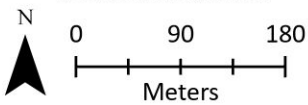
Overview Map



Civic Address: 5801 Sarenga Road  
 Legal Description: LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647



ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT







Lot 8  
ALR  
Lands

Lot 3

5801

Lot 4

5791


Lot A

Lot A

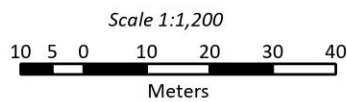
SARENGA RD

5801 Sarenga Road  
LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647

 Subject Property

 Agricultural Land Reserve

 Parcels



Prepared 2024-09-17  
Sources: © OpenStreetMap (and contributors, CC-BY-SA, Airbus DC 2023, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; GeoBC; ACRD

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Lot 8  
ALR  
Lands

Lot 3

.5801

Lot 4

.5791


Lot A

Lot A

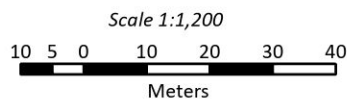
SARENGA RD

5801 Sarenga Road  
LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647

 Subject Property

 Agricultural Land Reserve

 Parcels



Prepared 2024-09-17  
Sources: Airbus DC 2023, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; GeoBC; ACRD

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**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1515**

**A BYLAW TO AMEND BYLAW NO. P1310  
SPROAT LAKE OFFICIAL COMMUNITY PLAN**

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WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Sproat Lake Official Community Plan Amendment Bylaw No. P1515.

2. Schedule A, Map No. 2 Land Use Designations, is hereby amended by redesignating LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647 from "Rural Use" to "Residential Use" as shown on Schedule 'A' which is attached to and forms part of this bylaw.

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                      ,

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Corporate Officer

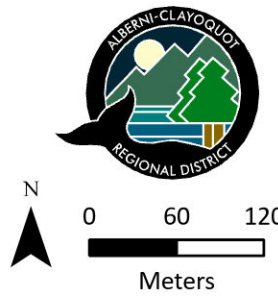
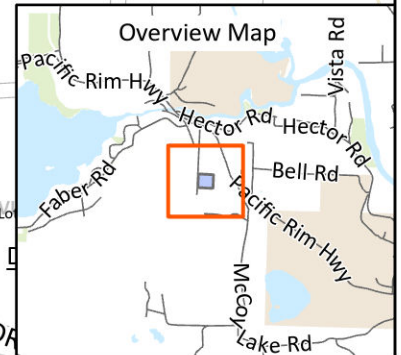
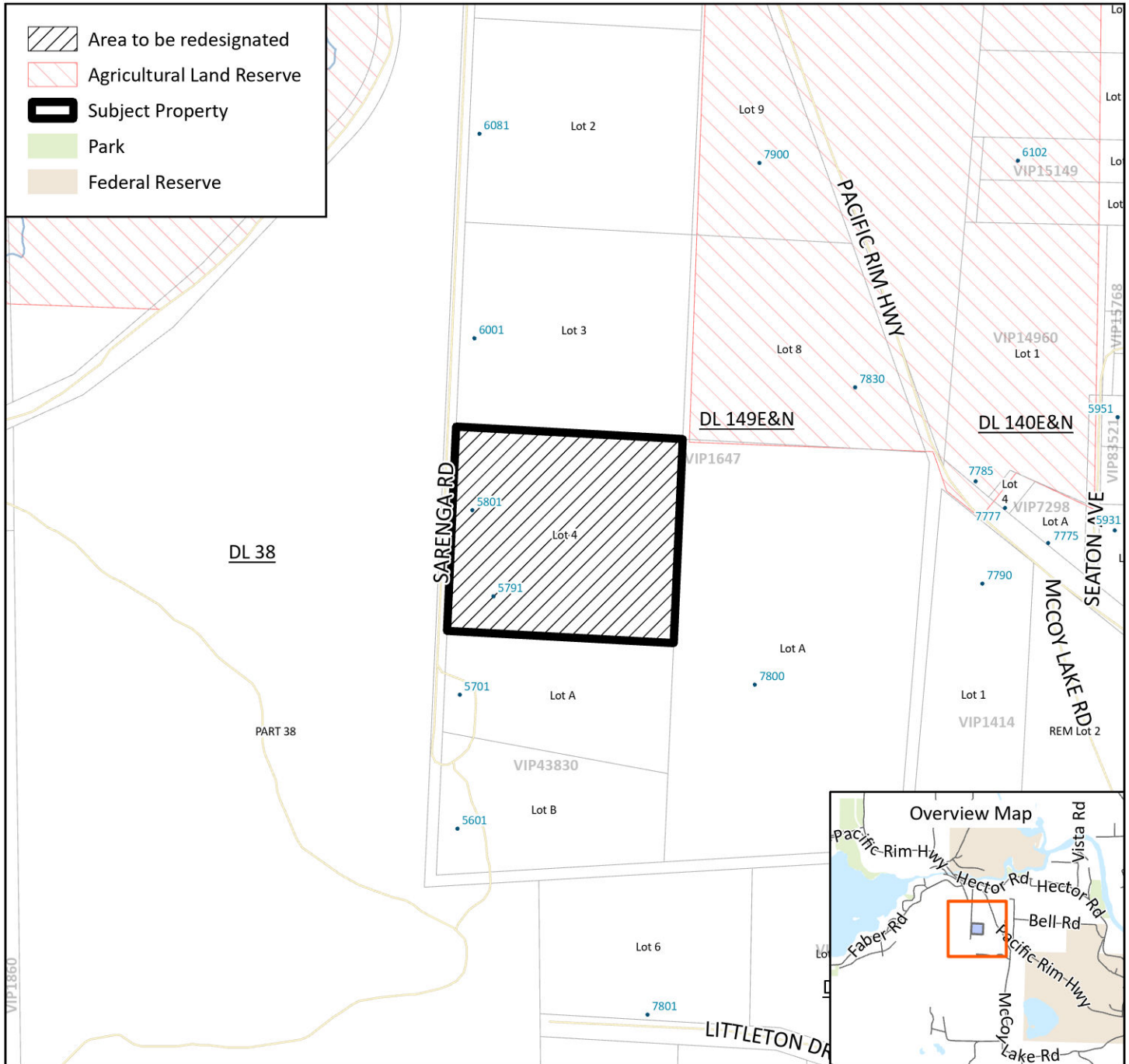
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Chair of the Regional Board



# Schedule 'A'

This schedule is attached to and forms part of Bylaw No. P1515, Sprout Lake Official Community Plan Amendment Bylaw, 2024



Civic Address: 5801 Sarenga Road  
 Legal Description: LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647

 To be redesignated from Rural Use to Residential Use.



**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1516**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 790**

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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 after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas 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 Atlas Amendment Bylaw No. P1516.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647 from Forest Rural (A3) District to Small Holdings (A1) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

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             ,

Approved by the Province as per the *Transportation Act* this   day of             ,

Adopted this                    day of             ,

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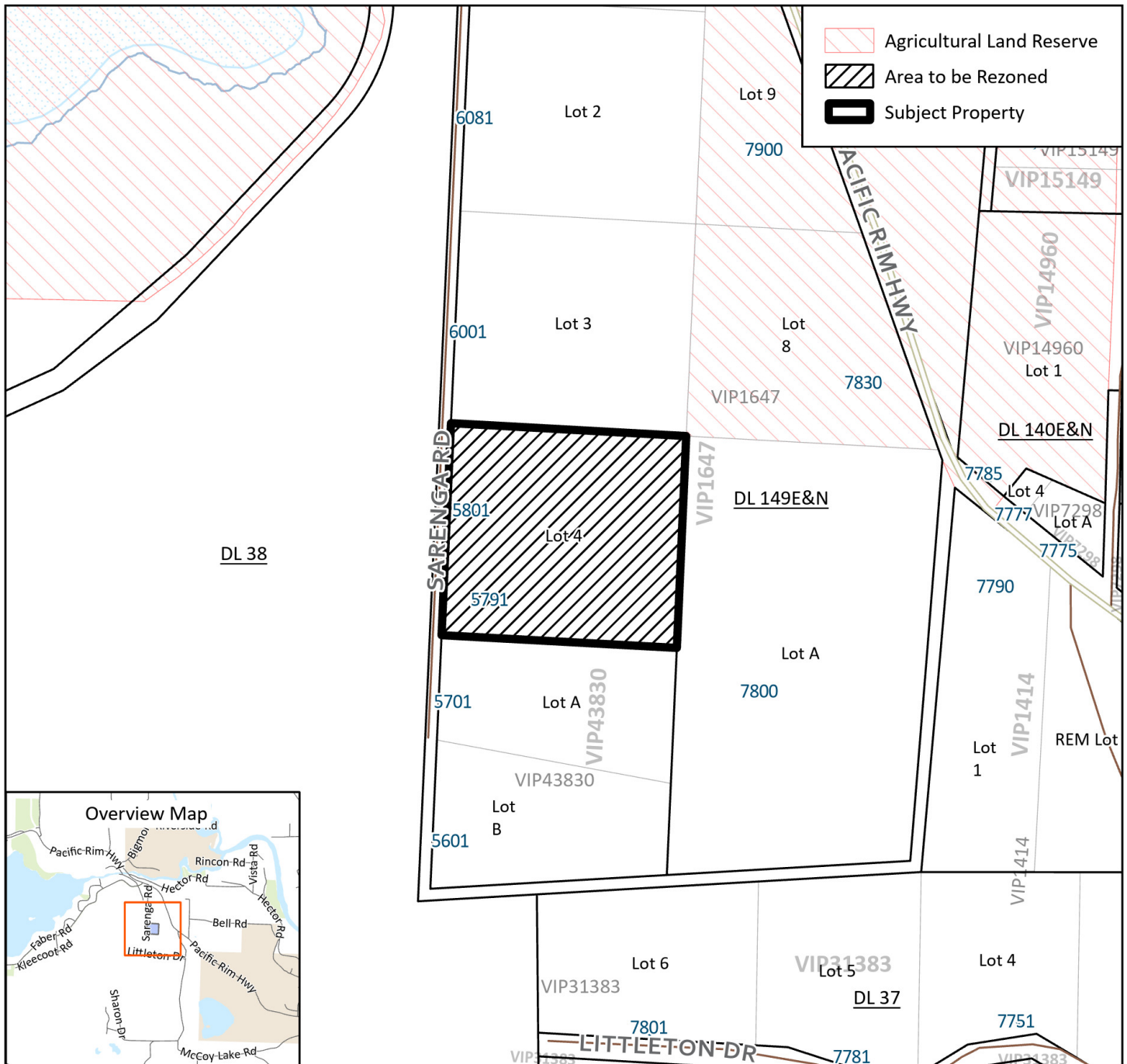
Corporate Officer

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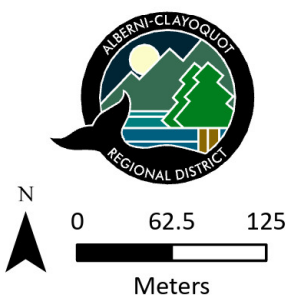
Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw No. P1516, Zoning Atlas Amendment Bylaw 2024



Civic Address: 5801 Sarenga Road  
 Legal Description: LOT 4, DISTRICT LOT 149, ALBERNI DISTRICT, PLAN 1647



  To be rezoned from Forest Rural (A3) District to Small Holdings (A1) District