



September 10, 2025

## SPROAT LAKE ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, September 15, 2025 at 6:00 pm** in a hybrid format in the ACRD Board Room, with the option to join electronically via Zoom. Please note, dinner will be provided at 5:30 pm.

The following items will be presented and discussed from 6:00 to 7:00 pm:

- Sproat Lake and Area Official Community Plan (OCP) Update
  - Sproat Lake and Area OCP – Engagement Update
  - Sproat Lake and Area OCP – Draft Vision and Goals

Please find enclosed the following applications for your review and consideration at 7:00 pm:

- DVD25004 – Lot 38 Brand Avenue (O’Neill)
- TUP25011 – 9694 Lakeshore Road (LaBrie)

Your recommendations will be provided to the Board of Directors at the October 8, 2025 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)

# *What's the future for Sproat Lake and Area?*

**SPROAT LAKE | OFFICIAL COMMUNITY  
AND AREA | PLAN UPDATE**

**SPROAT LAKE AND AREA OFFICIAL  
COMMUNITY PLAN UPDATE  
PHASE 3: COMMUNITY ENGAGEMENT  
SUMMARY REPORT  
SEPTEMBER 2025**



# PROJECT OVERVIEW

The Alberni-Clayoquot Regional District (ACRD) is completing a full-scale update of the Sproat Lake Official Community Plan (OCP). The engagement activities described below were intended to gather comments and input from residents of Sproat Lake and Area to create the draft Community Vision and Goals. The Vision and Goal statements will be presented to the Advisory Planning Commission on September 15, 2025, and to the ACRD Regional District Board of Directors on October 8.

## WHAT IS AN OFFICIAL COMMUNITY PLAN?

An OCP establishes a community vision over a short (five year) and long-term (10 to 20 year) period while addressing topics such as land use, parks and recreation, the environment, housing, and more. An OCP helps determine where people will live, work, play, and how they move around. It also contains high-level policies that guide community planning decisions.

## PROJECT TIMELINE

The estimated project phase timeline is shown in [Figure 1](#). Phase 3: Vision and Goals started in Spring 2025.

*Figure 1. Estimated project phase timeline.*



# ENGAGEMENT SUMMARY

## ENGAGEMENT OVERVIEW

Phase 3 community engagement focused on identifying opportunities and challenges around key OCP topics, including:

- Sproat Lake and Area OCP Area
- Community Vision and Goals
- Parks and Recreation
- Housing and Affordability
- Transportation

- Community Resilience
- Growth Management
- Employment and Economy

Community feedback was gathered through a survey, a series of pop-up events and neighbourhood meetings, and an open house / workshop.

## ONLINE ENGAGEMENT

Staff have utilized social media platforms to advertise OCP engagement events throughout the project and will continue to rely on this format to notify the public of upcoming events and opportunities to participate.

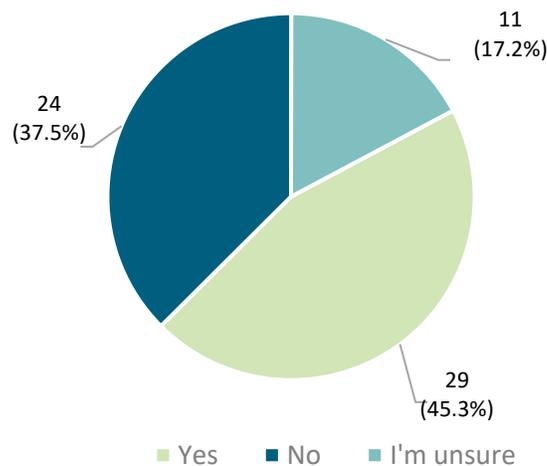
### OCP ENGAGEMENT SURVEY #1

The survey was one of the many opportunities for community members to share their input for the future of their community. The survey explored the same questions as the open house and workshop, to ensure that those who could not attend the event could still share their community vision.

The survey was available on the project page ([www.letsconnectacrd.ca/sproat-lake-ocp](http://www.letsconnectacrd.ca/sproat-lake-ocp)) from April 22 to June 1, 2025.

*Figure 2. Accessory Dwelling Unit (ADU) floor area preferences*

Should the maximum 968 square feet (90 square metres) in floor area for an Accessory Dwelling Unit (ADU) be changed?



## IN-PERSON ENGAGEMENT

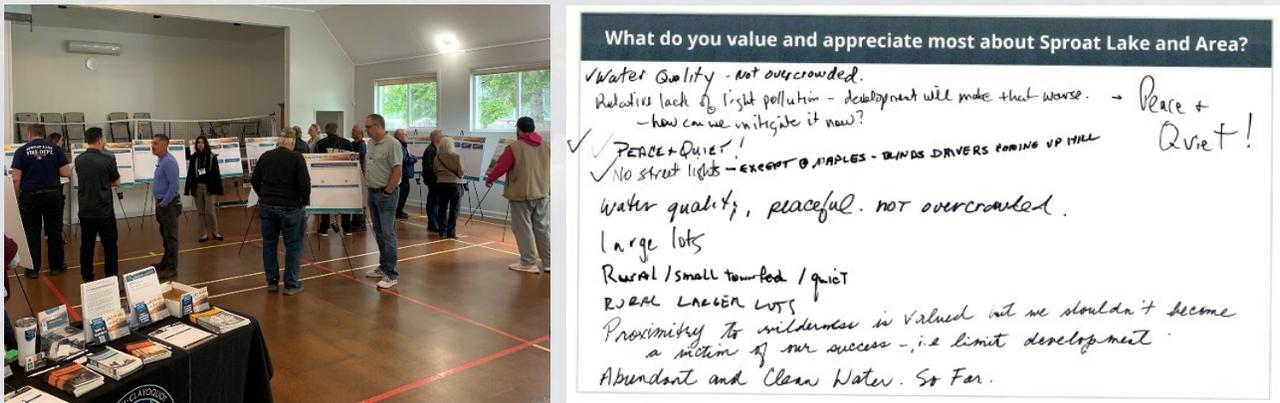
In-person engagement opportunities in Phase 3 included an open house and workshop, as well as several pop-up events.

- Open house and workshop event was held on May 8, 2025, at the Sproat Lake Community Hall.
- “What We Heard” pop-up event was held on May 24, 2025, at Dellas Café.
- Central Lake Road engagement held at Sproat Lake Community Hall June 26, 2025
- Great Central Lake pop-up engagement held at Great Central Lake resort / Ash Main FSR Junction June 30, 2025
- Community Barbeque event was held at Cougar Smith Park on August 22, 2025.
- Alberni District Fall Fair September 4 – 7, 2025
- Family Farms Day September 14, 2025

## OPEN HOUSE AND WORKSHOP

The open house and workshop event was an opportunity for community members to share their future vision for Sproat Lake and Area and had 46 participants. Community members were invited to share their input on 14 of the interactive display boards featured (see [Figure 3](#)). The workshop portion of the event featured group table discussions on eight OCP topics.

*Figure 3. Open house interactive display boards.*



Numerous resources were available at this event for community members, including the current Sproat Lake OCP, Zoning Bylaw, and paper copies of the OCP Engagement Survey #1.

## “WHAT WE HEARD” POP-UP EVENT – DELLA’S CAFÉ

The pop-up event, held on May 24, 2025, was an opportunity to hear a summary of ‘What We Heard’ from the open house and workshop. A display board was featured at this event, with a short summary of ‘What We Heard’ (see [Figure 4](#)). The display board also included a project update on ‘What’s Next?’.

This event was attended by many Sproat Lake and Area community members, who engaged with ACRD staff. The key discussion topics from community members included housing and transportation.

Staff encouraged residents to complete OCP Engagement Survey #1 either digitally or with paper copies provided at the event.

*Figure 4. Summary of 'What We Heard' from open house and workshop.*

## **“WHAT WE HEARD” FROM OPEN HOUSE + WORKSHOP**

Residents in Sproat Lake and Area appreciate a quiet, rural, lifestyle and feel a strong connection to its natural setting. Community members enjoy the ability to maintain an active lifestyle, grow their own food, and play on the best lake in BC. Residents would like to see thoughtful and gentle development which preserves the rural character of the area. Larger lot sizes and age-friendly housing options are valued. Environmental stewardship and emergency preparedness are high priorities for community wellbeing.

## **CENTRAL LAKE ROAD NEIGHBOURHOOD VISION & GOALS MEETING**

Like South Long Beach Area 'C', Sproat Lake and Area 'D' is comprised of several smaller communities: Sproat Lake, McCoy Lake Road, Bell Road, Central Lake Road, and Great Central Lake. The OCP team held several events to gather comments from as many residents as possible. The OCP team plan additional engagement to capture a diverse set of voices from the community.

On June 26, 2025, 14 residents of properties surrounding Central Lake Road were asked the same visioning questions that were asked at the open house and workshop held at the Sproat Lake Community Hall in May. Staff held an informal round table discussion about several topics ranging from agriculture and agri-tourism, transportation, water, and minimum lot sizes required for subdivision. Key concerns raised were related to traffic safety and the preservation and sustainability of the aquifer used by residents for potable water.

## **GREAT CENTRAL LAKE ENGAGEMENT**

On June 30, 2025, planning staff hosted a pop-up event at the junction of the Ash Main Forest Service Road and the resort entrance. Staff spoke with 25 year-round and seasonal residents to hear their long-term vision and goals for this part of the OCP area. Planners led an informal discussion and shared project resources and information. Participants engaged with their neighbours, and many signed up to receive project updates on Let's Connect.

*Figure 5. Great Central Lake neighbourhood pop-up event.*



## COMMUNITY BARBEQUE

The OCP team held a community barbeque to share what we have heard from residents through engagement events, the first survey and the OCPizza Party Handbook. A display board featured an overview of the OCP project. An additional board invited children to participate by asking them what they like best about living at Sproat Lake, what their favourite park is, what would make parks in Sproat Lake and Area better, and if they felt safe walking or biking to the park.

The event was attended by approximately 100 community members, including several youths. Many signed up to receive updates from the Let's Connect project website.

Figure 6. Cougar Smith Park Community BBQ.



The team received feedback from residents that community barbeques are an effective way to hear from the community in an informal and welcoming setting. The OCP team recommends hosting community events such as this one, more frequently throughout the year.

## ALBERNI DISTRICT FALL FAIR

Planning staff attended the Alberni District Fall Fair to share project information and updates and encouraged residents to sign up on the Let's Connect webpage. The OCP team shared the children's display boards at the event to gather more views from youth.

## KEY THEMES: 'WHAT WE HEARD'

The key themes identified below summarize the feedback provided by community members during the first survey, various pop-up events, open house and workshop.

## COMMUNITY VISION AND VALUES

- Sproat Lake and Area community members value the natural setting, rural character, and peace of their community. They want their community to remain largely the same, however, most support the addition of small businesses if they are not along the waterfront.

- There is demand for improved environmental protection and public water access to Sproat Lake.

## PARKS & RECREATION

- Community members most frequently visit the provincial parks and Cougar Smith Park.
- There is a need to improve accessibility of walking trails for those with mobility concerns.
- Enhance signage and wayfinding for parks.

## HOUSING & AFFORDABILITY

- Community members prefer Single-Family Dwellings (SFDs) in their community. However, seniors' housing is needed to allow community members to age in place. The ability to build Accessory Dwelling Units (ADUs) in areas where services can support this type of housing would be welcomed.

## TRANSPORTATION & DOCKS

- Community members support a trail system connecting Sproat Lake to Port Alberni.
- Community members are concerned about water safety at the lake. Stronger bylaw enforcement or regulations on dock sizing to protect safety and ecosystems would be valued.
- Most community members do not support expanding transit services from the City of Port Alberni to Sproat Lake.
- Road conditions and traffic speed can make transportation difficult.
- During peak season, the availability of parking is a concern for residents.

## COMMUNITY RESILIENCE, ENVIRONMENT, & AGRICULTURE

- Protecting the environment and water quality of the lake is essential.
- Increase emergency preparedness education to ensure community members have an emergency plan in place.
- Most community members are able to garden without facing barriers. However, there are barriers to processing livestock due to lack of facilities, such as abattoirs, and government regulations.

## GROWTH MANAGEMENT

- Community services can be improved by connecting to a regional water service and having better maintenance of road networks.
- Growth should be minimal and carefully considered to preserve the rural character and sense of peace in the community.
- There is potential for gentle density at Great Central Lake and the Central Lake Road neighbourhood to support new residences.

- Many community members want increased funding for the volunteer fire department, and to better showcase their efforts.

## EMPLOYMENT & ECONOMY

- Community members support home-based businesses provided they do not have a negative impact on their neighbours, such as noises or smells.
- Most community members support tourism due to its positive impact on the economy. Environmental protection, water safety at the lake, and preserving the peacefulness of the community is a concern for many.

## PHASE 3 ENGAGEMENT ADVERTISEMENTS

Advertising for Phase 3: Vision and Goals included:

- Social media posts on Facebook, X (Twitter), and Instagram
- The Peak radio ads
- AV News Newspaper
- Direct and bulk mailout to Sproat Lake and Area residents
- Emails to Let's Connect project subscribers
- Sandwich boards and flyers displayed throughout the community

## UPCOMING ENGAGEMENT

The OCP team aims to hear from a diverse group of voices, perspectives, and ideas throughout Sproat Lake and Area. The Team will continue to engage with residents through smaller focus groups, larger open houses and workshops, a second survey to help 'Create the Plan' policies, and pop-up events sharing what the research team have heard from participants on an on-going basis. The engagement work in Sproat Lake and Area will inform future community engagement in other Electoral Areas.

Future Sproat Lake and Area engagement opportunities include:

- Alberni Clayoquot Health Network Committee meeting for an OCP project update
- Sproat Lake Advisory Planning Commission for an OCP project update
- Family Farms Day Pop-up event at Arrowvale Campground on Sunday, September 14 from 11 am to 3 pm
- 'Create the Plan' Policy Engagement Survey #2 launching in October 2025

DATE: June 18, 2025  
TO: Alex Dyer, General Manager of Planning and Development  
FROM: Brittany Tuttle, MCIP, RPP  
Talia Mimura, Community Planner  
FILE: 1111.0008.01  
SUBJECT: Official Community Plan Update: Draft Vision Statements for Sproat Lake and Area



## Introduction

An Official Community Plan (OCP) vision statement should capture the sentiment of the community's goals and objectives with respect to existing and proposed land use within the timeframe of the bylaw. In lieu of a vision statement, the existing Sproat Lake and Area OCP has a list of brief goal statements in section 2.2.

The goals of the Sproat Lake community are to:

1. *provide for continued social and economic growth in the area;*
2. *protect water quality and areas adjacent to streams, water features and environmentally-sensitive areas;*
3. *advance, support, promote and encourage a successful, viable agricultural industry in the Alberni Valley;*
4. *offer residents a healthy lifestyle, a good quality of life and affordable housing options;*
5. *preserve the rural character of the area while minimizing conflict between different land uses; and*
6. *provide a diverse economy based on environmental and cultural tourism as well as more traditional resource activities.*

Elements of the existing goal statements that are reflective of what community members still value and desire for Sproat Lake and Area, include:

- Continue to prioritize the protection of the natural environment, including the water quality of lakes and streams, and the protection of drinking water.
- Continue to preserve the natural and rural character of the community; and
- Continue to support, promote, and encourage viable agricultural operations and local food production.

## Draft Vision Statements

### Sproat Lake & Area Vision

The following two vision statement options have been drafted for Sproat Lake and Area with the intention of capturing residents' sentiments and aspirations for their community:

#### Option 1:

Sproat Lake and Area, located on the traditional territory of the čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation, is committed to preserving its natural beauty and rural, recreational atmosphere while enjoying friendly relationships with neighbours. Community members are proud of the clean environment and are committed to preserving natural landscapes. Sproat Lake and Area will advocate for protecting water quality, managing invasive species, strengthening the local-based economy, and will work collaboratively to improve services. Strengthening emergency preparedness is a priority. New development will be considered carefully to maintain the rural characteristics of the area that residents value.

#### Option 2:

Sproat Lake and Area, located on the traditional territory of the čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation, is known for its beautiful lakes, recreational opportunities, rural character, and strong sense of community. The Sproat Lake and Area community will continue to prioritize environmental stewardship and thoughtful growth to protect its natural landscapes and preserve its rural appeal. By 2051, Sproat Lake and Area will be a resilient community for both present and future generations.

Sproat Lake and Area's infrastructure will have sufficient capacity to serve residents, the community, and will be well-connected to the broader region. Recreational and local economic development opportunities will be available, and rural housing options will be attainable for residents. The maintenance and improvement of emergency preparedness and response systems will continue to be prioritized to ensure the community is both safe and resilient.

### Community Vision Statements

The following are community-specific vision statements that aim to reflect the unique nature of each of the sub-area communities within Sproat Lake and Area:

## Great Central Lake

Located at the edge of the pristine Great Central Lake, the quiet community adjacent to this waterbody is known for its recreational camping areas, float homes and access to exceptional outdoor recreation. Over the next 25 years, Great Central Lake will maintain its remote character and preserve its natural environment while providing more opportunities for housing. Protecting water quality, management of invasive species, adoption of improved emergency management and response practices, and better access to the lake will contribute to retaining and enhancing the community's quality of life.

## Central Lake Road

Central Lake Road, known locally as Little Germany, is a rural community blending agricultural and rural residential uses recognized for its peaceful connection to the surrounding natural environment and strong sense of community. The community aims to preserve its existing rural, agricultural character and relationship with the natural environment. The community will seek to achieve this goal over the next 25 years by maintaining thoughtful forms of rural development, improving road infrastructure to address traffic safety concerns, and celebrating its unique history.

## Agricultural Areas

Recognized for their vital role in local food security, agricultural areas will support thriving farms and environmentally sustainable practices. To improve the success of farmlands, improvements to food processing, invasive species management, and composting availability will be explored to support future prosperity.

## Draft Goal Statements

The following goal statements reflect components of Sproat Lake and Area's vision and will be used subsequently to guide the creation of various policies:

### Parks & Recreation

#### *1. Improve the network of parks and open spaces.*

Provide opportunity for all community members to enjoy Sproat Lake and Area's natural and recreational assets. Expand and enhance the recreational trail network and access to lakes to improve connectivity. Explore collaborative public-private partnerships where possible.

#### *2. Encourage safe opportunities for water access.*

Ensure equitable access to Sproat Lake and Area's lakes via safe use of docks and boating practices to maintain harmony within the community.

### Community Resilience

#### *3. Preserve and protect natural areas and ecologically significant habitats.*

Preserve the integrity of natural areas with a particular emphasis on maintaining high water quality in lakes, rivers, and streams.

#### *4. Enhance emergency preparedness measures and protocols.*

Promote community awareness and preparedness for emergencies that may pose threats to community health and safety. Enhance mitigation and management strategies for natural hazards such as wildfires, tsunamis, flooding, and earthquakes by collaborating with neighbouring communities and regional organizations.

### Growth Management

#### *5. Maintain the rural character of Sproat Lake and Area.*

Support developments and initiatives that complement, protect, and/or enhance the region's existing rural character.

Support developments that reflect the rural nature of the community. New development should enhance the area's natural environment while maintaining a small community feel.

### Housing & Affordability

#### *6. Support housing options that respect Sproat Lake and Area's rural character.*

Support the development of attainable and diverse forms of housing that complement the rural character of Sproat Lake and Area. Flexibility in housing options and development that meets the evolving needs of the community, encourages and welcomes families, and provides for an aging population, are prioritized.

## Employment & Economy

### *7. Foster a resilient local economy.*

Promote a sustainable year-round economy that is compatible with the preservation of Sproat Lake and Area's rural lifestyle. Home-based occupations and small businesses along with local agriculture and low-impact tourism are supported and encouraged in Sproat Lake and Area.

## Transportation

### *8. Provide infrastructure for alternate forms of transport.*

Continue to advocate for improved connectivity between Sproat Lake and Area, the City of Port Alberni, the Lakes, provincial parks and other key amenities. Safe walking, cycling, and transportation infrastructure are priorities.



To: ACRD Board of Directors

Meeting Date: October 8, 2025

From: Brooke Eschuk, Planner I

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD25004 – Lot 38, Brand Avenue (O’Neill)

**Recommendation:**

*THAT the Board of Directors consider issuing DVD25004 subject to neighbour notification as per the Local Government Act section 499.*

**Development Variance DVD25004:**

- i. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required rear yard setback in the Forest Rural (A3) District from 9.1 m (30 ft) to 5 m (16.4 ft).
- ii. Development variance of Section 6.2(4)(a) of the ACRD Zoning Bylaw to reduce the required watercourse setback from 30.5 m (100 ft) to 15 m (49.2 ft).

**Development Proposal:** The parcel is currently forested and undeveloped and the property owner intends to construct a single family dwelling on the parcel. The property owner is applying for a development variance permit to reduce the watercourse setback and the rear yard setback to allow a building envelope for the placement of a house on a level bench of land located 15 m from the Sproat River. The applicant has submitted a Qualified Environmental Professional report indicating that the proposed watercourse setback of 15 m is reasonable and environmentally safe and a report from a Geotechnical Engineer assessing slope stability and recommending setbacks.

**Advisory Planning Commission Recommendation:** The Sproat Lake Advisory Planning Commission will review the application at their September 15, 2025 meeting and forward their recommendations to the ACRD Board of Directors.

**Property Owner(s):** C GRADY O’NEILL HOLDINGS INC

**Property Information:**

Civic Address:	Lot 38, Brand Avenue				
Legal Description:	PARCEL A, DISTRICT LOT 38, ALBERNI LAND DISTRICT, EXCEPT PLAN 504R, (DD 19177N); & EXC PT IN PL 9432				
PID:	008-418-501	Folio:	770-00715.000	ALR? (Y/N)	No
Lot Size (ha):	1.11 (2.74 ac)				
Current Zoning:	A3 - Forest Rural District		Proposed Zoning:	n/a	
Current OCP:	Sproat Lake, Rural Use		Proposed OCP:	n/a	
Development Permit Area(s):	DPA I – Foreshore and Riparian Areas Protection				

### DPA II – Natural Hazard Areas Protection

**Current Use & Description:** The 1.11 ha (2.74 ac) riverfront parcel is currently forested and undeveloped. The linear property includes approximately 250 metres of frontage along the Sproat River. The depth of the property ranges from +/- 17 metres to 43 metres at its widest point, where the proposed house would be sited. There are steep slopes adjacent to the river, ranging from 43.9% to 83.8%, with the relatively level building site located on a high bench of land in the centre of the property approximately 10-12 metres above the natural boundary of the River.

### Surrounding Zoning and Land Use

North	Sproat River and Hupacasath First Nation Klehkoot 2 IR	South	Pacific Rim Highway and Small Holdings (A1) District
East	Crown Land zoned Rural (A2) District	West	Private-managed forest land zoned Forest Rural (A3) District

### Services:

- Sewage Disposal:** On-site sewage disposal. As a condition of any future building permit, the property owner will need to engage a Registered On-site Wastewater Practitioner to design and install a wastewater disposal system for the proposed single family dwelling.
- Water Supply:** The applicant will provide on-site water.
- Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- Access:** Access to the parcel is from Hector Road from the east which connects with a road right-of-way fronting the property known as Brand Avenue.

### Planning Policy Discussion:

- Official Community Plan:** The parcel is designated as 'Rural Use' in the Sproat Lake OCP. The parcel is impacted by DPA I – Riparian Areas Protection (30 m) which encompasses nearly the entire parcel and DPA II – Natural Hazard Areas Protection which encompasses land impacted by steep slopes. The applicant has submitted a report from a Registered Professional Biologist which indicates the only area of the parcel suitable for development is a high bench in the centre of the property.

The report from Toth and Associates, in addition to a Geotechnical Engineering report from Lewkowich Engineering Associates, indicate a 15 m setback in combination with a 1Horizontal:1Vertical, or 45 degree, setback from the toe of the slope from the Sproat River, or whichever is greater. In addition, Toth and Associates support the reduction of the rear yard setback to further increase the separation between development and the Sproat River and further recommend that no removal of vegetation occur within 4 m of the top of the bank.

The property owners have applied for a development permit which would be the next step in the development approval process if the Board issues the development variance. The development permit would incorporate the recommendations from the Qualified Environmental Professional and Geotechnical Engineer.

*This proposal to construct a single family dwelling meets the policies and objectives in the Rural Use designation of the Sproat Lake OCP. A development permit would be required to satisfy the DPA I – Riparian Areas Protection and DPA II – Natural Hazard Areas Protection guidelines.*

- b) **Zoning:** Forest Rural (A3) District. This zoning designation permits the proposed single family dwelling. The siting of the dwelling does not comply with the setbacks required by the Zoning Bylaw considering the challenging topography of the site.

	Current: A3	Proposed:
Minimum Lot Area (ha)	4.04	
Minimum Lot Width (m)	100.5	
Principal & Accessory Front Yard Setback (m)	15.2	
Principal Side Yard Setback (m)	4.5	
<b>Principal Rear Yard Setback (m)</b>	<b>9.1</b>	<b>5</b>
Accessory Side Yard Setback (m)	4.5	
Accessory Rear Yard Setback (m)	4.5	
<b>Watercourse Setback (m)</b>	<b>30</b>	<b>15</b>

*This proposal is not in compliance with the ACRD Zoning Bylaw. The applicant requires a development variance permit to reduce the required rear yard setback in the A3 District and the watercourse setback from the Sproat River.*

**Comments:** The applicants intend to develop the vacant, forested parcel with a single family dwelling. The applicants have identified a suitable building site on the property that has been recommended by assessment from a Qualified Environmental Professional and Geotechnical Engineer.

Recognizing the proximity to the Hupacasath First Nation Klehkoot 2 community on the north side of the river and the importance of the river systems in the Alberni Valley, the development variance application has been referred to the Hupacasath First Nation and Tseshaht First Nation for their consideration. Any input will be incorporated into the staff recommendation for the Board's consideration. It is recommended that the ACRD Board proceed with the neighbour notification process to gather any community input on the variance application.

#### Site Photos



View of undeveloped property looking north from Brand Avenue.



View of proposed building site looking north.



View east from top of bank (Sproat River). No removal of vegetation permitted within 4 m from top of bank.

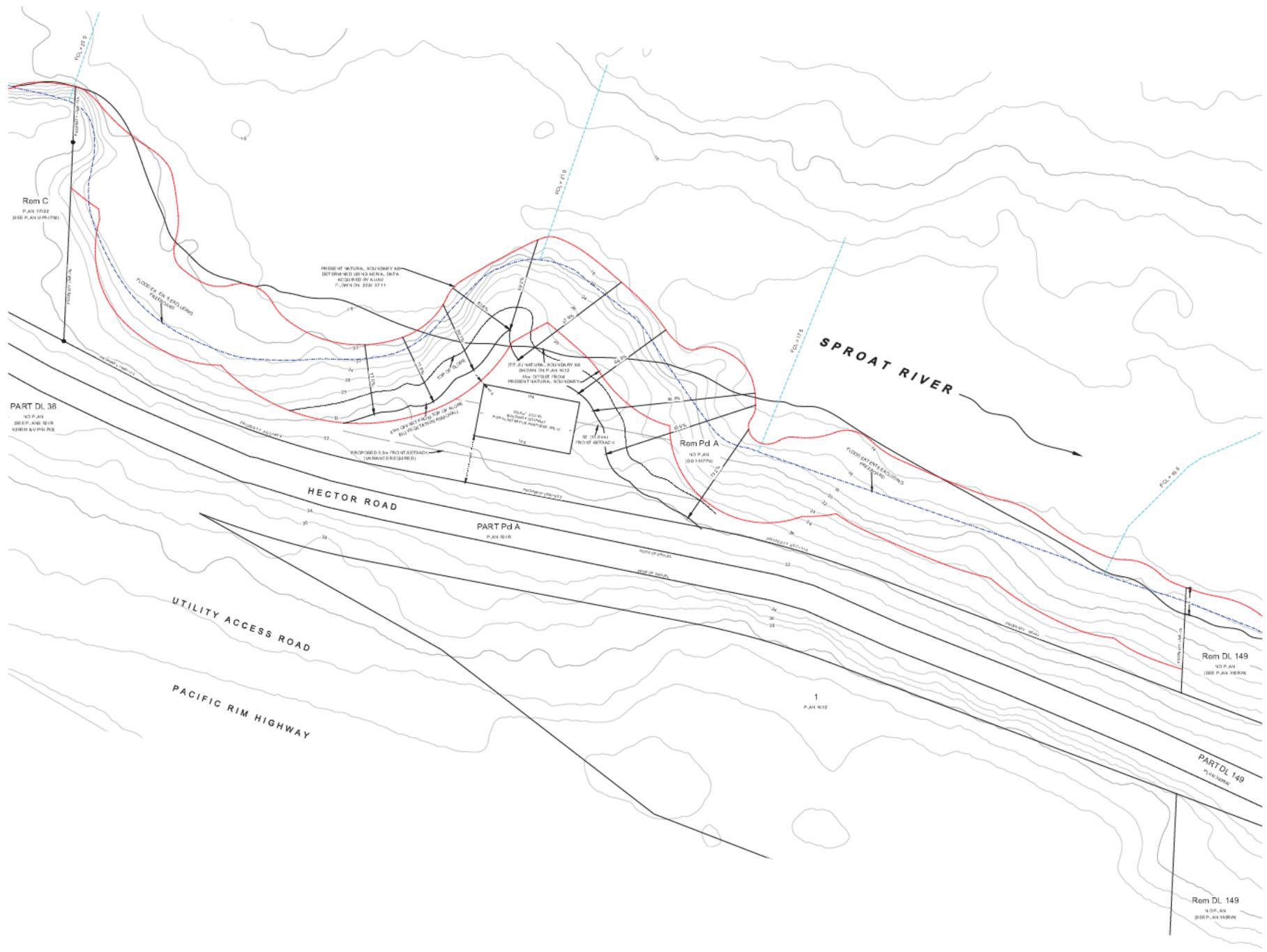


View northwest from top of bank.

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

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

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



**TOPOGRAPHIC SURVEY OF  
PARCEL A (DD 19177N) OF  
DISTRICT LOT 38,  
ALBERNI DISTRICT,  
EXCEPT PARTS IN PLANS 504R  
AND 943Z.**

REGIONAL DISTRICT OF ALBERNI CLAYOQUET  
CIVIC ADDRESS UNKNOWN  
PID: 000-00-0001  
ZONE: A3  
AREA: B Green



ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SPECIFIED

- LEGEND**
- OBSERVED POINTS AND TARGETS
  - OBSERVED POINTS OBSERVED THROUGH TREE CANOPIES

**NOTE**  
ELEVATIONS AND BLOOD VOLUMENIT VALUES WERE MEASURED ON THE SURFACE OF THE SURVEYED POINTS UNLESS OTHERWISE SPECIFIED.

**VERTICAL DATUM**  
ELEVATION AND BLOOD VOLUMENIT VALUES WERE MEASURED ON THE SURFACE OF THE SURVEYED POINTS UNLESS OTHERWISE SPECIFIED.

**PRECISION**  
ELEVATION AND BLOOD VOLUMENIT VALUES WERE MEASURED ON THE SURFACE OF THE SURVEYED POINTS UNLESS OTHERWISE SPECIFIED.

**ADDITIONAL NOTES**  
ELEVATION AND BLOOD VOLUMENIT VALUES WERE MEASURED ON THE SURFACE OF THE SURVEYED POINTS UNLESS OTHERWISE SPECIFIED.

**REVISIONS**

NO.	DATE	BY	REVISION
1	2024-08-15	JM	ISSUED FOR PERMIT

**be met**  
LAND SURVEYING LTD.  
2500 10TH AVENUE  
VICTORIA BC V8W 2E1  
TEL: 250-383-1111 WWW.BEMETLANDSURVEYING.COM

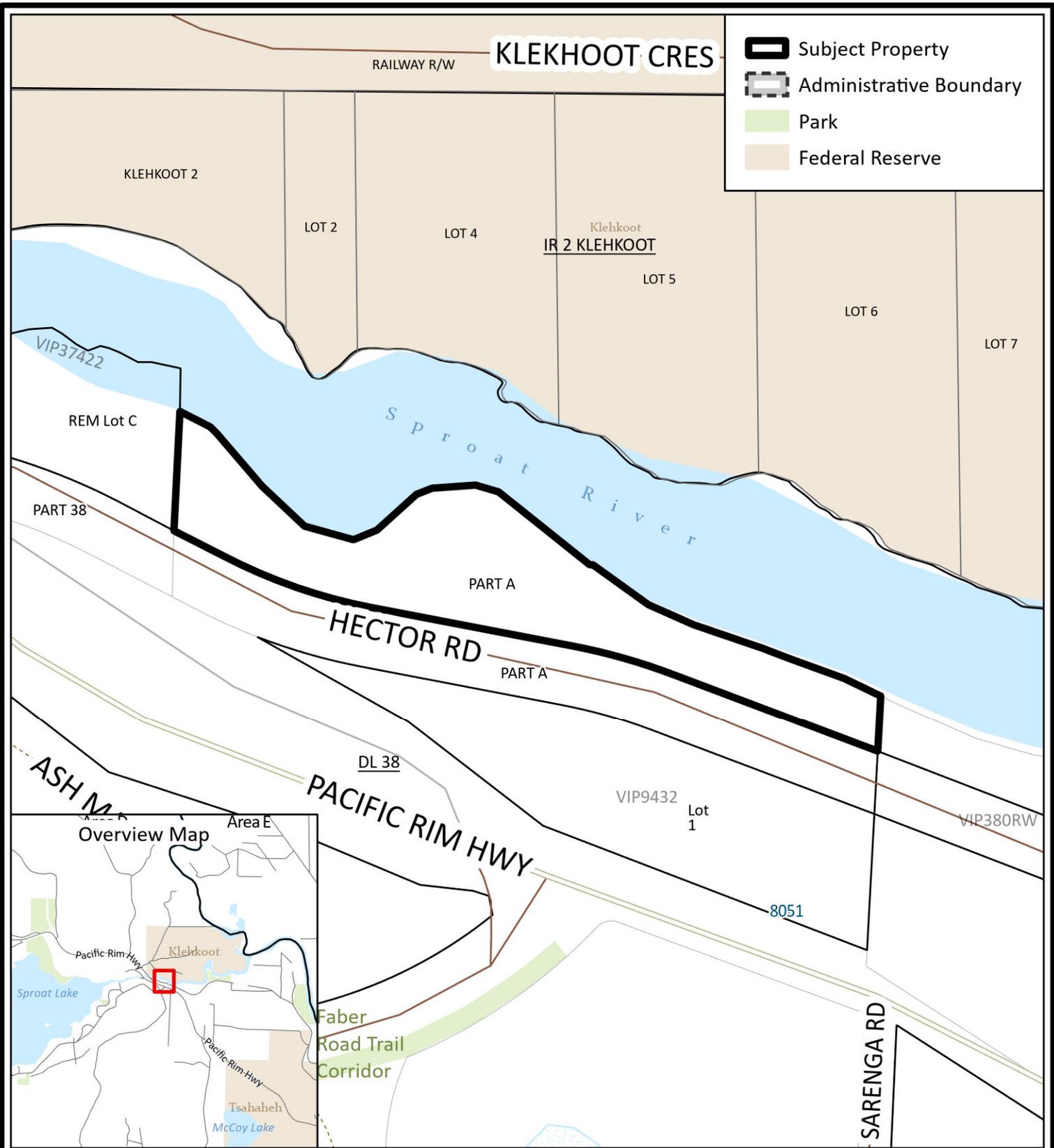
**REVISION**

NO.	DATE	BY	REVISION
1	2024-08-15	JM	ISSUED FOR PERMIT

THIS PLAN WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE SURVEY PLAN. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY.

Digitally signed by  
Todd Jordan  
Mackenzie - BCLS-  
ABCLS

THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED BY A QUALIFIED SURVEYOR OR A PERSON AUTHORIZED TO SIGN ON BEHALF OF THE SURVEYOR.



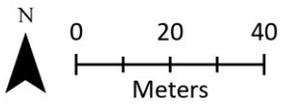
-  Subject Property
-  Administrative Boundary
-  Park
-  Federal Reserve

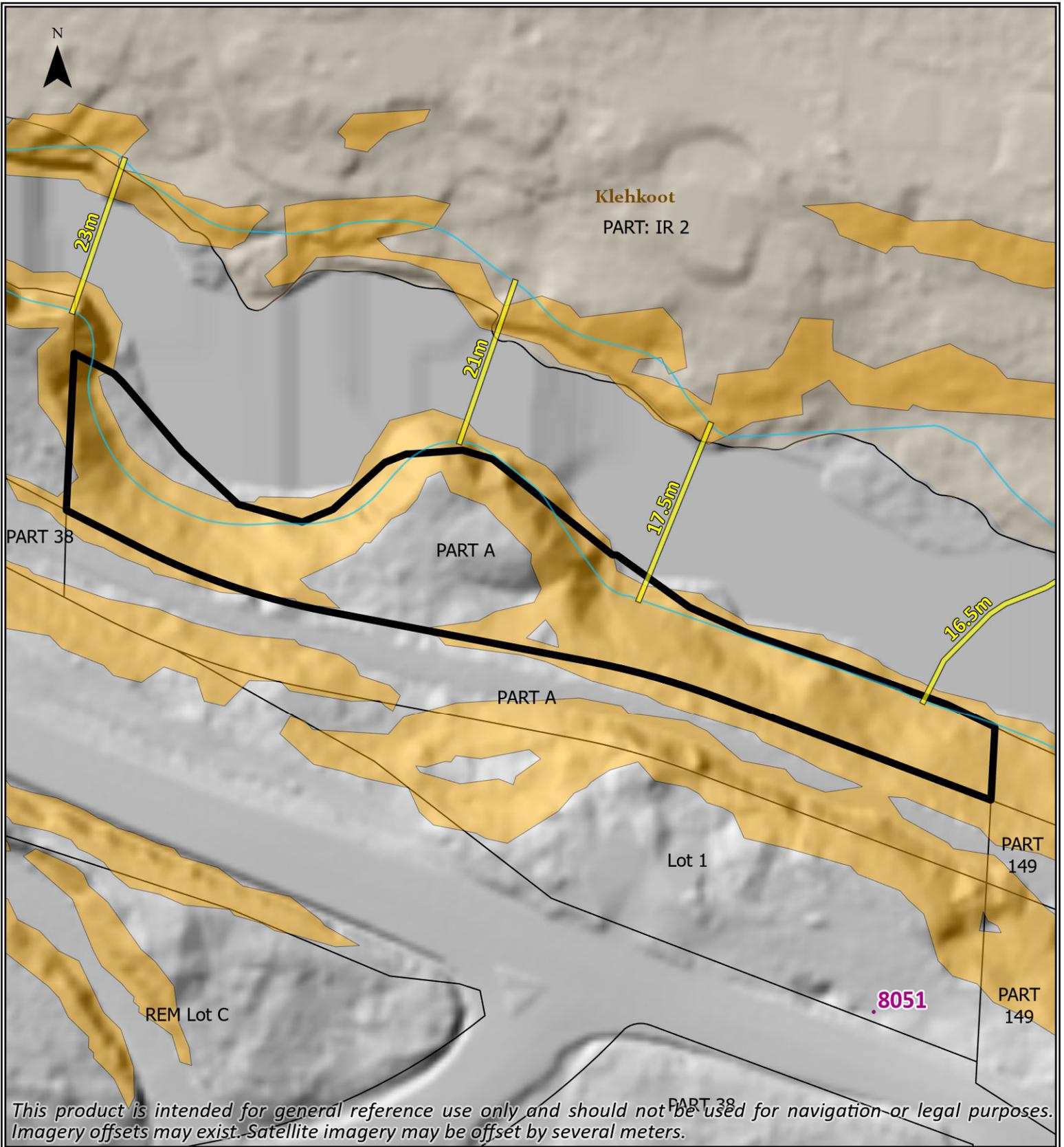


 Civic Address: Hector Road  
 Legal Description: PARCEL A (DD 19177N) OF DISTRICT LOT 38, ALBERNI DISTRICT, EXCEPT PARTS IN PLANS 504R AND 9432



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



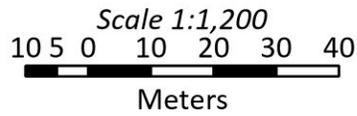


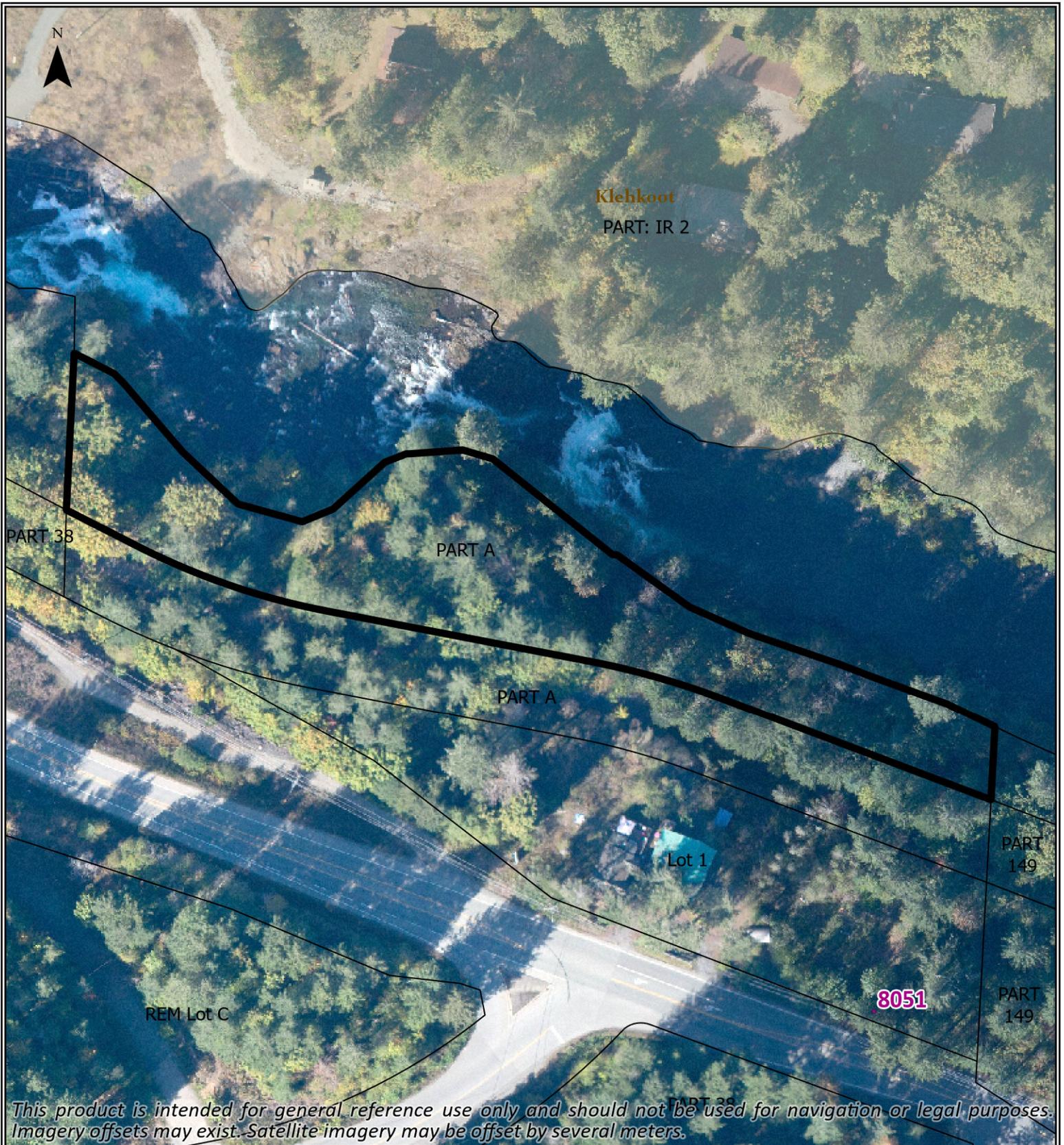
-  Subject Property
-  Parcels
-  Slopes > 30%
-  Flood
-  Construction Level along river
-  Flood inundation extent.



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

Prepared 2025-09-10  
Sources:, ParcelMapBC; ACRD





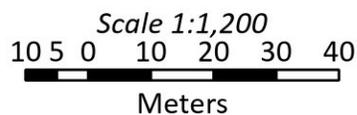
Hector Road  
 PARCEL A (DD 19177N) OF DISTRICT LOT 38,  
 ALBERNI DISTRICT, EXCEPT PARTS IN PLANS 504R  
 AND 9432

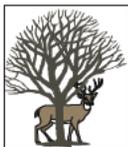
-  Subject Property
-  Parcels



**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

Prepared 2025-09-10  
 Sources:, ParcelMapBC; ACRD





## **Toth and Associates Environmental Services**

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602

E-mail: stoth@shaw.ca

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November 14, 2024

### **C. Grady O'Neill Holdings Inc.**

Att: Padraic O'Neill

Via e-mail: [REDACTED]

### **Re: Review of proposed development within the Riparian Areas Protection Development Permit Area on 38 Brand Avenue (PID# 008-418-501), Sproat River.**

Toth and Associates Environmental Services (Steve Toth, R.P.Bio) have conducted a review of potential environmental constraints to development of 38 Brand Avenue for proposed single family residential development within the Alberni Clayoquot Regional District's (ACRD's) Foreshore & Riparian Areas Protection Development Permit Area (DPA 1). The subject property is located on the south bank of the Sproat River approximately 125 m downstream (east) of the Pacific Rim Highway Bridge crossing within the area covered by the Sproat Lake Official Community Plan (Area D).

The undeveloped, forested 0.567 ha subject property is zoned A3 (Forest Rural District) and is bound by other A3 properties to the west, A2 (Rural District) property to the east, Brand Avenue to the south, and the Sproat River to the north.

The Sproat River is a critically important salmonid migration route, linking the rearing and spawning habitats of Sproat Lake and its tributary streams with the Somass River and ultimately the ocean. The Sproat system is probably best known for its large Sockeye salmon runs, which are vital to the health of the ecosystem, the well being of the community and an important part of the local economy.

The Sproat Lake Official Community Plan (OCP Bylaw P1443, April 2023) indicates that the Foreshore & Riparian Areas Protection DPA includes all lands within 30 metres, measured horizontally in both upland and foreshore directions, from the natural boundary of major streams. The Sproat River is included in the list of major streams.

Section 6.2 of the *Alberni-Clayoquot Zoning By-law 1971* indicates that "Notwithstanding anything else contained in this By-law, except where relief is granted by the Water Resources Service of the Department of Lands, Forests and Water Resources, no building shall be constructed:

- a) Within 7.62 meters [25 feet] of the natural boundary of a lake or within 30.48 meters [100 feet] of the natural boundary of any other natural water course or source of water supply (other than a well, which is governed by the Sanitary Regulations, 1917), or
- b) On ground surface less than 0.609 meters [2 feet] above 200 Year flood level (other than flood caused by tsunami) where it can be determined, or, where it cannot be determined, 3.048 meters [10 feet] above the natural boundary of a lake or any other natural water course in the immediate flood hazard area".

The 30.48 m watercourse setbacks required by the Zoning Bylaw encompass the entire property, preventing the property from being developed without a setback variance.

Development of the property is also significantly constrained by steep slopes. The contour interval indicated on the survey plan (Figure 1) by Bennett Land Surveying Ltd is 2 m; however we note that the contour elevation labels have been repeated on the survey plan. Our rough measurements based on the survey plan indicate that the hill slopes on most of the property are approximately 60 – 80%.

There is essentially only one area of the property that may be suited for development. The area consists of a high bench in the centre of the property.

The developable area is further restricted by the titled natural boundary, which does not closely match the present natural boundary, particularly in the area of the high bench in the centre of the property.

The minimum front yard setback under Section 200 of the Zoning Bylaw for the A3 District is 15.24 m (Figure 2). However, this section also stipulates that “*where in the absence of a public water supply and/or sewage disposal system, the parcel area requirements stipulated by the Medical Health Officer shall determine*”.

Lewkowich Engineering Associates Ltd has completed a Geotechnical Hazard Assessment of the subject property (LEA File# E3544.02, October 8, 2024). The geotechnical assessment indicated that the primary geotechnical hazards identified for development of the property relate to riverine flooding and steep slopes. The buildable area for the property would be defined by the Flood Construction Level elevation and a reduced minimum setback of 15.0 m from the Present Natural Boundary, or a 1 Horizontal to 1 Vertical (1H:1V or 45°) setback from toe of slope, whichever results in the greater setback.

While a variance to reduce the watercourse setbacks to 15 m would provide a developable area above the top of steep slope, it would not necessarily conform with the topography of the property, and based on the survey plan would create a developable area in close proximity to top of bank, therefore in keeping with the recommendations of the geotechnical assessment we also recommend that the variance be based on a combination of a 15 m watercourse setback and a 1H:1V or 45° setback from toe of slope, whichever is greater.

In order to provide a reasonable developable area and increase the separation between development and the Sproat River we also recommend that the front yard setback requirements be reduced.

The setbacks recommended by Fisheries and Oceans, Canada’s *Land Development Guidelines for the Protection of Aquatic Habitat* for a watercourse with steeply sloped topography in a residential/low density area are 15 m from top of bank. The Streamside Protection and Enhancement Area (SPEA) setbacks required under the Provincial *Riparian Areas Protection Regulation* (RAPR) would measure 30 m from high water mark. The RAPR does not apply within the ACRD. Both of these setbacks would essentially sterilize the property from development.

As a general measure for the protection of the riparian habitat values we recommend that no removal of vegetation be permitted within 4 m of top of bank (Figure 3).

### 1.3 DPA 1 – Riparian Areas Protection Guidelines

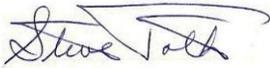
The DPA 1 Guidelines are included below, along with our comments. Unless otherwise exempt under Section 20.3 of the OCP, prior to undertaking any development on the lands within this DPA, the owner of the lands must apply to the ACRD for a Development Permit, and must include the following information with the application:

No.	DPA 1 Guideline	Comments
1	<p>An assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:</p> <ul style="list-style-type: none"> <li>a) Appropriate siting of buildings, structures, landscaping and placement of fill, moorage facilities, roads, driveways, parking areas, trails, paths, and utilities;</li> <li>b) Retention or restoration of native vegetation and soils;</li> <li>c) Removal of invasive species;</li> <li>d) Designation of buffer areas to protect environmentally sensitive features or habitat;</li> <li>e) Specification of any activities that may occur within the buffer areas; and</li> <li>f) Must state that the proposal is suitable for the area intended for development.</li> </ul>	<p>Toth and Associates have 31 years of experience of environmental consulting on Vancouver Island.</p> <p>The developable area of the subject property is significantly constrained by steep slopes and the Sproat River.</p> <p>We have recommended as a general measure that no removal of vegetation be permitted within 4 m of top of bank.</p> <p>No occurrences of invasive plant species were noted on the property.</p> <p>The requirements of the provincial <i>Riparian Areas Protection Regulation</i> and DFO's <i>Land Development Guidelines for the Protection of Aquatic Habitat</i> would essentially sterilize the property from development.</p> <p>The recommendations of Lewkowich's Geotechnical Hazard Assessment should be followed.</p> <p>The objective of this assessment was to determine the potential developable area of the property. There are currently no proposed building plans available.</p>
2	<p>Development or alteration should be planned to avoid intrusion into DPA 1 areas and to minimize the impact of any activity on these areas.</p>	<p>The 30 m DPA 1 area encompasses the entire property.</p>
3	<p>Protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance streams, fish habitat or riparian areas.</p>	<p>We have recommended as a general measure that no removal of vegetation be permitted within 4 m of top of bank.</p>
4	<p>In the absence of a report from a QEP, a minimum vegetated buffer of 30 metres between the natural boundary and any building or structure should be preserved on major streams free from development, and 15 metres on minor streams.</p>	<p>Understood as instruction.</p>
5	<p>The total amount of impervious cover on property adjacent to a stream should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.</p>	<p>The objective of this assessment was to assess the potential developable area of the property. There are currently no proposed building plans available. The future development plans should include consideration of reducing impervious surfaces in design.</p>
6	<p>The construction of a small accessory building such as a gazebo, garden shed or play house may be permitted if all the following apply:</p> <ul style="list-style-type: none"> <li>a) The building is located within an existing landscaped area;</li> <li>b) No native trees are removed;</li> <li>c) The building is located a minimum of 15 metres from the natural boundary of a minor stream or 30 metres from the natural boundary of a major stream; and</li> <li>d) The total area of the structure is not more than 9.2</li> </ul>	<p>Understood as instruction. There are currently no proposed building plans available.</p>

	m <sup>2</sup> .	
7	The construction of a private, commercial and group moorage facility are permitted in DPA 1 subject to the following conditions.....	No docks / moorage proposed.
8	The consideration of the issuance of a Development Permit by the ACRD in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies	Understood as instruction.

Please contact us if you have any questions regarding the contents of this report.

Sincerely,  
Steve Toth, R.P.Bio.



**Toth and Associates Environmental Services**  
Tel. (250) 390-7602  
E-mail: [stoth@shaw.ca](mailto:stoth@shaw.ca)



Figure 1. Survey site plan

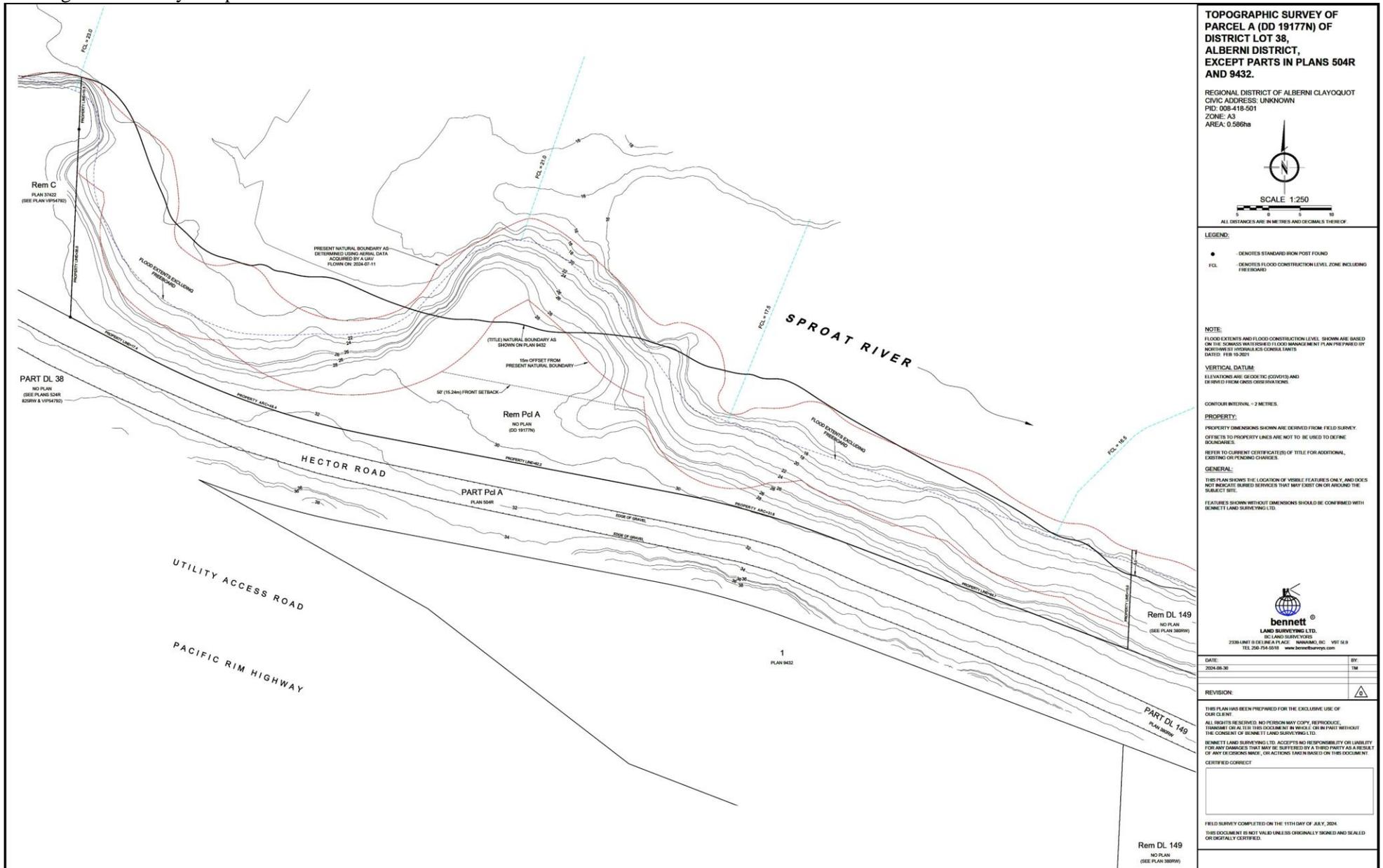


Figure 2. Survey plan overlaid on June 2023 air photo

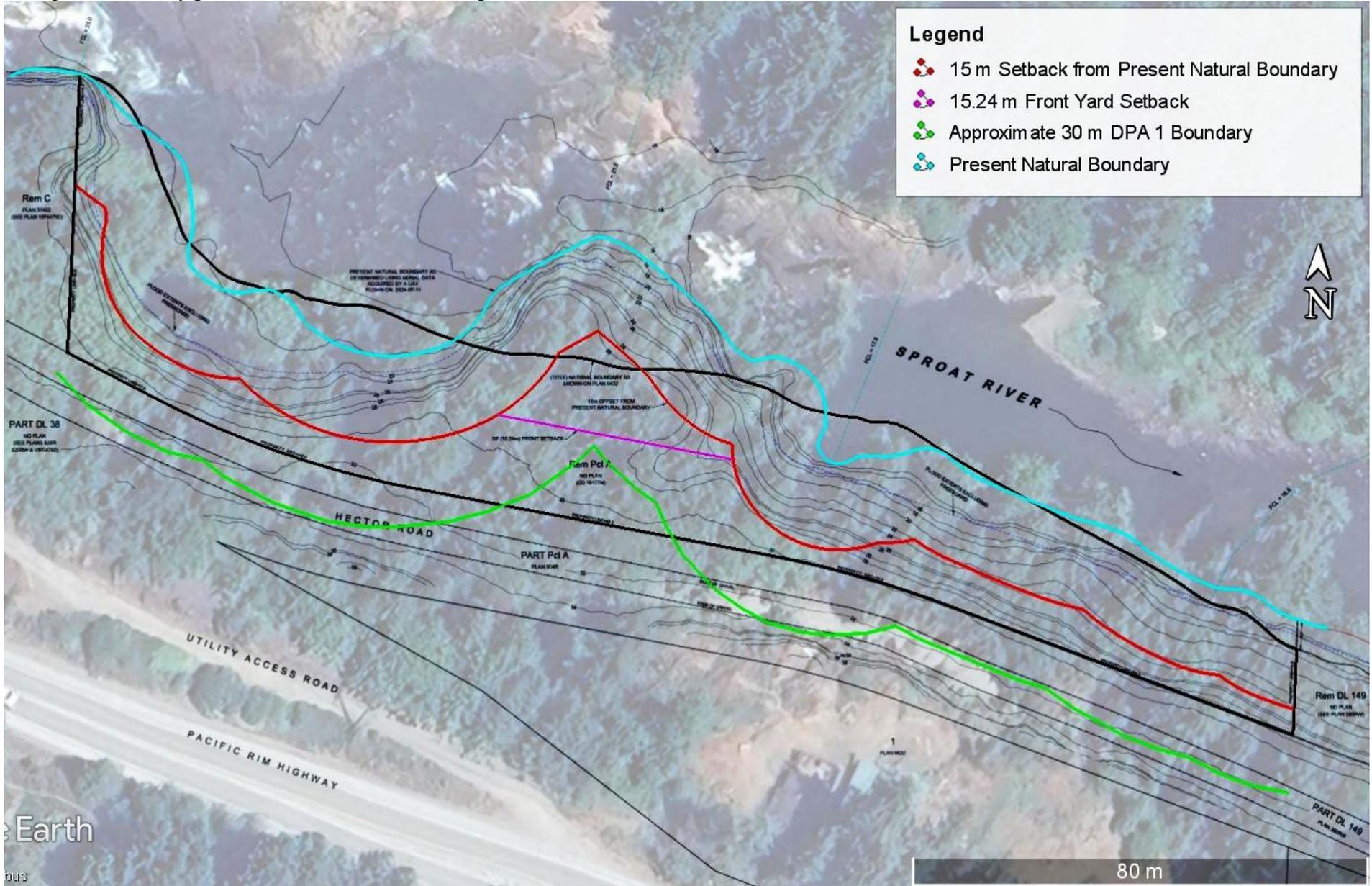
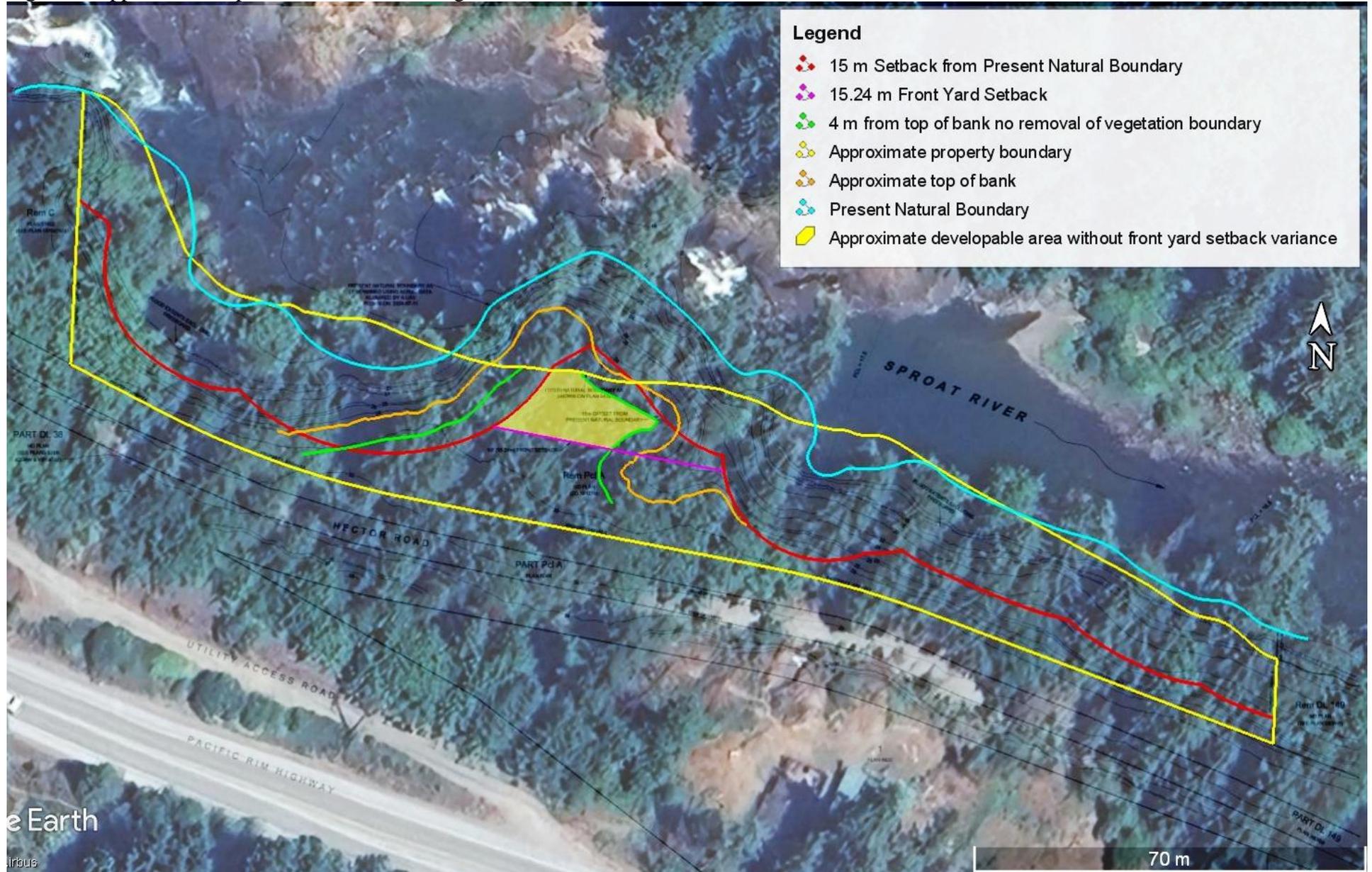


Figure 3. Approximate top of bank and 4 m no vegetation removal boundaries





To: ACRD Board of Directors

Meeting Date: October 8, 2025

From: Alima Khoja, Planner I

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Temporary Use Permit TUP25011 - 9694 Lakeshore Road (Labrie)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit Application TUP25011 subject to the following:**

- **Health and safety inspection by the ACRD Building Inspector.**
- **Neighbourhood notification as per Local Government Act s.494.**

**Development Proposal:** The property owner is applying for a Temporary Use Permit (TUP) to operate a short-term rental (STR) from the property. This includes the 4-bedroom single family dwelling, carport, driveway and a boat slip during the summer season.

**Advisory Planning Commission Recommendation:** The Sproat Lake APC will review the application at their September 15<sup>th</sup> meeting and forward their recommendations to the ACRD Board of Directors.

**Property Owner(s):** ROCHELLE F LABRIE

**Applicant/Primary Contact:** ROCHELLE F LABRIE

**Property Information:**

Civic Address:	9694 LAKESHORE RD						
Legal Description:	LOT 3, DISTRICT LOT 134, ALBERNI DISTRICT, PLAN 6827						
PID:	005-800-960	Folio:	770-01685.000	ALR? (Y/N):	No	Lot Area (ha):	1.04 (2.56 ac)
Current Zoning:	Mobile Home Residential (RMH) District / Acreage Residential (RA1) District.	Proposed Zoning:	N/A				
Current OCP:	Sproat Lake, Residential Use/Mobile Home Park Use	Proposed OCP:	N/A				
Development Permit Area(s):	N/A						
Current Use & Description:	The 1.04 ha (2.56 ac) property is currently used for residential purpose. It includes a 4-bedroom residence, residential parking, garage storage and transfer shed, and a trailer shed.						

**Surrounding Zoning and Land Use**

**PL20250052 / TUP25011**

**Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | 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).*

North: Rural (A2) District	South: Waterfront (WF1) District
East: Acreage Residential (RA1) District	West: Acreage Residential (RA1) District

**Services:**

- a) **Sewage Disposal:** On-site sewage disposal. The applicant has submitted an Island Health Sewerage System Letter of Certification for a septic system installed in 2009 that can accommodate a 5-bedroom dwelling.
- b) **Water Supply:** On-site water system.
- c) **Fire Protection:** The property is within the Sproat Lake Fire Protection Area.
- d) **Access:** The parcel is accessed from a driveway on Lakeshore Road.

**Planning Policy Discussion:**

- a) **Official Community Plan:** A portion of the parcel is designated as Mobile-Home Park Use and the remaining as Residential Use in the Sproat Lake Official Community Plan (OCP). This designation provides for a range of residential uses and housing types including vacation rentals, recreational properties, small lots and acreages.

Section 3.2 of the OCP discusses general planning policies which apply to all properties within the OCP area. Section 3.2.11 allows the ACRD Board to issue Temporary Use Permits in accordance with s. 493 of the Local Government Act.

*This proposal generally complies with the requirements of the Sproat Lake Official Community Plan. The OCP supports the consideration and issuance of TUPs in all land use designations for a period of up to three years.*

- b) **Zoning:** The portion of the parcel where the house is located is zoned Mobile Home Residential (RMH) District with the remainder zoned Acreage Residential (RA1) District. The property owner is applying for a Temporary Use Permit to allow the rental of their four-bedroom unit with carport, driveway and a boat slip during the summer season. Short Term Rentals are not listed as a permitted use within the RMH and RA1 zones. Section 492 of the Local Government Act provides the authority to issue temporary use permits to allow a use not permitted by a zoning bylaw.

	Current: RA1/RMH
Minimum Lot Area (ha)	0.16/0.80
Minimum Lot Width (m)	27.43/60.96
Principal & Accessory Front Yard Setback (m)	12.2/7.62
Principal Side Yard Setback (m)	4.5/7.62
Principal Rear Yard Setback (m)	9.1/7.62
Accessory Side Yard Setback (m)	0.9/0.9
Accessory Rear Yard Setback (m)	0.9/0.9
Watercourse Setback (m)	30

***This proposal is not in compliance with the ACRD Zoning Bylaw, and the TUP application is required for the STR use.***

**Temporary Use Permit Conditions:** A TUP to allow the short-term rental of an existing 4-bedroom residence on the property may be issued subject to the following conditions and any other conditions that the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued for the operation of a short-term rental (STR) within the four (4) bedroom single family dwelling located at 9694 Lakeshore Road.
2. The short-term rental must be registered in accordance with the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of eight (8) guests at any one time.
4. The STR must operate in accordance with all ACRD bylaws, specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
5. The STR shall accommodate a maximum of four (4) vehicles on the property. One parking space must be provided for each bedroom. Maximum of one (1) boat slip provided for STR guests.
6. Marine patrol and Boater safety information to be provided to the renter in the terms and conditions of rental and posted visibly in the residence.
7. No camping shall be permitted on the property.
8. The owner or designated caretaker must be available to attend the property within 20 minutes.
9. Contact information for the owner and/or caretaker in addition to a copy of the TUP must be visible in a public location within the STR.
10. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
11. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

#### **Comments:**

To operate a short-term rental in the Province of British Columbia, all owners must register their property in accordance with the *Short-Term Rental Accommodations Act*. All owners must indicate that their rental complies with all local bylaws. Upon registry, where business licenses are not required, the applicant must provide alternative documentation indicating compliance with the ACRD Zoning Bylaw.

The Short-Term Vacation Rentals Temporary Use Permit Policy, adopted by the ACRD Board in 2018, provides guidelines for the regulation of properties where property owners intend to operate an STR. The policy supports the application of a TUP to permit the operation of an STR. The Board of Directors may require specific conditions such as number of guests permitted, quiet times, and required parking spaces as well as limiting the total floor area of a dwelling that may be rented to short-term guests.

The applicants intend to utilize the entire four-bedroom house as an STR and it is recommended that the Board proceed with the public input and neighbour notification process prior to making a decision on the TUP application. It is further recommended that a condition of the TUP include a review of the health and life safety requirements of the structure by the ACRD Building Inspector.

Site photos:



Looking toward the lake facing 4-bedroom single family dwelling unit from the south end of the property near boat slip.



Looking toward the boat slip located at the south end of the property.



Looking to the east side in the center of the parcel from driveway access.



Shared driveway access with an adjacent property.



Access to the parcel via Lakeshore Rd.

Submitted by: Alex Dyer  
Alex Dyer, MCIP RPP, General Manager of Planning & Development

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

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

# Subject: Temporary Use Permit for STR

Property: 9694 Lakeshore Rd, Port Alberni BC

Legal Description: LOT 3, PLAN VIP6827, DISTRICT LOT 134, ALBERNI LAND DISTRICT PID: 005-800-960

Civic Address: 9694 Lakeshore Road, Rural, Electoral Area D Sproat Lake, Sproat Lake

## Current Use of Land and Buildings – 9694 Lakeshore Rd

- All land and buildings are used for residential purposes.
- Inventory of buildings
  - o House: Residence
  - o Carport: Residential Parking
  - o Garbage storage and transfer shed.
  - o Trailer Shed: RV Storage

## Proposed Temporary Use of Land and Buildings

### Proposed Use:

- We are proposing to use the house, carport, and driveway as a short term rental (STR) for occasional weeks and during the summer season.
- If granted, those renting the property would be limited to use of the house, the property to the lakeside of the house including docks and the area to the north (Lakeshore Rd.) side of the house up to the tree line just past the play structure.
- Parking is provided immediately in front of (north) the car port.

### Proposed Management:

- The property would be managed professionally through a combination of property managers on site and ourselves. Contact information would be made available to renters and include an emergency number they can use 24hrs 7 days / week.
- The property caretaker will remain at a distance of 10 mins from the property, and on the occasion that they may be on leave, there is a secondary caretaker who can access the property within 15 mins.
- Caretakers would be contacted through the property managers who are available during business hours as well as on an emergency basis 24 hrs 7 days / week. Caretakers would be available during working hours and on emergency basis as required.
- Caretakers and Property Managers would have a list of emergency service contacts including plumbing, septic,

## By-Law Notice and Compliance:

- Noise by-law information to be posted on site as well as in the rental terms and conditions on entering into a short term rental agreement.
- Should water conservation measures be required in the area, notice and applicable guidelines would be provided to occupants.

## Health and Safety

- Fire evacuation plan would be provided to renters in the information package along with instructions on location and use of fire safety equipment.
- Boats at the dock are limited to 1 boat.
- Marine patrol and boater safety information is provided to the renter in the terms and conditions of rental as well as posted visibly in the residence.

## Storage and management of garbage

- Garbage and recycling are moved to an animal proof shed near the carport. The shed is emptied between renters.

## Control of pets

- No pets allowed

## Contact phone number for the STR caretaker to respond to public complaints

- Ashley Seeton [REDACTED]
- Marc LaBrie [REDACTED]

## Confirmation of adequate on-site sewage system capable of accommodating the STR

- Certified Septic currently services both toilets that would be available in the STR unit. No additional toilets added

Confirmation that the dwelling has adequate safety for occupation  
(which may include review by a ACRD Building Inspector)

A maximum occupancy of two (2) persons per bedroom within a dwelling unit when such a dwelling unit is being occupied as a STR

- The STR is a 4 bedroom home and will have a max occupancy of 8

A maximum of one (1) boat per STR rental, if adequate dock space is provided

- 1 boat slip provided. Max of 1 boat

The provision of on-site parking available for STR (for example, one parking space for each bedroom)

- There are 4 parking spots available two inside the carport and two more in front of the carport.

With the exception of an Accessory Dwelling Unit, the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for STR occupancy

- Confirmed . There is no camping permitted.



FAVED  
May 25 2009  
ambidhsf

**FINAL**

**SEWERAGE SYSTEM  
LETTER OF CERTIFICATION**

Filing #: PA09/016

Date: May 25/09

To: Vancouver Island Health Authority

Re: 9694 Lakeshore Rd Lot 3 Dist Lot 134  
District Plan 6827 PID 005-800-960  
Civic address and legal description

Please be advised that the construction of the proposed sewerage system on the above-described property was completed on 05/22/09.  
(Month/Day/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

1. the owner has been provided with
  - a copy of the sewerage system plans and specifications as they were built;
  - a maintenance plan for the sewerage system that is consistent with standard practice; and,
  - a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

**A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.**

SIGNATURE <i>Robert Leibel</i>	NAME (Please Print) <i>Robert Leibel</i>
AUTHORIZED PERSON'S SEAL	OFFICE USE ONLY
	Vancouver Island Health Authority Environmental Health- Port Alberni DATE RECEIVED <b>MAY 25 2009</b> Received By <i>[Signature]</i> VIHA Staff Signature

LOC ver. 4 March 29, 2005

**POSTED**  
**JUL 28 2011**



# FILING OF SEWERAGE SYSTEM

Bl. Insp.  
May 19/09 B

This form is required to administer the Sewerage System Regulation (326/2004) and the collection of personal information complies with the Freedom of Information and Protection of Privacy Act. Within the Capital Regional District, information collected may be used by the CRD for the purpose of administration and enforcement of the Onsite Sewerage System Maintenance Bylaw. For Bylaw information contact 250 - 360-3000

## 1. Lot Information

Descriptions where sewerage system is to be constructed

PID# (CRD Only)	Folio# (North)	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> AMENDMENT ONLY/ PREVIOUS FILING NUMBER	FILING NUMBER
		<input type="checkbox"/> ALTERATION		PA09/016
		<input type="checkbox"/> REPAIR		

## 2. Owner Information

Mailing Address of Property Owner

LEGAL DESCRIPTION OF PROPERTY			GPS LOCATION OF SYSTEM Use Datum NAD83 PLEASE USE DECIMAL DEGREES	
Lot 3 Dist Lot 134 Dist Plan 6827 PID 005-800-960			LAT. 48.289 LONG. 124.947	
SUITE/APT NUMBER	BUILDING NUMBER	STREET NAME	CITY/MUNICIPALITY/AREA	HORIZONTAL ACCURACY (M)
NA	9694	Lakeshore Rd	Sproat LK	6m
NAME OF LEGAL OWNER OR STRATA CORPORATION			TELEPHONE NUMBER	

## 3. Authorized Person Information

Mailing Address of Authorized Person

SUITE/APT NUMBER	BUILDING NUMBER	STREET NAME	CITY	POSTAL CODE
NA				
NAME OF AUTHORIZED PERSON			TELEPHONE NUMBER	REGISTRATION NUMBER (if applicable)
Robert Leibelung			248-8258	OW0202
SUITE/APT NUMBER	BUILDING NUMBER	STREET NAME	CITY	POSTAL CODE
NA	1220	Brofton Ave Box 919	Errington	VOR-1U0

## 4. Facility Information

SEWERAGE SYSTEM WILL SERVE:	NO. OF BEDROOMS	TOTAL LIVING AREA (INCL. FINISHED BASEMENT) (in m2)	EST. DAILY SEWERAGE FLOW (in litres/day)	LOT SIZE (in hectares)
<input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX	5	295m <sup>2</sup>	2043 litres	1.0769
<input type="checkbox"/> OTHER (specify)				

## 5. Site Information

WILL BE CONNECTED TO A COMMUNITY WATER SYSTEM?	HYDRAULIC CONDUCTIVITY (K)(CM/DAY)	AVG. PERC RATE (MIN/IN)	SOIL TEXTURE / DESCRIPTION
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SYSTEM NAME	NA	12 min	100m-granular structure

## 6. System Information

DISTANCE OF PROPOSED DISCHARGE AREA FROM (in metres):			NATURAL SOIL VERTICAL SEPARATION (in cms)	
30m WATER LINES	NA OWN WELL	NA NEIGHBOURING WELLS	70cm	
15m BREAKOUT POINT	65m STREAM OR LAKE	65m DOMESTIC WATER SOURCES		
TOTAL VERTICAL SEPARATION (in cms)	TYPE OF SEWERAGE SYSTEM	IF TYPE 2 OR TYPE 3 IS PROPOSED GIVE:		TREATMENT CAPACITY (in litres/day)
120cm	<input checked="" type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 3 (PROF. ONLY)	MAKE NA	MODEL NA	NA

## 7. Restrictive Covenants/

SEPTIC TANK MANUFACTURER	SEPTIC TANK MATERIAL	VOLUME OF TANK (litres)	EFFLUENT PUMP	HYDRAULIC LOADING RATE (in lpd/m <sup>2</sup> )
Dans Precast	Concret	4500/2043	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	24 lpd/m <sup>2</sup>
DISCHARGE AREA:		METHOD OF EFFLUENT DISTRIBUTION		
<input checked="" type="checkbox"/> TRENCH <input type="checkbox"/> BED	<input type="checkbox"/> SAND MOUND <input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> GRAVITY <input checked="" type="checkbox"/> PRESSURE <input type="checkbox"/> OTHER		

## 8. Plans and Specifications/ Orders

ARE THERE ANY RESTRICTIVE COVENANTS/EASEMENTS, WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWERAGE SYSTEM?  YES  NO

If yes, please explain and attach supporting documents.

Attachments:  a site or layout plan of the proposal drawn to scale, and  
 a set of specifications of the sewerage system.  
 a copy of the Health Act Order pertaining to the sewerage system.

## 9. Authorized Person's Signature and Assurance Statement

YES I have consulted with the MOHS' publication "Sewerage System Standard Practice Manual"  
 NO I have used another source of standard practice listed below or copy attached.  
 Name of alternate source of standard practice:

The information on this form is accurate and true to the best of my knowledge. I am an authorized person according to Sewerage System Regulation BC Reg 326/2004. The plans and specifications attached to this form are consistent with standard practice.

## 10. Authorized Person's Seal

SIGNATURE	PLEASE PRINT NAME	DATE (DD/MMM/YYYY)
<i>Robert Leibelung</i>	Robert Leibelung	19/05/09
Please complete all applicable fields on this form. If the form is incomplete, the filing may not be accepted and it will be returned to the Authorized Person. Construction of the sewerage system may not start until filing has been accepted by the Health Authority. The Letter of Certification must be submitted within two years of the Filing Accepted Date noted below. The Authorized Person must also file the Letter of Certification, the Maintenance Plan and the as-built plans as per Sewerage System Regulation (326/2004) within 30 days of completing the construction of the sewerage system.		
AUTHORIZED PERSON'S SEAL	FILING RECEIVED DATE (DD/MMM/YYYY)	OF VANCOUVER ISLAND HEALTH AUTHORITY
	may 19/09	FILING ACCEPTED HEALTH AUTHORITY STAMP WITH FILING ACCEPTED DATE MAY 19 2009
	RECEIPT #: 42398	This Filing Does Not Constitute Approval for Further Subdivision
	DATE	INITIALS: KL

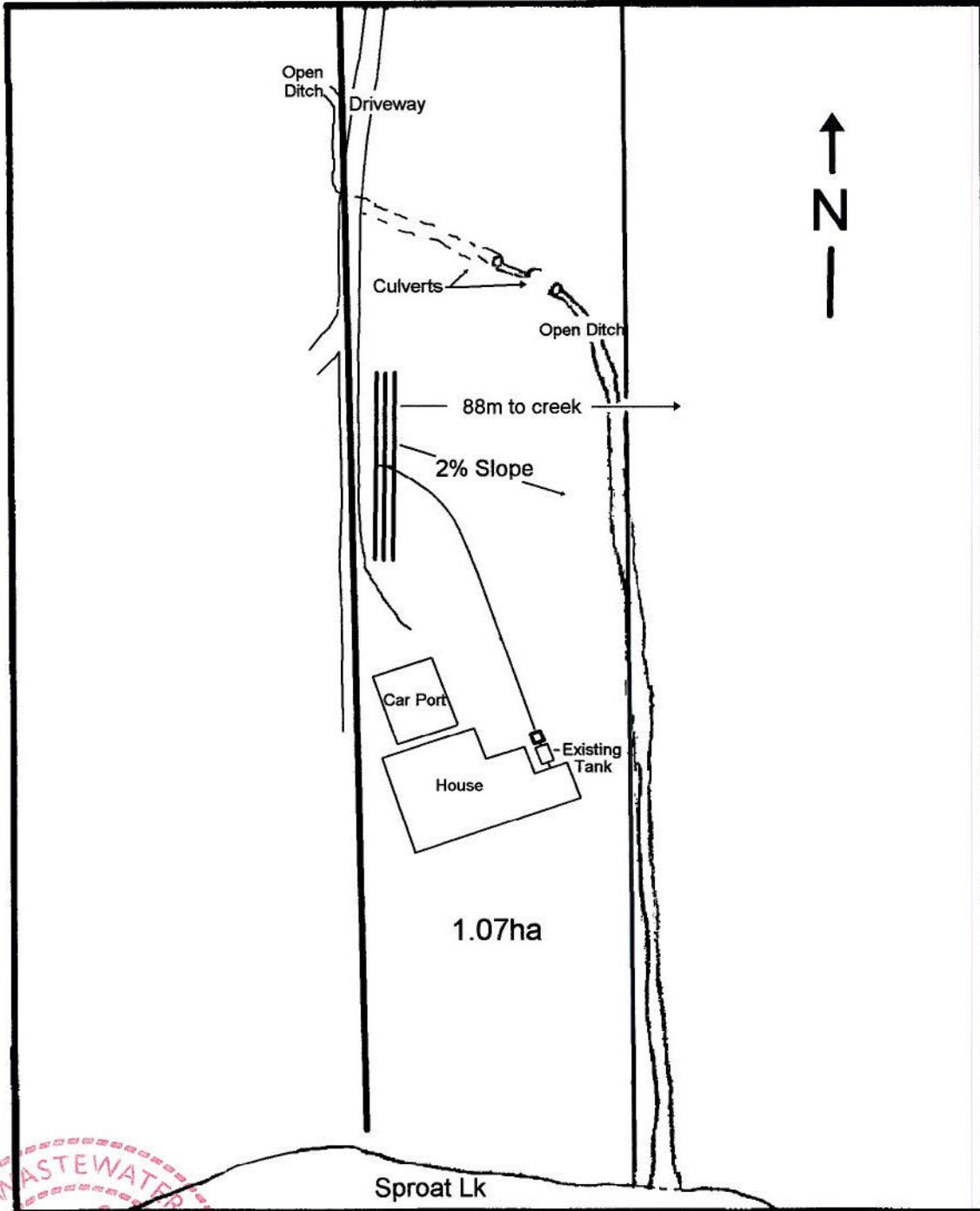
The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

Reference Plan for 9694 Lakeshore Rd  
Lot 3 Dist Lot 134 Dist Plan 6827  
PID 005-800-960

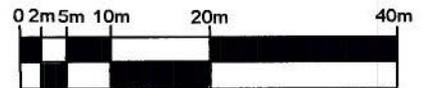
# Rob's Septic Installations

Pressure & Gravity  
Package Treatment Plants  
Excavating

(250) 348-8288  
Cell (250) 348-7185



Scale 1: 750



The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.







**TUP25011**

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

**Name:** ROCHELLE F LABRIE  
**Address:** 9694 LAKESHORE RD, PORT ALBERNI, BC

With respect to:

**Legal Description:** LOT 3, DISTRICT LOT 134, ALBERNI DISTRICT, PLAN 6827

**PID:** 005-800-960

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This permit is issued for the operation of a short-term rental (STR) within the four (4) bedroom single family dwelling located at 9694 Lakeshore Road.
2. The short-term rental must be registered in accordance with the *Short-Term Rental Accommodations Act*.
3. A maximum occupancy of two (2) persons per bedroom shall be permitted for a total occupancy of eight (8) guests at any one time.
4. The STR must operate in accordance with all ACRD bylaws, specifically Bylaw No. R1024, 2013 – a Bylaw to provide for the control of noise in the Electoral Area 'D' (Sproat Lake). Quiet time must be observed between 11:00 pm to 8:00 am daily.
5. The STR shall accommodate a maximum of four (4) vehicles on the property. One parking space must be provided for each bedroom. Maximum of one (1) boat slip provided for STR guests.
6. Marine patrol and Boater safety information to be provided to the renter in the terms and conditions of rental and posted visibly in the residence.
7. No camping shall be permitted on the property.
8. The owner or designated caretaker must be available to attend the property within 20 minutes.
9. Contact information for the owner and/or caretaker in addition to a copy of the TUP must be visible in a public location within the STR.
10. This permit is valid for a term of three (3) years from the date of issuance. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
11. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on .

This permit was issued this of .

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Daniel Sailland, MBA  
Chief Administrative Officer

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Chair of the Board of Directors