



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

**Sproat Lake Advisory Planning Commission Meeting**

**Monday, April 27, 2026**

Zoom/Sproat Lake Community Hall (Hybrid) – 9346 Bomber Base Rd, Port Alberni, BC

7:00 pm

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**Regular Agenda**

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Watch the meeting live at: <https://www.acrd.bc.ca/events/27-4-2026/>

Register to participate via Zoom Webinar at: [https://acrd-bc-ca.zoom.us/webinar/register/WN\\_AjsdoXK\\_Q-ivy5MpxXApog#/registration](https://acrd-bc-ca.zoom.us/webinar/register/WN_AjsdoXK_Q-ivy5MpxXApog#/registration)

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**1. CALL TO ORDER**

**Recognition of Territories.**

Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.

Introductions - Committee Members and Staff present.

**2. APPROVAL OF AGENDA**

*(motion to approve, including late items requires 2/3 majority vote)*

**3. DECLARATIONS**

*(conflict of interest)*

**4. MINUTES**

**5. CORRESPONDENCE**

**6. PLANNING APPLICATIONS**

a. DVD26002 – 8925 Faber Road (Girard)

**7. PLANNING REPORTS**

a. **Draft Sproat Lake and Area Official Community Plan Review and History**

[Draft Sproat Lake and Area OCP](#)

b. **Draft Sproat Lake and Area Official Community Plan Maps Review**

[Draft Sproat Lake and Area OCP Maps](#)

8. **LATE BUSINESS**

9. **ADJOURN**



**To:** Sproat Lake Advisory Planning Commission

**Meeting Date:** April 27, 2026

**From:** Alima Khoja, Planner 1

**Voting Structure:** Electoral Area Directors

**Electoral Area:** D - Sproat Lake

**Subject:** Development Variance Permit DVD26002 - 8925 Faber Rd (Girard)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD26002 subject to neighbour notification as per Local Government Act s. 499.**

Development Variance DVD26002:

- i. Development Variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single family dwelling.

**Development Proposal:** The property owner has applied for a variance to reduce the south side yard setback in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single-family dwelling. The 0.26 ha (0.65 ac) lakefront property contains an existing garage with a 9 ft south side yard setback. The subject property contains an existing single-family dwelling. Demolition of the dwelling may be considered in the future, subject to approval of the requested variance. The requested variance relates to the future single-family dwelling and is intended to maintain a consistent south side yard setback with the existing garage structure.

**Advisory Planning Commission Recommendation:** The Sproat Lake Advisory Planning Commission will review the application at their April 27 meeting and provide recommendations.

**Property Owner(s)/Applicant:** Albert and Diana Girard

**Property Information:**

Civic Address:	8925 Faber Rd				
Legal Description:	LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275				
PID:	004-207-688	Folio:	770-00795.000	ALR? (Y/N):	N
		Lot Area (ha):	0.26 (0.65 ac)		
Current Zoning:	Acreage Residential (RA1) District				
Current OCP:	Sproat Lake, Residential Use				

**PL20260007 / DVD26002**

**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?it̓'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).*

Development Permit Area(s):	DPA I – Foreshore & Riparian Areas Protection (Major: 30m)
Current Use & Description:	The property is currently utilized as a residential property with an existing single-family dwelling and a garage structure onsite.

Surrounding Zoning and Land Use			
North:	Acreage Residential (RA1) District	South:	Acreage Residential (RA1) District
East:	Acreage Residential (RA1) District	West:	Waterfront (WF1) District

**Services:**

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Onsite water supply.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- d) **Access:** The property is accessed by a driveway on Faber Rd.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The parcel is designated as ‘Residential Use’ in the Sproat Lake OCP. The property is affected by DPA I – Foreshore and Riparian Areas Protection (major: 30 m). DPA I applies to Land, foreshore, and water areas within 30 m of the natural boundary of the lake, and lands within 15 m on either side of the minor watercourse running through the property. Any future development within the Development Permit Area is subject to a Development Permit and must satisfy the requirements of DPA I.

*This proposal complies with the objectives and policies of the Sproat Lake OCP.*

- b) **Zoning:** The parcel is zoned Acreage Residential (RA1) District.

	Current:	Proposed:
Minimum Lot Area (ha)	0.17	
Minimum Lot Width (m)	27.4	
Principal & Accessory Front Yard Setback (m)	12.2	
<b>Principal Side Yard Setback (m)</b>	<b>4.6</b>	<b>2.7</b>
Principal Rear Yard Setback (m)	9.1	
Accessory Side Yard Setback (m)	0.9	
Accessory Rear Yard Setback (m)	0.9	
Watercourse Setback (m)	30	

The ACRD Zoning Bylaw requires a 4.6 m (15 ft) side yard setback for single family dwellings in the RA1 District.

*This proposal is not in compliance with the ACRD Zoning Bylaw. A development variance permit is required to reduce the south side yard setback from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a future single-family dwelling.*

**Comments:**

The applicant is seeking a variance to reduce the south side yard setback from 4.6 m (15 ft) to 2.7 m (9 ft) to facilitate the future construction of a single-family dwelling in alignment with the existing accessory building which is located 2.7 m (9 ft) from the south side yard setback. The applicant has submitted a preliminary sketch for reference.

The property is affected by DPA I – Foreshore & Riparian Areas Protection (major: 30 m). Any development within 30 m of the natural boundary of the lake would require issuance of a development permit including an assessment completed by a Qualified Environmental Professional (QEP).

*Public Notification*

The *Local Government Act* (S.499) requires a local government to give notice at least 10 days before adoption of the resolution to issue the permit to allow for the inclusion of public comment.

**Board Decision Options:**

The Board may choose to either Approve or Defer the Development Variance Request as outlined below.

*Approve the Variance Request*

Following the public input process, the Board may choose to authorize the issuance of the Development Variance Permit. Approving the variance request would allow future development to maintain a consistent 2.7 m (9 ft) south side yard setback with the existing accessory building.

*Defer the Variance Request*

If the Board is considering denying the variance request, the Board's practice is to defer a decision on the Development Variance Permit and invite the applicants to present their application at a future meeting as a delegation to the Board. The deferral may include a request that the property owner redesign or relocate the building.

**Staff recommendation:**

Staff are recommending that the Board consider the issuance of the Development Variance request, subject to completion of public notification in accordance with S. 499 of the *Local Government Act*.

*Next Steps*

Should the Board support the recommendation of this report, staff will proceed with Public Notice for comment in accordance with s.499 of the *Local Government Act*. The notice will be sent to all property owners and residents within 100 m radius of the subject property. The application will be brought back to the Board, along with any public correspondence received, for their consideration of issuance of the Development Variance Permit.

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

Site Photos



Existing garage structure with a 9 ft south side yard setback



Existing garage structure



Looking toward the existing principal dwelling fronting the lake



View toward the principal dwelling unit and accessory garage structure



Existing driveway access from Faber Road

# TOPOGRAPHIC SITE PLAN OF LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275.

SCALE 1:400



THE INTENDED PLOT SIZE IS 280mm IN WIDTH AND 432mm IN HEIGHT  
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

## NOTES:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
UNLESS OTHERWISE INDICATED.

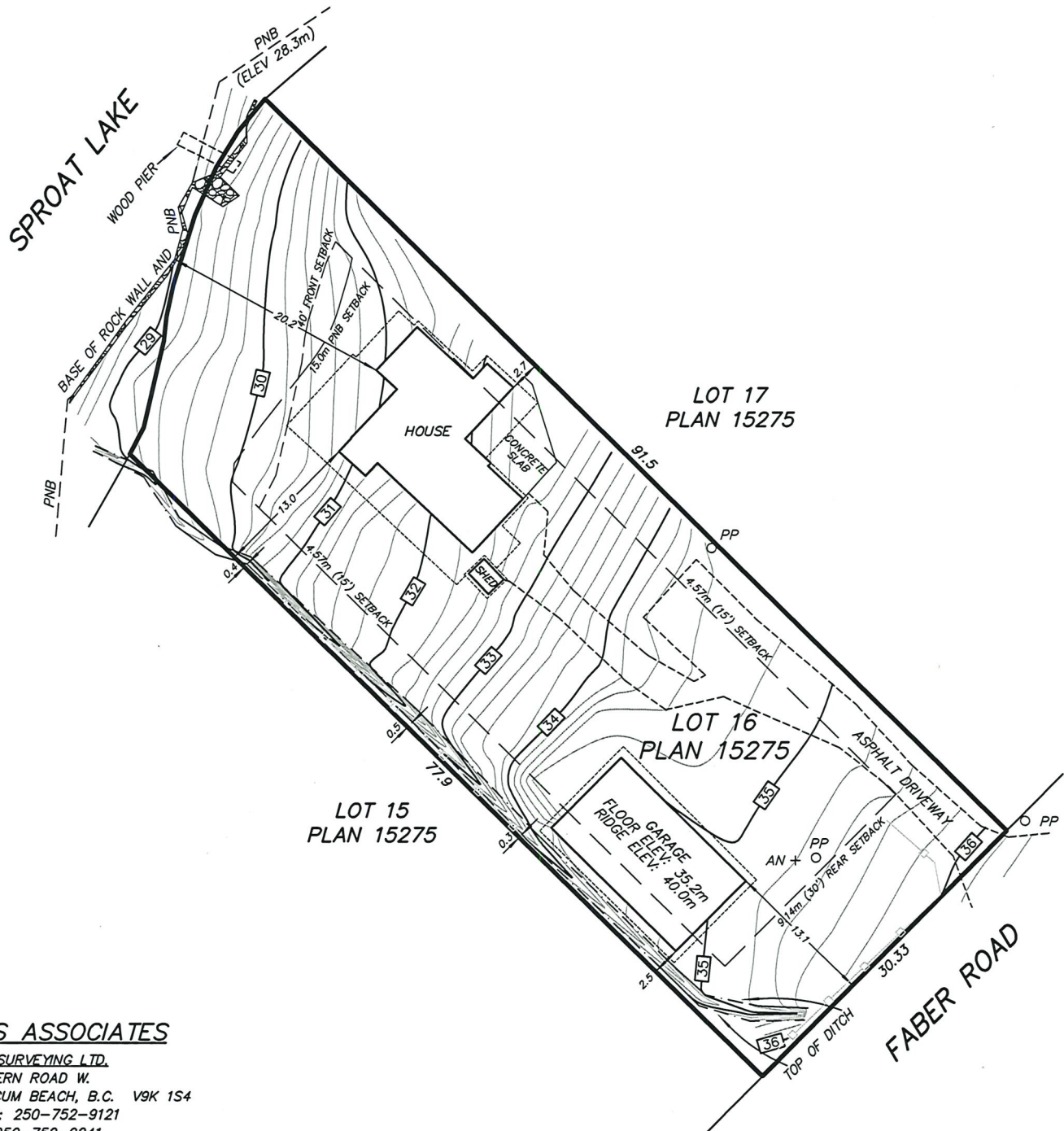
CONTOUR INTERVAL IS 0.2 METRES.

ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013  
DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS  
OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCES  
CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

CIVIC ADDRESS: 8925 FABER ROAD,  
PORT ALBERNI, BC

## LEGEND:

- PP ○ DENOTES POWER POLE
- PNB ——— DENOTES PRESENT NATURAL BOUNDARY
- DENOTES ROOF OVERHANG
- DENOTES WOOD FENCE
- AN + DENOTES HYDRO ANCHOR



## SIMS ASSOCIATES

LAND SURVEYING LTD.  
223 FERN ROAD W.  
QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
FAX: 250-752-9241  
FILE NUMBER: 21-094-BL  
DRAWING NUMBER: 21-094 T1.dwg  
DATE: 2021/05/04

Faber

Road

K 9° >

Drive  
way

W 28' X 48' L

SHOP

48°

W 28' X 36' L

W 3 BAY'S

36°

UTILITY  
+ BATH

Bedroom

Bedroom

58°

Kitchen

Dinning

Living

MAIN  
Bedroom

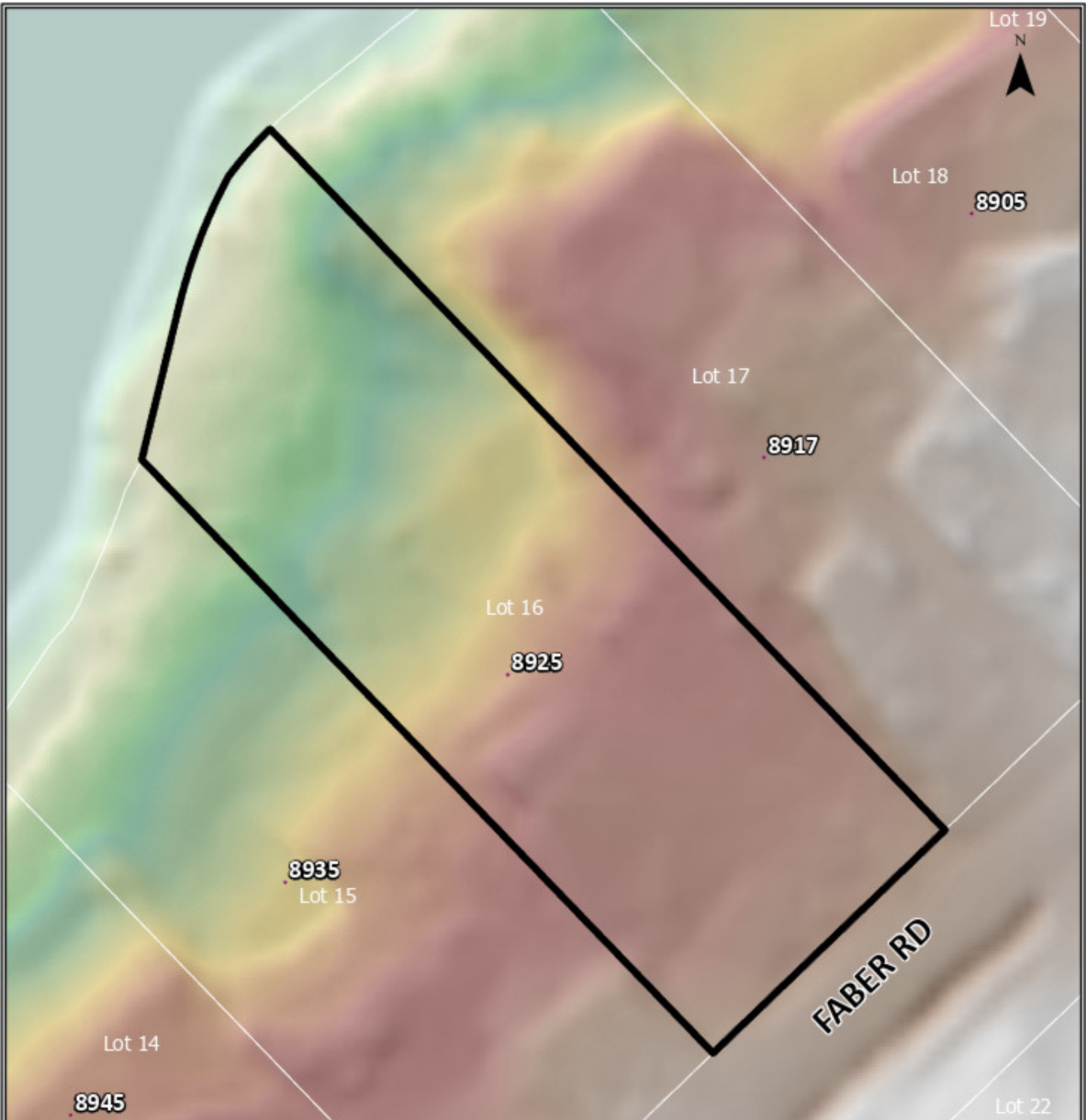
ENTRANCE  
↓

32°

56°

5000 sqft.  
IN TOTAL.  
**10**

LAKE





*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.*

**LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275**

 Subject Property

Elevation (m)

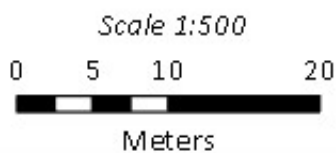
 40.121

 27.253



**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**

Prepared 2026-04-13  
Sources: Prov. BC, ParcelMapBC; ACRD





*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.*

**LOT 16, DISTRICT LOT 41, ALBERNI  
DISTRICT, PLAN 15275**

 Subject Property



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**




Prepared 2026-04-13  
Sources: Microsoft, VantorProv. BC,  
ParcelMapBC; ACRD

Scale 1:650

0 5 10 20




**12** Meters

-  AV Stream Atlas
-  Park
-  Subject Property

Sproat Lake


**Subject Property**

**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

N

0 25 50  
Meters

 Address: 8925 Faber Rd  
 Legal Description: LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT,  
 PLAN 15275



**DVD26002**

Whereas, pursuant to Section 498 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 5 of Part 14 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

**Name:** ALBERT R GIRARD, DIANA M GIRARD  
**Address:** 8925 FABER RD, PORT ALBERNI, BC

With respect to:

**Legal Description:** LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275  
**PID:** 004-207-688

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- Development Variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single family dwelling.

In accordance with the provision of Section 498 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot 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

## Sproat Lake and Area Historical Timeline

<p>Time immemorial-present</p>	<ul style="list-style-type: none"> <li>• Sproat Lake and Area as been inhabited by Nuu-chah-nulth peoples for thousands of years.</li> <li>• From time immemorial, c̓šaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation have lived within Sproat Lake and Area D, the Alberni Valley and Barkley Sound.</li> <li>• The lands and waters within and surrounding the Plan area are still used for fishing, harvesting, and cultural practices as c̓šaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation continue to have strong and ongoing connections to the land and water.</li> </ul>
<p>Traditional Sites and Place Names</p>	<ul style="list-style-type: none"> <li>• There are many places in and around the Plan area with traditional names and many have a Nuu-chah-nulth origin</li> <li>• Before being called Sproat Lake, it was known as Klee-coot meaning ‘wide open’ and is a central aspect of c̓šaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation’s traditional territories.</li> <li>• The traditional name of Great Central Lake is λaʔuukʷis meaning ‘burned ground’. The name refers to a forest fire caused by an electrical storm. In recent years, Area First Nations have begun working to restore traditional place names.</li> </ul>
<p>1860s</p>	<ul style="list-style-type: none"> <li>• The first European settlers arrived in the Valley, including Gilbert Sproat and Edward Stamp. They established a sawmill at the Alberni Inlet which helped to create a permanent settler presence in what is now Port Alberni. The valley became a major hub for the forestry industry with several mills in operation in the area. Forestry has been the primary industry for more than 100 years.</li> <li>• The Klee-coot was renamed for Gilbert Malcolm Sproat in the 1860s.</li> <li>• λaʔuukʷis was given the name Great Central Lake in 1864 by the Royal Geographical Society.</li> </ul>
<p>1892</p>	<ul style="list-style-type: none"> <li>• The Alberni Indian Residential School operated from 1892 to 1973 as part of Canada’s residential school system designed to forcibly assimilate Indigenous children. It was run by the Presbyterian Church of Canada and later by the United Church of Canada in partnership with the federal government.</li> <li>• Over 4000 First Nations children from across Vancouver Island were taken from their families and communities and sent to the school. In its early decades, many students came from c̓šaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation.</li> <li>• Like many residential schools, Alberni’s was marked by harsh conditions and systemic neglect. Students experienced</li> </ul>

## Sproat Lake and Area Historical Timeline

	<p>overcrowding and repeated outbreaks of disease, with documented cases of abuse of all types.</p> <ul style="list-style-type: none"> <li>• Today, the legacy of the school continues to affect Survivors, their families and communities.</li> </ul>
Early 1900s	<ul style="list-style-type: none"> <li>• From the early 1900s on, small farms around Stirling Arm, Taylor Arm and on the south shore of Sproat Lake supplied locals and logging camps with milk, butter, eggs. Milk was often delivered by boat along the lake or by wagon to work camps where they didn't raise their own cows.</li> <li>• Settlers such as Albert Faber and George Smith established farms on the south side of Stirling Arm at what is now Fossli Provincial Park, and on the north side of Klee-coot arm at Smith's Landing, now known as Sproat Lake Provincial Park.</li> </ul>
1910	<ul style="list-style-type: none"> <li>• Klitsa Lodge was the summer home of E.P. Davis, a lawyer from Vancouver built in 1910. In 1919, Mrs. Josephine Wark bought the property and operated the resort until she died in 1942. Operating a lodge was unusual for a woman at the time and she was known to be independent and resilient. Sproat Lake continues to be a summer retreat for visitors from all over the world.</li> </ul>
1920s	<ul style="list-style-type: none"> <li>• Sproat Lake became a destination for seasonal cabins and recreational use. A small number of seasonal hunting and fishing lodges were built attracting the wealthy elite from Vancouver, Victoria, and the United States.</li> <li>• Sport fishing on Sproat Lake and Great Central Lake became popular and attracted commercial fishing and tourist opportunities throughout the 20<sup>th</sup> century.</li> </ul>
1920-1950	<ul style="list-style-type: none"> <li>• Great Central Lake was settled with the establishment of Great Central Sawmills Ltd. in Boot Lagoon at the east end of Great Central Lake. This location allowed for logs to be boomed directly across the lake and was idea for transport. A rail line linked the sawmill to Port Alberni. Camp Nine was established further up Great Central Lake along a logging railway line that connected to the mill at Boot Lagoon.</li> <li>• Along with the sawmill, the company built an entire townsite quickly in under a year. The mill employed over 100 people. The settlement included family homes, bunkhouses for single men, cookhouses, and stores.</li> <li>• Overtime, the logging industry had depleted the timber easiest to reach from the lake. Loggers began to harvest timber from further into the back country and up the mountains which was difficult, inefficient and expensive. Additionally, the industry began to move to truck logging which supported larger road-</li> </ul>

## Sproat Lake and Area Historical Timeline

	<p>based sawmills. the Central Sawmills operation was designed for water transport and the rail system. Trucks were a cheap and easy way to transport timber to centralized operations. MacMillan Bloedel consolidated larger, modern and efficient mills in Port Alberni. Finally, the Stamp River dam was expanded which raised the water level at Great Central Lake which flooded parts of the mill and townsite. It made the most sense to close the sawmill at Great Central Lake. Workers and families relocated in Port Alberni and the Great Central Lake transitioned from industrial hub to a recreational retreat.</p> <ul style="list-style-type: none"> <li>• The workforce of the sawmill at Boot Lagoon and Camp Nine was multi-cultural. Japanese and Chinese workers were in the area prior to World War II. The industry also employed works from Scandinavia, Germany and First Nations workers from the area.</li> </ul>
1922	<ul style="list-style-type: none"> <li>• Dairy farming has a long history in the Alberni Valley (over 120 years). In 1922, Owens (Cliff Owen) Dairy was established in Port Alberni and later at McCoy Lake (now called Tooth Acres). Mr. Owen's farm once provided milk and cream to over 500 customers.</li> </ul>
1925	<ul style="list-style-type: none"> <li>• McCoy Lake Dairy Farm operated by William Thomson was 160 acres and was established in 1925. More recently, Bill Thomson was the third generation of the family to run the farm. Farmer Bill was a founding member of the ACRD's Agricultural Advisory Committee and the Agricultural Development Committee. He was an active member of the Fall Fair Association, 4-H and was a significant support and resource to area farmers for many, many years.</li> </ul>
1930-1950	<ul style="list-style-type: none"> <li>• The dairy industry around Sproat Lake was the most active. Small dairies kept around 15 cows. When roads improved, farmers were able to deliver their milk by truck making distribution much easier.</li> </ul>
1950s	<ul style="list-style-type: none"> <li>• By the 1950s, year-round homes began to appear on the lakefront. A road from Port Alberni had been established enabling year-round residents to settle at Sproat Lake permanently.</li> </ul>
1956	<ul style="list-style-type: none"> <li>• The US Navy retired the Martin Mars fleet in 1956. A group of BC Forestry companies bought the planes and converted them to waterbombers. The Hawaii Mars and the Philippine Mars were based on Sproat Lake from the 1960s to the 2010s and have become iconic in Canadian aviation history. The planes could drop roughly 7200 gallons of water per scoop. The</li> </ul>

## Sproat Lake and Area Historical Timeline

	aircraft were deployed in BC and abroad, particularly to the United States.
1956	<ul style="list-style-type: none"> <li>The Sproat Lake Weir was installed to manage water levels and supply for the Port Alberni Pulp Mill.</li> </ul>
1964	<ul style="list-style-type: none"> <li>Sproat Lake Volunteer Fire Department built its first hall on Lakeshore Road. In 1965, the SLFD was registered as a society. SLFD was originally almost entirely male, but in 1967 the Women’s Brigade gets its first call and began regular practices.</li> </ul>
1973	<ul style="list-style-type: none"> <li>The Alberni Indian Residential School was finally closed. c̓išaaʔath (Tseshaht First Nation) has established a memorial at the ‘orange bridge’ to support the survivors and their families.</li> </ul>
1972	<ul style="list-style-type: none"> <li>Roberston Creek Hatchery begins as the largest pink salmon spawning channel in North America and now is used as a coho and chinook salmon enhancement facility</li> </ul>
1993	<ul style="list-style-type: none"> <li>Alberni Valley Regional Airport (AVRA) opens to serve Port Alberni and the surrounding region</li> </ul>
2000s	<ul style="list-style-type: none"> <li>The Philippine Mars was retired in 2007 initially and fully retired from firefighting around 2015. The Hawaii Mars retired around the same time. They remained at Sproat Lake until 2024 when they took final flights to the BC Aviation Museum (Hawaii) and to Arizona (Philippine).</li> </ul>