



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Sproat Lake Advisory Planning Commission Meeting

Tuesday, April 7, 2026

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

7:00 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/7-4-2026/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_NybfWIDZSNKisJvbIH2ZyQ

PAGE #

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

- a. **Sproat Lake Advisory Planning Commission Meeting held February 17, 2026.** **3-6**

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on February 17, 2026 be adopted.

- b. **Sproat Lake Advisory Planning Commission Meeting held March 26, 2026.** **7-9**

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on March 26, 2026 be adopted.

5. CORRESPONDENCE

6. PLANNING REPORTS

- a. **Draft Sproat Lake and Area Official Community Plan Review** **10-55**
- Section 1.0 – Introduction and Planning Framework
 - Section 2.0 – How to Use This OCP
 - Section 3.0 – Vision and Goals
 - Section 4.0 – Land Use Designations
 - Section 5.0 – Core Policies
- b. **Draft Sproat Lake and Area Official Community Plan Maps Review** **56-61**
- Land Use Designations Maps

7. LATE BUSINESS

8. ADJOURN



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON TUESDAY, FEBRUARY 17, 2026, 7:00 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

MEMBERS

PRESENT: Walter Konkin (Chairperson)
Roberta Jensen
Joann Bessler
Sheri Gerigk
Len Watts

REGRETS: Mark Molander
Mark Marley
Ken Watts
Geo Monrufet

OTHERS PRESENT: Penny Cote, Director, Electoral Area “D” (Sproat Lake)
Rene Lacoursiere, Alternate Director
Darren Smith, applicant (DVD26001)
Taylor Saywell, applicant (TUP25013)
Rachel Hamling, applicant (MISC25003)
Kris McNichol, applicant (MISC25003)
Sean Lingl, applicant (MISC25003)
Neil Bauder, applicant (MISC25003)
Linda Warren, applicant (RD25005)
Dennis Williams, applicant (RD25005)

STAFF PRESENT: Alex Dyer, General Manager of Planning and Development
Jaleen Rousseau, Planning Manager
Alima Khoja, Planner 1

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/17-2-2026/>

1. CALL TO ORDER

The meeting was called to order at 7:02 pm.

It was recognized that this meeting was held throughout the Nuuchahnulth territories.

It was reported that this meeting is being recorded and livestreamed to YouTube on the Regional District website.

2. APPROVAL OF AGENDA

3. MINUTES

a. Sproat Lake Advisory Planning Commission Meeting held November 24, 2025

MOVED: J. Bessler

SECONDED: R. Jensen

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on November 24, 2025 be adopted.

CARRIED

4. PLANNING APPLICATIONS

a. DVD26001 – 10170 Kyunim Road (Debruyne & Rehill, Agent: Smitty Construction)

The APC received an overview of the application, noting that the applicant is requesting a maximum allowable height variance of an accessory structure in RA1 zone from 12 ft (3.65 m) to 17 ft (5.18 m). The discussion confirmed the location of the septic field and determined that the turning radius between the road and the septic field is sufficient to accommodate the intended use.

MOVED: R. Jensen

SECONDED: J. Bessler

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed with public input.

CARRIED

b. TUP25013 – 10411 Marina Vista Drive (Saywell Developments Ltd.)

The APC received an overview of the application, noting that the applicant is seeking to bring the property into compliance for a seasonal short-term rental during the summer months from May to September. The members noted that the building is newly constructed. Discussion included the intended purpose of the property, the history that this subdivision was intended to be for housing, and whether it would be occupied during other times of the year. The members also reviewed the number of occupants permitted and how the associated conditions are applied. Additional discussion addressed the shared strata septic system serving ten lots. Clarification was also provided regarding boat use, confirming that boats are not included as part of the rental offering

MOVED: R. Jensen

SECONDED: S. Gerigk

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed with public input.

CARRIED

c. MISC25003 – 10412 Lakeshore Road (1257819 BC Ltd)

The APC received an overview of the application, noting that the applicant intends to amend the two covenants registered to the property to allow for up to 11 dwelling units, each with 2,000 square feet of floor area, and two road accesses to Aldan Road. The members discussed the density of the proposed development, open spaces on the property for families, support for more housing, location of the septic field and importance of high quality sewage management at the site, servicing by private water system, emergency vehicles access and turnarounds, vehicle parking, and access to the lake.

MOVED: S. Gerigk

SECONDED: R. Jensen

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed to a public meeting.

CARRIED

d. RD25005 – 10203 Woodslee Loop (Warren)

The APC received an overview of the application, noting that the applicant is seeking to rezone the subject property to accommodate personal storage as a primary permitted use. This will allow the applicant to construct an enclosed boat storage structure for personal use. The applicants provided their rationale for the rezoning application to the committee. Discussion focused on understanding the newly drafted zone, as well as the services available on-site and whether any would be required for the proposed use. The applicants confirmed that water is available on the property and can be connected if needed. They also confirmed that sewage services are not required for the intended use, though the parcel has the capacity to accommodate such servicing in the future if necessary. Additionally, the applicants noted that the existing sea cans and trailer on the property will be removed once the new structure is constructed.

MOVED: R. Jensen

SECONDED: J. Bessler

THAT the Sproat Lake Advisory Planning Commission supports the application as presented to proceed with public input.

CARRIED

7. **LATE BUSINESS**

8. **ADJOURN**

MOVED: W. Konkin

SECONDED: S. Gerigk

THAT the meeting be adjourned at 8:45pm.

CARRIED

Certified Correct:

Chairperson

Alima Khoja
Planner 1



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON THURSDAY, MARCH 26, 2026, 7:00PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

MEMBERS Walter Konkin (Chairperson)

PRESENT: Joann Bessler
Sheri Gerigk
Mark Marley
Geo Monrufet
Len Watts

REGRETS: Ken Watts, Chief Councilor, Tseshaht First Nations
Mark Molander
Rene Lacoursiere, Alternate Director, Electoral Area “D” Sproat Lake

OTHER PRESENT: Penny Cote, Director, Electoral Area “D” (Sproat Lake)
John Salmen, applicant (RD25006)
Cathy Braiden, applicant (DVD25012)
Robert Elmore, applicant (TUP25017)
Chris McGrail, applicant (TUP25018)
Steve Hoiles, applicant (TUP25018)

STAFF PRESENT: Alex Dyer, General Manager of Planning & Development
Jaleen Rousseau, Planning Manager
Alima Khoja, Planner 1
Maddie Graham, Planning Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/26-3-2026/>

1. CALL TO ORDER

The meeting was called to order at 7:04pm.

It was recognized that this meeting was held throughout the Nuu-chah-nulth territories.

It was reported that this meeting is being recorded.

2. DECLARATIONS

3. CORRESPONDENCE

4. PLANNING APPLICATIONS

a. RD25006 – 10125 Stirling Arm Crescent (Coulson Forest Products Ltd)

The APC received an overview of the application to increase lot coverage from 15% to 20% for a property rezoned in 2024 to allow industrial-scale personal storage. The requested increase would accommodate the proposed building and a future smaller storage building. It was noted that the side setbacks shown in the site plan were different from those established during the creation of the SA-CD Zone. The APC identified concerns related to site drainage, construction impacts on the surrounding area, and fire protection. The applicant provided clarification that the structure was intended to be prefabricated, and this approach would reduce impact on the surrounding area due to shorter construction timelines. The committee deferred its decision and requested additional information regarding reduced setbacks, potential encroachment into the landscape buffer and its management, site drainage secured through a restrictive covenant, and preliminary septic design.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission recommends that the application be deferred, pending additional information regarding reduced side yard setbacks, potential encroachment into the landscape buffer and its management, site drainage secured through a restrictive covenant, and preliminary septic design.

CARRIED UNANIMOUSLY

b. DVD25012 – 8467 Bothwell Road (Braiden)

The APC received an overview of the application, noting that the applicant is applying for a two-lot strata subdivision which would result in a ~0.24 ha (0.6 ac) parcel along Faber Road, and a remainder parcel of ~1.46 ha (3.6 ac). The applicant has requested to reduce the watercourse setback for proposed strata-lot 2, from 30.48 m (100 ft) to a 15 m (49.21 ft) to increase flexibility when siting the future home and accessory buildings. Discussion focused on changes in future water flow, septic placement, and recreational water access.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application as proposed.

CARRIED

c. TUP25017 – 9195 Faber Road (Elmore)

The APC received an overview of the application, which highlighted three bedrooms, The applicant corrected the number of bedrooms, citing the house has five bedrooms. The APC discussed occupancy differences between three-bedroom and five-bedroom short-term rentals. Discussion focused on concerns related to noise, parking, septic capacity and the housing shortage at the lake. The applicant provided details regarding ample parking and that the septic was updated in 2019 to support the additional two bedrooms added with a building permit.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application with staff to update application to a 5-bedroom short-term rental with a maximum of 4 cars.

CARRIED

d. TUP25018 – 8790 Stirling Arm Drive (Hoiles)

The APC received an overview of the application and property. No concerns were addressed.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application as presented.

CARRIED

5. LATE BUSINESS

6. ADJOURN

MOVED: S. Gerigk
SECONDED: J. Bessler

THAT the meeting be adjourned at 8:26pm.

CARRIED

Certified Correct:

Walter Konkin
Chairperson

Maddie Graham
Planning Assistant

DRAFT SPROAT LAKE AND AREA OFFICIAL COMMUNITY
PLAN

DRAFT

Land Acknowledgement

In the spirit of healing, reconciliation, and gratitude, we acknowledge that Sproat Lake and Area rests on the traditional territories of čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation. čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation are part of the Nuuchah-nulth Nations who, since time immemorial, have stewarded land within the Alberni-Clayoquot Regional District (ACRD). Hupačasath First Nation and čišaaʔath (Tseshaht First Nation) continue to proudly celebrate and practice their cultures, governance, and traditional ways of living today and into the future.

The ACRD's jurisdictional area lies adjacent to the area governed by the Maa-nulth Final Agreement which represents about 2,000 people. The Treaty was negotiated by the Maa-nulth First Nations, Government of Canada, and the Government of British Columbia. Maa-nulth means "villages along the coast" in the Nuuchah-nulth language.

Acknowledging our relationship to place is something Nuuchah-nulth peoples have been doing for countless generations. In the spirit of reconciliation, the ACRD respects and recognizes the deep and intrinsic relationship to the land and water. The ACRD will strive to follow the example of First Nations within the Alberni Valley as we continue to learn from their vibrant traditions and respect for the territory.

The ACRD recognizes the ongoing impacts of colonization and embraces the Nuuchah-nulth Guiding Principles of ʔiisaak (respect for everyone and everything), ʔuuʔaaʔuk (taking care of), and ʔačatakin čawaak (everything is connected) as a north star for our collective journey, lighting the way forward in our relations.

The ACRD is committed to:

- Working together in the spirit of inclusivity, collaboration, and mutual respect;
- Seeking opportunities to build and strengthen relationships between governments;
- Gaining a better understanding of the rich and vibrant culture of the Nuuchah-nulth peoples;
- Bringing attention to the ongoing presence of First Nations communities within these territories.

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DEFINITIONS

Accessibility means the practice of developing laws, standards, and practices that remove barriers and support persons with disabilities to live with dignity and to meaningfully participate in their own communities.

Accessory means a use, building or structure on the same lot as, is incidental and ancillary to, the principal use, building or structure.

Accessory Dwelling Unit (ADU) means an independent residential dwelling unit, located on the same lot as the primary residence, which may be a single-detached dwelling.

Affordable Housing is affordable when it costs less than 30% of the occupying household's before-tax household income.

Ageing in Place means the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or physical ability.

Agri-tourism means a tourist activity, service, or facility, accessory to an agricultural facility or use classified as a farm operation under the *Farm Practices Protection (Right to Farm) Act*.

Attainable Housing refers to options for middle income earners, distinct from subsidized housing, with the goal of helping residents attain home ownership at below-market rates.

Bed and Breakfast means a home occupation use of a single detached dwelling rented for the temporary accommodation of not more than four guests, in accordance with the regulations for home occupation in this OCP. All rooms used for the bed and breakfast must be located and accessed from the principal dwelling unit. The maximum number of guests excludes children 12 years of age or younger.

Building means any structure and portion thereof, including mechanical devices, that are used or

intended to be used for the purpose of supporting or sheltering any use or occupancy.

Community Gardens means the use of land for garden and cultivated by a group of people, utilizing either individual or shared plots on private or public land.

Community Gathering Space refers to areas where people naturally congregate and can include a diverse array of spaces that foster social interaction, inclusivity, and community connection. These are often the places community looks to in times of emergency.

Communal Sanitary Sewer System means a sanitary sewer system which is approved by the Health Authority, and is owned, operated, and maintained by: an improvement district pursuant to the *Local Government Act*, the ACRD, or a strata corporation pursuant to the *Strata Property Act*.

Communal Water System means a system of waterworks which is approved under the *Drinking Water Protection Act*, and is owned, operated, and maintained by: an improvement district pursuant to the *Local Government Act*, a water utility pursuant to the *Water Utility Act*, the ACRD, or a strata corporation pursuant to the *Strata Property Act*.

Core Housing Need means the metric used by the Canadian Mortgage and Housing Corporation to measure three critical housing criteria and whether reasonable alternatives exist in the market. A household is in core housing need if its housing does not meet one or more of the following standards:

- **Adequate** – Housing is considered adequate when it isn't in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or

ceilings;

- *Suitable* – Housing is considered suitable when there are enough bedrooms for the size and make-up of resident households. This is according to National Occupancy Standard requirements;
- *Affordable* – Housing is affordable when it costs less than 30% of the occupying household's before-tax household income.

Dock means a floating structure used for the purpose of mooring a vessel, watercraft or boat(s) and for providing pedestrian access, and can consist of a single dock, wharf or pier, including walkway and access ramp.

Duplex means a building or structure that is divided into two self-contained dwelling units and adjoined by a common wall or floor.

Dwelling Unit means a building or self-contained portion thereof containing sleeping, sanitary, and cooking facilities, used or intended to be used as a residence for one household, but specifically excludes recreational vehicles.

Eco-tourism means responsible travel to natural areas that conserves the environment, integrates interpretation and education, and serves to sustain the well-being of residents.

Environmentally Sensitive Area (ESA) means an area of ecological significance that has, or with restoration or enhancement could have, natural features which contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover, or similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features, and can include rare or common habitats, plants, and animals.

FireSmart means the national FireSmart program intended to help Canadians increase community

resilience to wildfire and minimize its negative impacts.

Flood Construction Level means the observed or calculated elevation above the natural boundary of a waterbody to the underside of a floor system, or to the top of a slab on grade, for buildings located within a designated flood area or within an area that is subject to, or likely to be subject to, flooding. In the case of a manufactured home, the ground level or top of the concrete or asphalt pad upon which a manufactured home rests. An area below the flood construction level shall not be used for habitation, mechanical or electrical infrastructure, business or storage of goods damageable by flood water.

Floor Area means the total horizontal area of each floor of a building or structure measured between the interior finished surface of the exterior walls, including the space occupied by interior walls and partitions, and excluding decks and garages.

Float Home means a floating structure built on a flotation system intended for overnight use, occupancy or accommodation; intended generally to be anchored in place and is often serviced from shore and does not include any vessel or watercraft designed or intended for navigation.

Floor Area, Gross means the aggregate floor area including all habitable space and basements, measured from the interior finished surfaces of the exterior walls, but excluding any detached accessory buildings, an open porch, unenclosed sunroom, deck, veranda or attic. In the case of a multi-unit dwelling, it excludes common stairwells and corridors.

Food Security means access to adequate, safe, nutritious, and culturally appropriate food to meet dietary needs and food preferences.

Food Sovereignty is the right of people to healthy and culturally appropriate food produced through ecologically and sustainable methods and their

right to define their own food and agriculture systems.

Foreshore means the land lying between the highest and lowest water level that is alternatively covered and exposed by water with the normal rise and fall of the level of the body of water.

Freshwater means lakes, rivers, watercourses and similar bodies of inland waters.

Group Moorage Facility means a multi-berth moorage similar to a private moorage facility but for the personal use of a group, strata or association of residents from the surrounding community, and not for any commercial use.

Home Industry means a business or industry, conducted in an accessory building, structure or outside, that is incidental and ancillary to the principal residential use of a lot, may include accessory retail sales and may include processing, assembly and manufacturing of products.

Home Occupation means the use of a portion of a dwelling unit, by a resident of the premises, to operate a business.

Houseboat means a flat-bottomed vessel, watercraft or boat that is fitted for temporary use as a floating dwelling unit and that can be motored from location to location.

Local Food System means the entire food cycle, to a community-wide or regional-extent, encompassing the growing, harvesting/foraging, processing, preserving, distributing, sharing, eating, and disposal of food.

Lot means any lot, parcel, block or other area, created under the *Land Title Act*, or the *Strata Property Act* in which land is held or into which it is subdivided.

Low-density means areas intended to accommodate residential development generally fewer than 3-5 residences per hectare. Permitted uses include single detached dwellings, secondary

suites and accessory dwelling units. Low-density development maintains rural character and relies on on-site services such as wells and septic systems.

Marine Transportation means the movement of a person or persons by watercraft, vessel or boat, but does not include temporary accommodation.

Multi-Unit Dwelling means a residential use consisting of three or more dwelling units such as an apartment, townhouse, or row house.

Multi-Use Path (MUP) means an off-street pathway that is physically separated from motor vehicle traffic and can be used by any non-motorized user, including but not limited to walking, cycling, skateboarding, scootering, rollerblading, and use other active modes.

Natural Boundary means, as established by a British Columbia Land Surveyor, the visible high-water mark of any body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.

Open Space means an area consisting largely of landscaped open areas, which may include communal water systems, communal sewer systems, roads, trails, transmission lines, recreational areas, natural areas, playgrounds, playing fields or similar uses, but does not include a campground.

Parkland Improvements refer to the development, enhancement, or addition of amenities and infrastructure to a park, trail, open space, or other such recreation area for public use and enjoyment, including but not limited to landscaping, playground equipment, sports fields or courts, outdoor exercise equipment, trails and walkways, restrooms, seating areas, picnic tables,

waste management receptacles, lighting improvements, signage/wayfinding, and accessibility upgrades.

Passive Recreation means outdoor recreation activities that do not involve the use of buildings, structures, camping, motorized vehicles or motorized equipment.

Private Household refers to a person or group of persons who occupy the same dwelling for more than six months of one calendar year and do not have a usual place of residence else in Canada or abroad, as defined by Statistics Canada.

Private Managed Forest Land (PMFL) means private land, in respect of which there is a management commitment, and that is classified as managed forest land under the *Assessment Act*.

Qualified Professional (QP) means a registered professional in a relevant field such as:

- Registered Professional Biologists (RP Bio),
- Registered Professional civil, hydrological, or geotechnical Engineers (P Eng),
- Registered Professional Geoscientists (P Geo),
- Professional Agrologists (P Ag)
- Member of the Canadian Institute of Planners (MCIP)
- Registered Professional Foresters (RPF)
- Architects (MAIBC)
- Landscape Architects (BCSLA)
- Registered Onsite Wastewater Practitioners (RWOP),
- BC Land Surveyors (BCLS)
- Registered Forest Technicians,
- or any other qualified professional registered to practice in the Province of BC as required.

Qualified Environmental Professional (QEP) means a qualified environmental professional

with expertise in terrestrial and aquatic ecosystems and meets the criteria established under the *Riparian Areas Protection Regulation*.

Riparian Area means lands adjacent to watercourses, wetlands, lakes, and other water bodies, where the vegetation and soils show evidence of being influenced by the presence of water. Riparian areas are the green zones around lakes, rivers, and wetlands. They are the transitional zone between surface water and the drier uplands and play a vital role in the healthy functioning of both.

Residential Use means the occupancy or use of a building or part thereof as a dwelling unit and excludes temporary accommodation.

Secondary Suite means a self-contained dwelling unit located within, and secondary to, a principal building or portion of a building pursuant to the British Columbia Building Code.

Setback means the required minimum horizontal distance measured perpendicular from the respective lot line or natural boundary to any building, structure or use. No building, structure or use shall be located within a setback unless permitted by this Bylaw.

Short-Term Rental means a short-term rental accommodation service as defined under the *Short-Term Rental Accommodations Act*.

Single Detached Dwelling means a building consisting of one (1) dwelling unit which is occupied or intended to be occupied as the permanent residence of one (1) or more persons and may include a secondary suite.

Steep Slope means lands that have a natural slope of 30% or greater.

Stream means:

- 1) a natural watercourse, including a natural glacier course, or a natural body of water, whether the stream channel of the stream

has been modified,

- 2) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether usually containing water, including ice, but does not include an aquifer.

Transportation Services means the use of land, buildings or structures for the provision of air, water, railway, truck, bus or taxi transportation services.

Utility means the use of lands, buildings or structures to facilitate public transportation, the collection and disposal of sewage, garbage,

recycling and other waste, or the production, transmission, delivery and furnishing of water, gas, electricity or communication services to the public.

Watercourse means a watercourse as defined under the *Water Sustainability Act*.

Waterfront means land that borders a body of water, and in tidal areas, that is upland of the natural boundary of the water.

WildSafe means the provincial WildSafe program administered by WildSafeBC intended to prevent and/or minimize wildlife conflicts through proactive, collaborative, and community-championed management of wildlife attractants.

DRAFT

Abbreviations

ACRD	Alberni-Clayoquot Regional District
ADU	Accessory Dwelling Unit
AVRA	Alberni Valley Regional Airport
CDA	Comprehensive Development Area
CSA	Canada Safety Association
DPA	Development Permit Area
DRIPA	Declaration of the Rights of Indigenous Peoples Act
FSR	Forest Service Road
GHG	Greenhouse Gases
HWY	Highway
UNDRIP	United Nations Declaration on the Rights of Indigenous Peoples
LEED	Leadership in Energy and Environmental Design Principles and Standards
LGA	Local Government Act
MOTT	Ministry of Transportation and Transit
MUP	Multi-Use Path
NGO	Non-Governmental Organization
OCP	Official Community Plan
QP	Qualified Professional
QEP	Qualified Environmental Professional
SPEA	Streamside Protection and Enhancement Area
TSL	Treaty Settlement Lands
TUP	Temporary Use Permit

PART I BACKGROUND

1.0 Introduction and Planning Framework

1.1 Introduction

1.1.1 Legislative Authority and Purpose

An Official Community Plan (OCP) guides planning and development by establishing a community's vision and goals. It provides policy direction for topics such as housing, emergency management, and environmental protection. The OCP is a living document used by the Board of Directors, planners, developers, and the public when planning future land use. An OCP provides direction to elected officials in their decision-making and guides the Advisory Planning Commission's recommendations to the Board, which support community needs, goals, and values. The ACRD Sproat Lake and Area OCP is established under the authority granted via section 472 of the Local Government Act, as amended.

This OCP replaces the previous *Sproat Lake OCP P1310*, which was adopted in 2014 and amended in 2023.

1.1.2 Required Content

Section 473 of the *Local Government Act* requires that an OCP contain the following:

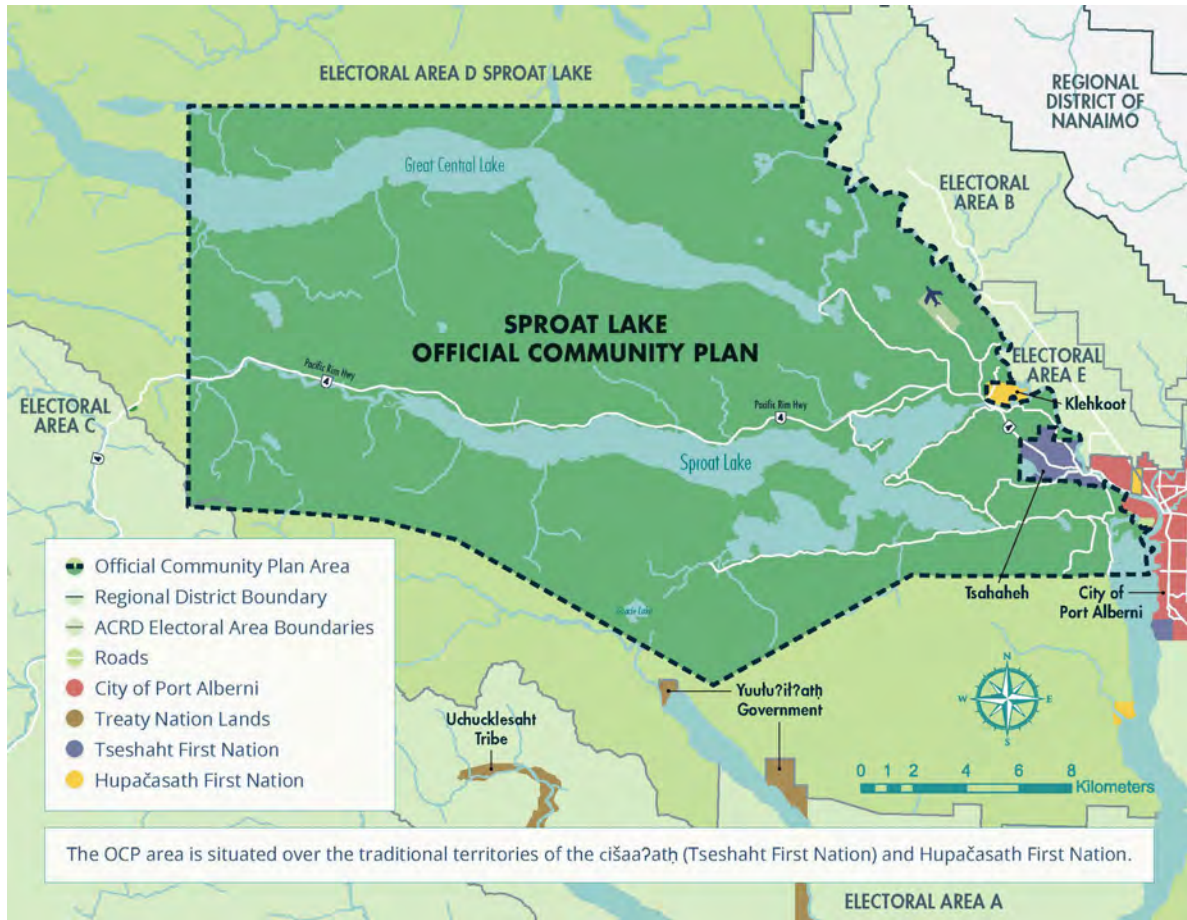
- location, amount, type and density of residential development required to meet the community's anticipated 20-year housing need;
- location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreation, and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks, and solid waste treatment and disposal sites;
- policies respecting affordable housing, rental housing, and special needs housing;
- policies with respect to targets for the reduction of greenhouse gas emissions in the Plan Area, and policies and actions with respect to how the local government will achieve those targets.

1.1.3 Official Community Plan Area

The OCP area comprises approximately one-third of Electoral Area (EA) "D", covering the central and eastern regions. The Plan area extends northward to include the majority of Great Central Lake, which forms part of the Somass watershed. Lands within the Plan area that are Crown property or privately managed forest areas are primarily under provincial jurisdiction. The lands situated to the north, west, and south of the Plan area within the Electoral Area are largely uninhabited forestry tracts. Adjacent to the eastern boundary of the Plan

area are the Beaufort and Beaver Creek Electoral Areas (EAs), čišaaʔath (Tseshaht First Nation), Hupačasath First Nation, as well as the City of Port Alberni.

Figure 1. Map of the Official Community Plan Area for Sproat Lake and Area



While the OCP outlines a general vision for community planning in its designated area, it does not have jurisdiction over First Nations’ lands. Its authority is also restricted regarding Federal or Provincial Crown lands, as well as forestry operations on privately owned properties classified as Managed Forest under the *Private Managed Forest Land Act*.

1.2 Official Community Plan Process

The Sproat Lake and Area OCP update took place over five phases through 2024-2026 as shown in Figure 2, with both in-person and virtual opportunities for community engagement throughout all phases. The update was led by a team of ACRD project staff, with internal support from an ACRD Technical Advisory Group and external consultant support. Overall guidance was provided by the Sproat Lake Advisory Planning Commission, with additional direction and approvals from the ACRD Board of Directors. The vision, goals, objectives, and policies within this Plan are informed by input from community members, First Nations, and community groups.

Figure 2: OCP Update Process



2.0 How to Use This OCP

The OCP is a community planning tool that will guide strategic decision-making for development and land use planning in Sproat Lake and Area. It is intended to be a reference document for all members of the community to understand how Sproat Lake and Area will evolve over time.

The OCP has several key components: Vision and Goal Statements, Objectives and Policies, a description of Temporary Use Permits and how they are applied, Development Permit Area Guidelines, and Schedules.

2.1 Vision and Goals

2.1.1 Vision

The vision for Sproat Lake and Area outlines the OCP framework and includes community-specific vision statements for Great Central Lake, Central Lake Road and the Agricultural Areas. The vision statements were created using community feedback as part of the OCP engagement process and will guide growth and development. All policy direction outlined in the OCP is intended to achieve the long-term community vision for Sproat Lake and Area.

2.1.2 Goals

The goal statements provide a framework for implementing the Sproat Lake and Area vision statements. Each goal statement represents a key theme or focus area for the OCP and is intended to guide decision-making.

2.2 Objectives and Policies

2.2.1 Objectives

Objectives expand on the goal statement(s) to achieve what is important to community members. All objectives and policies in the document align with one or more of the goal statements.

2.2.2 Policies

Policies guide decision making for achieving the direction outlined by the vision, goals, and objectives. Policies are intended to provide specific direction to the ACRD Board of Directors, staff, developers and community members regarding the land use priorities of Sproat Lake and Area. Additionally, OCP policies can support

opportunities for collaboration with First Nations and neighbouring municipalities.

2.3 Temporary Use Permits

Temporary Use Permits (TUPs) are a tool authorized by the *Local Government Act* for the purpose of allowing temporary uses that align with the vision and goals of the OCP, but which are otherwise prohibited. TUP policies guide the kinds of activities for which TUPs may be issued, including short-term land uses, opportunities to diversify the economy, or innovative responses to an emerging community need.

2.4 Development Permit Area Guidelines

Development Permit Areas (DPAs) have been established in accordance with the *Local Government Act* to allow for development to better align with the goals of the community. In Sproat Lake and Area, these goals are preserving and enhancing the natural environment, protecting the public from natural and climate-driven hazards, and supporting the form and character of the OCP area. All new development occurring in areas that have been designated as a DPA may be subject to the DPA-specific guidelines.

2.5 Schedules

A series of figures have been included in the OCP to provide spatial context to the policy direction established throughout the Plan. These schedules may be used as a visual reference for the reader to interpret the OCP.

PART II GOALS, OBJECTIVES, AND POLICIES

3.0 Vision and Goals

3.1 Sproat Lake and Area Community Vision Statements

The following vision statement aims to capture the sentiments and aspirations of Sproat Lake and Area residents for their community's future. This vision statement informs the policy direction of this plan.

3.1.1 Sproat Lake and Area

Sproat Lake and Area, located on the traditional territory of the cišaa'ʔatḥ (Tseshaht First Nation) and Hupačasath First Nation, is a community known for its beautiful lakes, rural character, and strong sense of community. Preserving rural character, supporting residential and recreational areas, maintaining water quality and fish habitat, and managing invasive species will be prioritized through environmental stewardship. Providing a community focal point around Sproat Lake, including community gathering spaces and neighbourhood-scale commercial activity, will be explored in key areas. Sustainable tourism will enhance the local economy, while parks and trails will be community-oriented. Emergency preparedness will promote community safety and resiliency for all.

3.2 Community Vision Statements

Area-specific vision statements are outlined in the following sections to reflect the unique nature of Sproat Lake and Area communities. These vision statements aim to complement the overarching vision statement for the Area while conveying the aspirations of residents within each of the sub-communities.

3.2.1 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 20 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.

3.2.2 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 20 years by maintaining thoughtful forms of low-density rural development, improving road infrastructure to address traffic safety concerns, and celebrating its unique history.

3.2.3 Agricultural Areas

Recognized for their vital role in local food security, agricultural areas will support thriving farms and environmentally sustainable practices. To improve farm success, improvements to regulations, water supply, food processing, invasive species management, and compost availability will be explored to support future prosperity.

3.3 Goal Statements

The following Goal Statements are intended to support the community's vision for Sproat Lake and Area, while informing the specific objectives and policies established in Sections 4.0 and 5.0 of this OCP.

3.3.1 Reconciliation

Foster strong, collaborative partnerships with local First Nations.

- Continue to build strong relationships with First Nation communities, including cišaaʔatḥ (Tseshah First Nation) and Hupačasath First Nation, to facilitate meaningful partnerships.
- Engage in collaborative decision-making on key priorities such as economic opportunities; historical, cultural, heritage, and archaeological initiatives; and shared stewardship of the natural environment.

3.3.2 Parks and Recreation

Expand the network of parks and open spaces.

- Provide opportunity for all community members to enjoy Sproat Lake and Area's natural and recreational attractions.
- Continue to advocate for safe and accessible infrastructure to expand walking and cycling networks within Sproat Lake and Area, and between Sproat Lake and Area, the City of Port Alberni, provincial parks and other key amenities.

3.3.3 Emergency Management

Enhance emergency management measures to strengthen regional resilience.

- Enhance emergency management measures to strengthen regional resilience by advancing the four pillars of emergency management - mitigation, preparedness, response, and recovery.
- Promote community awareness and preparedness to protect health, safety, and wellness during emergencies.
- Prioritize actions that reduce disaster risk, improve response activities, and mitigate the impacts of emergencies and disasters.
- Strengthen strategies to address hazards such as wildfires, tsunamis, flooding, drought, poor air quality, and earthquakes by collaborating with neighbouring communities to build regional resilience.

3.3.4 Environment

Preserve and protect natural areas and ecologically significant habitats, including through Development Permit Areas and increased bylaw enforcement.

- Preserve the health of natural areas with an emphasis on maintaining high water quality and preserving fish health in lakes, rivers, streams and aquifers.
- Encourage the removal of invasive species from Sproat Lake and Area to promote restoration of ecologically significant habitats.

Advocate to the Provincial Government to modernize dam and weir infrastructure.

- Advocate to modernize dam and weir infrastructure to better regulate water levels within the community and promote resident safety and fish health.

Increase the diversion rate of solid waste.

- Find solutions to reduce waste generation, increase diversion, and promote reuse within the community.

Support local organizations and community members with environmental stewardship endeavours.

- Support environmental stewardship by collaborating with local organizations and empowering community members.

3.3.5 Agriculture & Food Security

Support food security and commercial agriculture.

- Find solutions for increasing agricultural activities on parcels designated as Agricultural Land Reserve and support food security at every parcel size.

Reduce regulatory barriers to agricultural development.

- Review and update existing regulations to reduce barriers for food system development. Advocate to provincial and federal agencies for regulatory updates when applicable.

Support Indigenous food sovereignty through supporting access to traditional food harvesting lands and watercourse preservation.

- Collaborate with First Nations to reduce barriers to accessing traditional foods on both land- and water-based ecosystems.

Support food processing facilities.

- Encourage the development of food processing facilities, such as abattoirs.

Preserve water supply for agricultural purposes, including food production and processing.

- Support strategies for increasing water supply available for food production and processing.

3.3.6 Growth Management & Housing Affordability

Support housing options that recognize Sproat Lake and Area's rural qualities.

- Support the development of housing that complement the rural character of Sproat Lake and Area. Options that meet the evolving needs of the community, encourage and welcome families, and provide

for an ageing population are prioritized.

- Maintain larger lot sizes and encourage the development of accessory dwelling units where parcels can support on-site wastewater management.

Advocate for improved road maintenance and safety measures.

- As development occurs, advocate to the Ministry of Transportation and Transit and other provincial agencies for improved road maintenance and safety measures, including the widening of shoulders, throughout Sproat Lake and Area.

3.3.7 Employment and Economy

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 agriculture and low-impact tourism are supported and encouraged in Sproat Lake and Area.
- Support the development of a small-scale commercial hub where community members can buy necessities.
- Explore how policies can support the long-term development of the Alberni Valley Regional Airport, which is a significant economic asset to the region.

4.0 Land Use Designations

The Land Use Designations found in this section describe the future land uses of Sproat Lake and Area, as shown on Schedule X – Land Use Designations. The table below provides an overview of the Land Use Designations comprising this OCP.

Designation	Description	Permitted Uses
Rural	Large, unserviced lots intended for low-density residential uses, small-scale agriculture, and home occupations. All lands within the Agricultural Land Reserve designated as Rural are subject to Agricultural Land Commission regulations. ALC regulations take precedence over land use within this OCP on lands within the ALR.	Low-density residential uses including single-detached dwellings, accessory dwelling units, home occupations and home industry, limited short-term rentals operated by a principal resident, and agricultural uses. Minimum Lot Size: 2 hectares
Rural Central Lake	Existing rural-residential settlement area on Central Lake Road known locally as “Little Germany” that comprises a mix of low-density residential uses, home occupations and home industry, and agricultural uses. To respect the area’s existing community character and reduce adverse effects on the local aquifer, commercial and industrial uses are not permitted. All lands within the Agricultural Land Reserve designated as Rural Central Lake are subject to Agricultural Land Commission regulations. ALC regulations take precedence over land use within this OCP on lands within the ALR.	Low-density residential uses including single-detached dwellings, home occupations and home industry, and agricultural uses compatible with the specific form and character of the neighbourhood. Minimum Lot Size: 2 hectares
Residential	Existing residential settlement areas, with or without servicing, where future development via acreage residential subdivisions and low-density residential development are encouraged. All lands within the Agricultural Land Reserve designated as Residential are subject to Agricultural Land Commission regulations. ALC regulations take precedence over land use within this OCP on lands within the ALR.	Low-density residential uses including single-detached dwellings, duplexes, secondary suites, accessory dwelling units, home occupations, and limited short-term rentals operated by a principal resident, and small-scale agricultural uses. Minimum Lot Size: 1 hectare where serviced by on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer systems, or both.
Mobile Home Park	Areas designated for the continued use and presence of mobile home parks.	Mobile homes and low-density residential uses, including single-

Designation	Description	Permitted Uses
		detached dwellings.
Agriculture	Areas designated for agricultural activities with an emphasis on the long-term preservation of the land for agricultural uses and food production. All Agricultural Reserve Lands within the Agricultural designation are subject to Agricultural Land Commission regulations. Agricultural Land Commission regulations take precedence over use within this OCP on lands within the Agricultural Land Reserve.	Agricultural uses and food production, such as farming, ranching, farm product processing, and all uses consistent with Agricultural Land Commission legislation. Interim uses of agricultural lands, such as silviculture, and open space and recreational uses that will not impair the future viability of the land for agriculture or food production can be permitted. Minimum Lot Size: 2 hectares, subject to approval by the Agricultural Land Commission, in areas designated for Agricultural uses.
Parks, Trails, and Open Space	Existing parks, greenspace, and other open space(s) designated for passive and active outdoor recreation by residents and tourists. The Parks, Trails, and Open Space designation comprises provincial and regional parks and greenspace as well as undeveloped areas that are suited for future park uses.	Passive or active recreation uses, including walkways, trails, and playground equipment, as well as wildlife sanctuaries, conservation areas, and nature interpretation areas. Community gardens, orchards or greenhouses may also be permitted as deemed appropriate by the ACRD. Minimum Lot Size: n/a
Civic	Encapsulates all civic uses, including community amenities, services, utilities, fish hatcheries, the Alberni Valley Sort 'n Go Centre, as well as other institutional uses.	Public, not-for-profit and privately owned facilities, services, and institutional uses. Minimum Lot Size: n/a
Commercial	Areas where commercial operations serving local residents and visiting tourists are to be concentrated, including small-scale commercial uses, tourist activities, and tourist accommodations.	Small-scale provision of commercial services and related retail sales, including both professional and personal services as well as tourist services and accommodations. Minimum Lot Size: n/a
Industry	Areas where existing employment lands are located, comprising both heavy and light industrial uses, as well as areas for the concentration of future employment lands. Uses under this designation are largely industrial in nature (e.g. manufacturing and fabrication), but could also include commercial	Industrial uses such as manufacturing and processing, industrial equipment and materials yards, water and sewer infrastructure, and outdoor storage, and may also include any ancillary commercial and administrative uses. Minimum Lot Size: n/a

Designation	Description	Permitted Uses
	operations (e.g., office) and the sewage lagoon located at the mouth of the Somass River.	
Resource	Large tracts of privately and Crown owned lands valued and used for resource development, including First Nations traditional harvesting and foraging of culturally important foods and plants including cedar bark, forestry, and resource extraction activities. These lands contain known sand and gravel deposits. The resource designation contributes significantly to the character of Sproat Lake and Area through its importance in generating economic activity and employment, protecting wildlife habitat, maintaining drinking water source protection and other aesthetic and environmental functions.	Forestry, forestry-related activities, agriculture, resource extraction, power-generation facilities, and communications facilities. Minimum Lot Size: 16 hectares
Marina	Areas where the storage of boats, including the mooring of houseboats, is permitted. The Marina use regulates the impact of boating and watercraft storage on Sproat and Great Central Lakes to minimize the impact that a wide variety of watercraft have on sensitive shorelines, water quality, and fish and wildlife habitat.	Boating specific uses such as watercraft storage and houseboat mooring, along with limited small-scale commercial services oriented to water users.
Float home	Existing float homes functioning as permanent residences located along Great Central Lake.	Float home specific uses to support float home structures, maintenance, and watercraft storage.
Conservation	Aquatic and terrestrial areas of cultural and ecological significance providing habitat diversity and invaluable ecological services. This includes First Nations traditional harvesting and foraging of culturally important foods and plants such as cedar bark. These lands are designated for preservation and enhancement from development, construction, camping and overnight mooring.	Uses deemed appropriate by the ACRD that do not infringe on the ecological services and preservation of the area, such as conservation areas and wildlife sanctuaries, low-impact recreation (walking trails), traditional harvesting and foraging of culturally important foods and plants.
Airport	The land within and adjacent to the Alberni Valley Regional Airport used for airport services, businesses and industrial activities that complement the aviation focus of the lands.	Aviation and aviation-compatible uses, including complementary light industry, storage and warehousing, manufacturing and fabrication, commercial, and business and industrial

Designation	Description	Permitted Uses
		parks. Minimum Lot Size: n/a
Recreational Residential Use	Low-density residential properties utilized as seasonal or recreational properties around Sproat Lake. Properties in this designation may not be adequately serviced or accessible for full-time residency and therefore do not meet regulatory health and safety requirements for full-time occupation.	Part-time residential use (for a total of 180 days per calendar year) for seasonal or recreational purposes. Short-term rental accommodation is not supported in this designation.
Comprehensive Development	Designates large tracts of land and establishes high-level guiding principles for parcel or area-specific development that may occur in phases and comprise a mix of uses. Comprehensive land use plans will be required for properties with this designation where development is proposed.	A mix of uses is permitted. Minimum Lot Size: n/a

4.1 General Land Use Policies

4.1.1 Introduction

The objectives and policies in this section provide direction for growth management, development approvals, and zoning that apply to the entire Plan Area of this OCP. Additional land use policies are included throughout the Core Policies established in Section 5.0.

4.1.2 Objectives

- a) Facilitate development that responds to the evolving needs of Sproat Lake and Area residents.
- b) Retain the Area's existing character and ensure any new development is complementary to the existing rural nature.
- c) Minimize the potential for land use conflicts and danger from natural or climate-related hazards.
- d) Mitigate and manage potential negative impacts of development on the quality of drinking water sources, such as lakes and aquifers.

4.1.3 Policies

The ACRD shall:

- a) Where new development is viable, ensure that:
 - i. the development complements the character and scale of existing development and land uses;
 - ii. the proposed development does not result in remnant parcels that cannot be serviced, accessed, or are otherwise impractical to develop;
 - iii. natural features such as streams, lakes, wetlands, old growth forests, and culturally important sites are preserved;
 - iv. applicants collaborate with First Nations to protect, rehabilitate, restore, and/or formally designate any culturally significant assets that may be located on the site, as appropriate.
- b) Discourage commercial or industrial development applications on lands designated as Rural or Rural Central Lake.
- c) Maintain agriculturally designated lands for farming purposes, and uphold relevant legislation from the Agricultural Land Commission, as well as the *Farm Practices Protection (Right to Farm) Act*.
- d) Require archaeological review of development proposals within areas of known or potential archaeological value and update the *Development Procedures Bylaw* to include First Nations referrals for archaeologically significant sites. Traditional knowledge keepers and Remote Access to Archaeological Data may be used to identify significant sites.
- e) Amend land use designations and applicable DPA Guidelines to reflect current community planning principles as needed.
- f) Engage with community members to explore options for regulating short-term rentals in Sproat Lake and Area.

- g) Discourage additional Marina uses at Sproat Lake.
- h) Identify locations where sand and gravel deposits are present in Sproat Lake and Area.

4.2 Comprehensive Development

4.2.1 Introduction

The Comprehensive Development designation applies to lands considered appropriate for future development that are subject to unique conditions and environmental features requiring site-specific comprehensive land use planning and design. Development in these areas may comprise any type, form, or mix of land uses. As such, this designation is intended to provide high-level direction for future comprehensive land use plans.

4.2.2 Objectives

- a) Provide opportunities for comprehensive development planning by designating appropriate lands under a Comprehensive Development designation and creating the necessary policy framework to enable new developments.

4.2.3 Policies

The ACRD shall:

- a) Require the submission of a Comprehensive Development Area plan to outline the details of a proposed development and inform subsequent applications for rezoning.
- b) Ensure development respects the unique features of the affected site, as well as the rural form and character of surrounding areas.
- c) Consider comprehensive development proposals only where community infrastructure may be extended sequentially and cost-effectively, or where on-site servicing can be suitably accommodated.
- d) Ensure the proposed development avoids or mitigates any impacts on community aquifers and water quality.
- e) Ensure any hillside and environmentally sensitive areas are adequately protected through park dedication (beyond the usable land dedication requirements identified in Section 6.2.3, registration of a restrictive covenant, or other mechanisms in alignment with applicable DPAs for such features).
- f) Encourage comprehensive development that aligns with desired community land uses and creates an appropriate transition between existing land uses.
- g) Consider opportunities to allow for residential densities beyond existing permissions where affordable housing units are proposed, so long as servicing requirements can be met, the development is informed by and compatible with adjacent uses and the existing community character and is in accordance with Section 5.5.3.
- h) Encourage comprehensive development that integrates universal access design standards.
- i) Encourage green building and landscaping strategies for all new comprehensive developments to

conserve water and energy resources as well as reduce greenhouse gas (GHG) emissions and ensure climate resiliency.

5.0 Core Policies

The policies and objectives found in this section pertain to the entire Plan Area and are intended to ensure that future development aligns with the community's Vision and Goals. Over the next 20 years, these policies will provide a decision-making framework to guide development and land use throughout Sproat Lake and Area.

The core policies have been developed after extensive analysis of survey data, and conversations with community members, community groups, First Nations and others. The core policies emerged from initial community engagement to create the community vision and goal statements. These core policies are woven throughout the Sproat Lake and Area Official Community Plan and are intended to organize objectives and policies into achievable actions.

Core policies include:

- Reconciliation
- Parks, Trails and Open Space
- Environment
- Emergency Management
- Growth Management
- Housing and Affordability
- Employment and Economy
- Agriculture and Food Security

5.1 Reconciliation

5.1.1 Introduction

The ACRD recognizes the essential and ongoing work of truth and reconciliation with čišaaʔaṭṭ (Tseshaht First Nation) and Hupačasath First Nation to create a better future for everyone. The ACRD recognizes the continuing impacts of colonization, the Alberni Indian Residential School (AIRS) once located on čišaaʔaṭṭ (Tseshaht First Nation) territory, and the role the Regional District plays in moving forward with our neighbours in a good way. The Sproat Lake and Area OCP is located within the traditional territories of čišaaʔaṭṭ (Tseshaht First Nation) and Hupačasath First Nation. The ACRD is committed to supporting reconciliatory actions which, over time, strengthen relationships between First Nations and non-First Nation peoples. The ACRD acknowledges that these lands have been home to First Nations peoples since time immemorial and recognizes their deep and intrinsic relationship to the land, sea and rivers. The Regional District affirms its commitment to respecting the history, traditions, and cultural heritage of each Nation.

This section outlines objectives and policies that demonstrate how the ACRD's commitment to reconciliation is integrated into community planning and land use decisions for Sproat Lake and Area. The objectives and policies in this section aim to foster respectful government-to-government relationships, promote meaningful engagement on issues impacting First Nations' interests, embrace and uphold the spirit of Truth and Reconciliation, and reinforce the ACRD's commitment to listening, learning, and working together for the betterment of all.

5.1.2 Objectives

- a) Embrace the Nuuchahnulth Guiding Principles of ʔiisaak (respect for everyone and everything), ʔuuʔaaʔuk (taking care of), and ʔačatakin čawaak (everything is connected) in decision-making and ACRD-led initiatives.
- b) Strengthen relationships to build trust, respect, and resiliency between the ACRD and its First Nations neighbours.
- c) Recognize, honour, and support First Nations' traditions, knowledge, and self-governance, as well as support First Nations in protecting the natural environment through policy and action.
- d) Enhance opportunities for collaborative engagement and decision-making regarding land use.
- e) Require conservation of sites with archaeological, historical, and cultural significance to local First Nations communities.

5.1.3 Policies

The ACRD shall:

Reconciliation and Land Use

- a) Recognize First Nations territory and acknowledge the deep relationship that čišaaʔaṭṭ (Tseshaht First Nation) and Hupačasath First Nation have with the land encompassing the OCP area.
- b) Collaborate on matters of community planning and future growth with čišaaʔaṭṭ (Tseshaht First Nation) and Hupačasath First Nation to further coordinate and identify opportunities to harmonize

development plans and land use designations, where alignment exists.

- c) Meaningfully engage with First Nations respecting amendments to this Plan that may affect their Nations' interests, particularly when land designations on Crown land or along community boundaries are under consideration, when proposed development could have an impact on water, or when a development proposal is considered in areas of known cultural heritage significance (as identified by Remote Access to Archaeological Data and traditional knowledge keepers). The scope and form of consultation shall be determined through discussion between the ACRD and each First Nation and will, at minimum, be in accordance with the policies of the Regional Board, the principles of UNDRIP, DRIPA, and the *Local Government Act*.
- d) Liaise with First Nation communities regarding external funding opportunities for archaeological studies and site mapping.
- e) Ensure that development proposed along a First Nation land boundary minimizes potential interface conflicts and trespass issues through appropriate mitigation measures, as decided upon in collaboration with the affected community.
- f) Advocate for First Nations access to traditional lands designated as Resource Use to support harvesting and food security.
- g) Coordinate and collaborate with čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation on matters related to fee-simple lands held by the Nations.

Cultural Preservation and Promotion

- h) Partner with First Nations to share in celebrating and enhancing public awareness of cultural histories and traditional territories through the integration of accessible signage, place-naming, plantings, art, and language into public spaces and ACRD communication materials.
- i) Utilize the Old Growth BC database when reviewing development applications to support the conservation of Old Growth Western Red Cedar and Yellow Cedar, in alignment with Hupačasath First Nation conservation objectives.

5.2 Parks, Trails and Open Space

5.2.1 Introduction

Parks, trails and open spaces are essential to the quality of life in Sproat Lake and Area, offering opportunities for recreation, supporting community enjoyment, health and well-being, and reflecting the area's rural and lake-oriented character. These spaces help residents and visitors connect with neighbours, nature, enjoy outdoor activities, and strengthen community identity, while also protecting natural features and supporting regional connectivity.

Sproat Lake and Area community members are enthusiastic about natural spaces and enjoyment of the outdoors. Parks and recreation amenities within the Plan area include Sproat Lake, Taylor Arm, and Fossli Provincial Parks, all managed by BC Parks. The ACRD manages Cougar Smith Park and Dickson Park, as well as trails along Lakeshore Road and Faber Road. These roadside trails are critical to neighbourhood connectivity. Beyond ACRD jurisdiction, residents often access private or Crown lands for additional

recreational areas. Maintaining and enhancing these existing resources is essential for upholding the community's quality of life and is integral to Sproat Lake and Area's character.

Objectives and policies in this section provide direction regarding the management of lands used and valued for recreational activities in Sproat Lake and Area.

5.2.2 Objectives

- a) Integrate environmental protection principles and climate resilience into park design, management, and use.
- b) Enhance opportunities for low environmental impact, accessible recreation that complements existing park assets and the surrounding natural environment.
- c) Improve existing public access to and accessibility of parks and recreation amenities, including beach accesses along Sproat Lake and Great Central Lake.
- d) Enhance opportunities to utilize park and open space assets to improve local and regional food systems.
- e) Focus on creating a well-maintained network of trails and open spaces which connect Sproat Lake and Area's neighbourhoods by walking, biking or rolling.
- f) Explore partnerships with First Nations, industry, community groups and the Province to support the maintenance of parks, trails, and open spaces for the community.

5.2.3 Policies

The ACRD shall:

Planning and Design

- a) Prioritize maintenance of existing parks, trails, and open spaces addressing key issues, including dangerous trees and vegetation.
- b) Prioritize facility improvements for existing parks, trails, and open spaces in Sproat Lake and Area.
- c) Establish a Parks and Trails Master Plan for Sproat Lake and Area that considers the natural environment and recreational needs of the community.
- d) Explore opportunities to improve accessibility in parks for all ages and abilities, including paved or smoothed trails where appropriate.
- e) Update and adopt trail, facility and mobility policy as applicable, including taking action to:
 - i. introduce a signage and Wayfinding program;
 - ii. review lighting options for future trails and facilities;
 - iii. implement short-term bicycle parking at businesses and parks;
 - iv. work with the Royal Canadian Mounted Police to introduce a driver and cyclist etiquette program;
 - v. advocate to the Ministry of Transportation and Transit to lower posted speed limits and install road shoulders where appropriate.

- f) Ensure that new or upgraded playground equipment conforms to and is maintained in accordance with CSA Z614:20 and/or universal access design standards. Consideration for the provision of such equipment may involve consultation with user groups and related agencies.
- g) Explore opportunities to integrate edible landscaping, community gardens, and other small-scale forms of food production such as fruit growing, foraging, and cultural plant cultivation and harvesting throughout new and existing parks and open space.
- h) Explore opportunities to partner with *čišaaʔath* (Tseshah First Nation) and Hupačasath First Nation on all aspects of park and trail development, including planning, design, and improvements to existing park, trail, and open space assets.
- i) Advocate to the Ministry of Transportation and Transit for the incorporation of new roadside trails, multi-use paths and highway crossings.
- j) Collaborate with community groups, residents, property owners, and other interested parties to:
 - i. explore funding opportunities to establish a new playground in the Lakeshore area;
 - ii. explore opportunities to expand the boundary of Cougar Smith Park.

Acquisition

- k) Establish adequate park space through land dedication at the time of subdivision, or by payment in lieu of land dedication, in accordance with the provisions of the Local Government Act.
- l) Consider the following when requiring park dedication in the form of land or payment in lieu of land dedication:
 - i. existing park space sizes and location distributions;
 - ii. existing and projected population, and associated demand for parkland;
 - iii. suitability of the land for recreational uses, distribution access, maintenance requirements and related efficiencies;
 - iv. minimum size requirements for effective use.
- m) Explore opportunities to grant density bonuses for development proposals where parkland dedications exceed 5% of the total land area, excluding dedicated lands deemed unsuitable for development due to the presence of site constraints, so long as servicing requirements can be met.
- n) Consider allowing parkland dedication of less than 5% of the total land area to be subdivided where contributions in the form of parkland improvements are proposed by the applicant and approved by the ACRD.
- o) Obtain ownership of park, trail, and conservation areas, as opposed to statutory rights-of-way where possible.
- p) Encourage the dedication of lands deemed unsuitable for development due to the presence of site constraints (e.g., steep slopes, ravines, unstable soils, watercourses, sensitive ecosystems, etc.) as natural, undeveloped open space, in addition to the required dedication of parkland appropriate for public access.

- q) Require existing public access to watercourses be maintained and enhanced for public use and enjoyment in a manner that supports environmental stewardship.
- r) Monitor opportunities for parkland acquisition in Sproat Lake and Area, particularly those that:
 - i. will enhance public access to the waterfront;
 - ii. are located in areas where residential development is concentrated; and/or
 - iii. are in proximity to existing parkland and would support the growth of existing park size and connectivity.
- s) Establish a Development Cost Charges program for the acquisition of natural trails in Sproat Lake and Area that provide connectivity to the existing trail network.

Placemaking

- t) Encourage community-led stewardship of parks, trails, and open spaces where guidance from the ACRD in the form of training and liability considerations can be provided.
- u) Engage čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation to identify appropriate areas to incorporate the nuučaanuʔ (Nuu-chah-nulth) language, history, and culture into place names, signage, and information in public spaces and parks.
- v) Encourage the removal and replacement of invasive plant species with culturally important native plant species.
- w) Support opportunities to improve educational signage wherever edible landscaping, community gardens, and culturally important plant species have been integrated within public parks.
- x) Work with provincial authorities, residents, property owners, and other interested parties to identify, improve, and provide accessible signage for public access to the foreshore and streams in accordance with the ACRD's Parks Signage Strategy.

Recreation

- y) Work with provincial ministries, residents, property owners, and community groups to develop safe road-side walking pathways and trails.
- z) Explore opportunities to improve existing public access to the waterfront in appropriate locations for recreation purposes in Sproat Lake and Area.
- aa) Pursue improvement of the boat launches at Great Central Lake and Sproat Lake Provincial Park by:
 - iv. considering the inclusion of upgrades to the Great Central Lake Boat Launch in future financial planning.
 - v. advocating to provincial authorities for improvements of the Sproat Lake boat launch.
- bb) Encourage owners of privately managed resource lands to support public access and responsible community use of areas for recreational purposes, such as hiking, bird watching, foraging, and harvesting of culturally significant foods and plants.
- cc) Advocate to provincial authorities to improve Fossli Provincial Park by re-establishing trail access from Stirling Arm Forest Service Road and expanding park boundaries.

5.3 Environment

5.3.1 Introduction

The Plan area is remarkable for the quality of its physical environment. Residents enjoy boating on large lakes, hiking through old growth forests, and spectacular mountain views. The natural environment of Sproat Lake and Area is fundamental to the community's identity, providing clean water resources, wildlife habitats, and a valued rural landscape. The region encompasses wetlands and riparian areas, forests, wildlife corridors, and sensitive ecological areas that are vital for biodiversity, climate resilience, and the community's overall well-being. Anchored by Sproat Lake and Great Central Lake, the protection of these environmental features is critical for maintaining water quality, supporting fish and wildlife populations, and mitigating risks associated with natural and climate-related hazards such as wildfires and floods.

Water plays a vital role in Sproat Lake and Area, as both quality and supply are essential for drinking water, agriculture, recreation, and maintaining healthy aquatic ecosystems. Residents are mindful of the importance of preserving this asset. Since the area does not have community water or sewer infrastructure, residents depend on surface water sources or wells for drinking water supply and private on-site septic systems for sanitary waste management. Preserving natural water sources is fundamental for community and environmental health.

Objectives and policies in this section are intended to guide the stewardship, restoration, and long-term conservation of natural systems in Sproat Lake and Area, in addition to supporting a resilient community.

5.3.2 Objectives

- a) Maintain water quality and efforts to sustain water levels in Sproat Lake and Great Central Lake to protect fish and wildlife habitat and to strengthen long-term ecological resilience.
- b) Protect drinking water through the conservation and enhancement of surface, ground, and aquifer water sources in cooperation with government partners, neighbouring First Nations, and private landowners.
- c) Encourage the maintenance and enhancement of sewer and septic systems in Sproat Lake and Area to protect drinking water sources and the natural environment, and advocate to Island Health to monitor and flag ageing systems.
- d) Promote responsible marine access and stewardship by advocating for and collaborating on safe, environmentally sensitive boating and foreshore use on Sproat Lake and Great Central Lake.
- e) Support First Nations led stewardship of the natural environment.
- f) Work towards collaboration with First Nations, government partners, and community groups to foster regional ecological connectivity, environmental stewardship, and conservation.
- g) Preserve and enhance natural areas to:
 - i. promote carbon capture and stormwater management;
 - ii. strengthen community resilience to environmental hazards and climate change;
 - iii. improve the connectivity of environmentally sensitive areas to enhance biodiversity and ecological function;

- iv. minimize habitat loss and fragmentation of environmentally sensitive areas and rehabilitate previously degraded or fragmented environmentally sensitive areas.
- h) Support and facilitate actions for the removal of invasive species to enhance natural areas and biodiversity.
- i) Maintain and enhance solid waste management options and practices throughout Sproat Lake and Area.
- j) Facilitate the reduction of both corporate and community greenhouse gas emissions (GHGs).

5.3.3 Policies

The ACRD shall:

Partnerships

- a) Engage with čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation to understand and support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems.
- b) Build collaboration with provincial authorities, First Nations, the City of Port Alberni, community groups, residents and property owners, and other interested groups on regional initiatives including biodiversity corridors, protection of forests, climate adaptation, GHG emissions reduction, regional food security, and shared ecosystem management priorities.

Environmental Protection and Stewardship

- c) Preserve and enhance environmentally sensitive areas to protect biodiversity and ecological function. Explore opportunities to redesignate lands to the Conservation land use designation, where appropriate. E.g. the Somass Estuary.
- d) Support removal of invasive species by:
 - i. inviting collaboration with First Nations, neighbouring municipal governments, and other interested parties on regional invasive species removal initiatives, including public education to promote awareness of invasive species prevention and removal;
 - ii. encouraging community-led invasive species removal and replanting efforts;
 - iii. exploring additional opportunities for invasive species removal such as reduced tipping fees, or curbside pickup programs.
- e) Prioritize the retention of contiguous parcels of undisturbed natural land to minimize habitat fragmentation.
- f) Collaborate with provincial authorities, First Nations, the City of Port Alberni, community groups, residents, property owners, and other interested parties to strengthen ecological networks and wildlife corridors throughout the region.
- g) Encourage studies and sensitive ecosystem mapping, where funding opportunities arise to better understand, protect, and restore habitat for rare and endangered species in Sproat Lake and Area.
- h) Invite collaboration with private landowners and Crown corporations to balance the competing

priorities of preserving environmentally significant areas and extracting their resources for economic purposes on lands designated as Resource, where appropriate.

Water Quality

- i) Work collaboratively with NGOs, the City of Port Alberni, First Nations, and other organizations to protect and enhance regional watersheds to maintain ecosystem integrity and water quality, including aquifers.
- j) Explore opportunities to maintain and improve water quality in Great Central Lake, Sproat Lake, and other lakes in the area. Opportunities may include water monitoring and collaboration with provincial agencies, Island Health, and private landowners to mitigate terrestrial impacts on water quality such as ageing septic systems.
- k) Permit only those structures, such as moorage and docks on the foreshore, that comply with the *Navigable Waters Protection Act*, in accordance with other applicable provincial regulations, and the zoning bylaw.
- l) Advocate to federal and provincial authorities to implement and enforce boating rules and best practices that protect lake water quality and sensitive ecosystems, including:
 - i. advocate to the federal government to establish a “slow – no wake” speed limit near highly-populated residential areas on Sproat Lake and adjacent to farmland along the Somass, Sproat and other rivers;
 - ii. support the Sproat Lake Marine Patrol to familiarize boaters and lakeshore residents with federal and provincial rules and regulations for safe, courteous and sensitive use of the water and the foreshore at formalized boat launch locations;
- m) Explore opportunities to conduct a Watershed Assessment in partnership with First Nations to better understand the capacity of Sproat Lake and Great Central Lake to absorb development and respond to the impacts of drought, invasive species, resource extraction and pollutants.
- n) Lobby relevant agencies for continued upkeep and maintenance of both provincial and privately-owned weirs in Sproat Lake and Area.
- o) Identify and explore opportunities to support the integrity of community aquifers, including partnering with Island Health to facilitate additional monitoring of private septic systems.
- p) Work with provincial authorities, landowners, and community organizations to raise public awareness on the use of chemical fertilizers, pesticides, cleaning products and vehicle fluids that may enter lakes and negatively affect water quality, sensitive ecosystems, and fish and wildlife habitats.
- q) Assess future growth potential and infrastructure needs to identify if communal water, sewer, and on- and off-site drainage, should be considered within Sproat Lake and Area, as a means of further maintaining quality drinking water sources.
- r) Explore opportunities with the community that may mitigate the impacts of on-site septic systems on water quality, ecosystem health and public health, including the future provision of sewer servicing.

- s) Commission, and update as necessary, studies to understand the impacts of water use on Sproat and Great Central Lakes to better protect water quality, quantity, and regional water systems. Consider revisiting the Alberni Valley Regional Water Study to understand impacts on water into the future.
- t) Support water conservation initiatives and encourage permanent residents, short-term rental operators, farms, and all new and existing development to consider water use reduction strategies and rainwater capture/storage.

Management of Solid Waste

- u) Engage with čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation, local businesses, community groups, residents and property owners, and other interested parties to promote solid waste reduction and circular economy initiatives.
- v) Explore opportunities to increase the Alberni Valley Landfill diversion rate by reducing commercial and construction waste, expanding organics programs, and promoting recycling throughout the community.
- w) Support fair cost recovery through the imposition of a modernized tipping fee structure that targets users disposing of high volumes of waste.
- x) Explore opportunities to implement the recommendations of the Solid Waste Management Plan.
- y) Explore opportunities to collaborate with provincial agencies, First Nations, and private landowners on education and incentives to reduce illegal dumping in Sproat Lake and Area.

Greenhouse Gas Emissions Reduction

- z) Support regional emissions reduction efforts through:
 - a. continued implementation of the Corporate Energy and Emissions Plan, by:
 - i. Exploring opportunities to improve energy performance and lower GHG emissions of new and existing ACRD buildings;
 - ii. Considering opportunities to increase the ACRD's reliance on renewable energy sources;
 - iii. Improving the energy efficiency of the ACRD's fleet;
 - iv. Prioritizing actions that further enable implementation of the Corporate Energy and Emissions Plan.
 - b. the development of achievable community GHG emissions reduction targets in alignment with provincial targets, by:
 - i. undertaking studies to better understand Sproat Lake and Area's existing greenhouse gas emissions profile and identify additional opportunities and strategies for reducing emissions levels;
 - ii. creating a community emissions reduction plan that establishes clear actions for reducing community GHG emissions to meet provincial targets.

5.4 Emergency Management

5.4.1 Introduction

Sproat Lake and Area is exposed to a range of natural and climate-driven hazards, including extreme weather, drought, wildfires, flooding, sea level rise, earthquakes, poor air quality, and tsunamis. These events can disrupt essential services, require rapid evacuations, and cause transportation or supply chain interruptions that may severely affect daily life. Effective emergency management that protects Sproat Lake and Area hazards relies on ongoing cooperation and coordination with čišaaʔatḥ (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, private landowners, provincial agencies and community groups. These partnerships strengthen regional and community resilience and ensure planning reflects shared risks throughout the Alberni Valley.

Highway 4 serves as the main corridor within Sproat Lake and Area, providing the only roadway connection between the west and east coasts of Vancouver Island. There is a strong community desire to create an additional route in and out of the Alberni Valley for emergency purposes. The Ministry of Transportation and Transit is responsible for the management and maintenance of Highway 4, as well as all local roads in Sproat Lake and the Area.

Critical infrastructure and resources in Sproat Lake and Area, such as the Sproat Lake Fire Department, the Port Alberni/Sproat Lake Tanker Base Heliport, community water systems, and weirs play a vital role in keeping residents safe in the event of a wildfire or flood. Community members recognize the significant risk of natural and climate change-related hazards and strongly support improved preparedness, mitigation, and coordinated response measures throughout Sproat Lake and Area.

The objectives and policies in this section are intended to enhance long-term community safety and build resilience for Sproat Lake and Area by pursuing collaborative decision making, risk reduction, and increasing public awareness around emergency preparedness and response across all areas of risk.

5.4.2 Objectives

- a) Improve community safety through the provision of sufficient fire, rescue, and emergency services.
- b) Improve emergency preparedness, hazard mitigation, and climate adaptation in response to the increased frequency of climate-driven events, including wildfires, flooding, drought, sea level rise, and poor air quality, along with natural hazards such as earthquakes, and tsunamis.
- c) Ensure that accessibility and the needs of vulnerable populations are key principles of emergency management initiatives at both the regional and community level.

5.4.3 Policies

The ACRD shall:

Emergency Management Services

- a) Explore partnership opportunities with federal and provincial agencies, čišaaʔatḥ (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, private landowners, as well as community groups and other organizations to improve emergency response and hazard management efforts for Sproat Lake and Area.
- b) Explore opportunities to improve regional emergency response planning and program coordination

by:

- i. incorporating accessibility considerations in future regional emergency response planning and program coordination;
 - ii. identifying opportunities to support improved cellular service in areas with poor reception;
 - iii. reviewing existing designated emergency routes to identify opportunities to improve access and response times;
 - iv. identifying opportunities to help reach isolated communities and homes and vulnerable populations in emergencies or natural disasters.
- c) Support public education and emergency planning and preparedness efforts at the community level.
- d) Prioritize updates to the ACRD Disaster and Emergency Management Plan to improve accessibility ensuring that community members are equipped with the most up to date information to maximize household emergency preparedness.
- e) Incorporate accessibility considerations in public education and emergency planning and preparedness efforts, including:
- i. how persons with disabilities can access emergency services;
 - ii. ways that community members can support their neighbours who have disabilities in the event of an emergency;
 - iii. the responsibility of individuals to ensure that their emergency preparedness is commensurate with their needs;
- f) Consider opportunities and incentives that support volunteerism, training and increase the number of volunteers in Emergency Support Services (ESS).
- g) Support the continuation of the Sproat Lake Marine Patrol program to monitor unsafe boating practices, water hazards, provide emergency assistance, monitor wildfire hazards and environmental concerns, and monitor water quality on Sproat Lake.
- h) Pursue grant funding opportunities to implement Sproat Lake Marine Patrol programs.

Emergency Access

- i) Explore opportunities to improve access to the waterfront for emergency purposes in Sproat Lake and Area.
- j) Explore partnership with the Ministry of Forests to reopen Stirling Arm Main as a secondary access route for Sproat Lake.
- k) Recognise and support use of the Alberni Valley Regional Airport (AVRA) as critical infrastructure for emergency response for equipment staging, medical professionals and first responders.
- l) Recognise and support the use of the Alberni Valley Regional Airport as a critical part of the transportation network in and out of the Alberni Valley.
- m) Support the Ministry of Transportation and Transit and the Ministry of Forests in maintaining the Road Network Map, as shown in Schedule X in accordance with the following road classifications:

- i. Highway: the Pacific Rim Highway (Highway 4) provides primary vehicular access to Sproat Lake and Area and serves as a major connection within the broader West Coast region's transportation network; all numbered highways are owned and maintained by the Ministry of Transportation and Transit.
- ii. Arterial: McCoy Lake Road, Hector Road, Faber Road, Central Lake Road, Lakeshore Road, Stirling Arm Drive, Bell Road, and Stuart Avenue are critical local connections that serve higher vehicle volumes; these roads are owned and maintained by the Ministry of Transportation and Transit.
- iii. Resource Road: Resource Roads are roads located on Crown lands that are not part of the provincial highway system and are used to access natural resources. These roads are also known as Forest Service Roads and are not maintained by the Ministry of Transportation and Transit, instead managed via permit with the Ministry of Forests.

Wildfire

- n) Collaborate with provincial authorities, čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation, the City of Port Alberni, and community groups on regional wildfire resiliency efforts.
- o) Support local wildfire and interface fire risk reduction efforts through continued implementation of the Community Wildfire Resiliency Plan. Review and update the plan, as needed.
- p) Identify community/forest interface areas that are at the highest risk of wildfire and pursue provincial funding and resources to:
 - i. undertake wildfire risk reduction and resiliency efforts in these interface areas;
 - ii. integrate FireSmart principles into land use planning, where applicable.
- q) Identify opportunities to collaborate with provincial authorities, čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation, the City of Port Alberni, School District #70 – Pacific Rim, and local organizations and community groups to increase public awareness and education about wildfires and FireSmart principles in Sproat Lake and Area.
- r) Collaborate with provincial authorities, čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation, municipal governments, and community groups to develop long-term solutions to sustainably manage organic waste materials collected through wildfire risk mitigation initiatives.
- s) Support new development that implements FireSmart principles and best practices related to building and landscape materials.
- t) In new development, encourage retention, replanting, restoration, and maintenance of trees and vegetation according to FireSmart principles, whenever possible in alignment with climate adaptation and environmental protection
- u) Consider opportunities and incentives that support volunteerism, training, equipment, and number of volunteers at the Sproat Lake Fire Department.

Sea Level Rise, Tsunami Inundation, and Flooding

- v) Collaborate with provincial authorities, čišaaʔath (Tseshaht First Nation), Hupačasath First Nation,

the City of Port Alberni, and community groups on regional public education efforts related to sea level rise and flood risk.

- w) Continue to implement the Somass Watershed Flood Management Plan to protect and enhance flood mitigation measures in the Alberni Valley.
- x) Prioritize infrastructure replacement or repair in areas identified as locations at greater risk of flooding or sea level rise.
- y) Consider opportunities to better regulate and/or restrict development in areas identified as locations at greater risk of flooding, tsunami inundation, or sea level rise, including:
 - i. updating the *Zoning Bylaw*; and
 - ii. developing a floodplain bylaw.

Earthquake and Tsunami Preparedness

- z) Collaborate with provincial authorities, čišaaʔath (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, and community groups on regional public education efforts related to earthquake and tsunami preparedness.
- aa) Collaborate with čišaaʔath (Tseshaht First Nation), Hupačasath First Nation, and the City of Port Alberni to improve tsunami evacuation route signage within tsunami inundation zones.

5.5 Growth Management

5.5.1 Introduction

Sproat Lake and Area community members want to preserve the existing rural character by keeping population density low, restricting the size of homes, and prioritizing rural development within the limits of existing water, sewer and road infrastructure. Residents acknowledge many of the community's key challenges, including a lack of affordable housing options, an ageing population, and difficulty with attracting volunteers for important services such as the Sproat Lake Volunteer Fire Department. Objectives and policies in this section seek to balance preservation of the community's existing character while managing future growth thoughtfully and responsibly.

Preserving the quiet and peaceful neighbourhoods that characterize Sproat Lake and Area is a principal goal for residents. This makes managing community growth and carefully planning for development vital if this goal is to be achieved.

5.5.2 Objectives

- a) Limit new development and concentrate it in areas with existing servicing, wherever possible.
- b) Preserve the rural character of Sproat Lake and Area.
- c) Maintain and enhance existing public infrastructure, services and amenities.
- d) Balance growth with servicing and environmental constraints in Sproat Lake and Area.

5.5.3 Policies

The ACRD shall:

Future Development

- a) Limit development in areas where surface water and aquifer quality and quantity would be impacted.
- b) Limit development in areas where on-site water and sanitary sewer systems cannot be accommodated in accordance with provincial and Island Health regulations.
- c) Require developers to pay for any infrastructure upgrades necessary to facilitate new development.
- d) Prioritize updates to ACRD bylaws to reflect the servicing constraints of lots in Sproat Lake and Area by:
 - i. updating the *Zoning Bylaw*;
 - ii. creating a subdivision and development servicing bylaw for Electoral Areas.
- e) Discourage development applications that propose to amend the Rural and Rural Central Lake land use designations to facilitate additional density.

Community Amenities and Services

- f) Collaborate with provincial authorities, čišaaʔath (Tseshah First Nation), Hupačasath First Nation, community groups, residents, property owners, and other interested parties to improve the provision and accessibility of services, civic facilities, and amenities throughout Sproat Lake and Area.

5.6 Housing and Affordability

5.6.1 Introduction

Preserving the character of Sproat Lake and Area's existing neighbourhoods is important to residents. Community members generally support new residential development that complements the rural feel of the community in the form of additional accessory dwelling units and would prefer development to occur on non-lakefront properties. Residents tend to be conflicted on how best to regulate short-term rentals (STRs) in the community while recognizing that STRs contribute to the local economy and housing affordability for residents.

The Sproat Lake and Area Housing Needs Report estimates that 297 additional housing units will be required by 2041 to address population growth alongside a need for more affordable, attainable, and diverse housing forms. The report highlighted that affordability is a key consideration in the community, with the median home price increasing 71% from 2019 to 2022. Efforts should focus on gently increasing residential density where infrastructure can support it, ensuring all residents have access to suitable homes they can afford.

The objectives and policies in this section support housing forms that align with rural servicing capacity, environmental constraints, and community values to promote housing that meets the community's 20-year housing need.

5.6.2 Objectives

- a) Understand what housing forms are most appropriate for the community's context and update regulations accordingly to enable these housing types.

- b) Improve housing affordability and attainability for Sproat Lake and Area residents.
- c) Diversify Sproat Lake and Area's housing supply, as appropriate within the rural form and character of the area, to better meet a range of housing needs.

5.6.3 Policies

The ACRD shall:

General

- a) Support the development of new lots in the Recreational Residential designation only where access is provided either by dedicated roads or by forestry roads.
- b) Support the continued use of the existing mobile home parks on lots with the Mobile Home Park designation.

Partnerships

- c) Collaborate on regional housing initiatives with provincial authorities, čišaaʔath (Tseshah First Nation) and Hupačasath First Nation and municipal governments, and other interested parties to:
 - i. explore opportunities to deliver housing that supports employers in the region;
 - ii. explore opportunities to deliver non-market housing, seniors housing, or accessible housing where appropriate.
- d) Understand and support čišaaʔath (Tseshah First Nation) and Hupačasath First Nation priorities related to housing affordability and attainability.
- e) Explore opportunities to collaborate with local and regional accessibility advocacy groups to understand their priorities and support new and ongoing initiatives related to the provision of accessible housing.

Marine-Oriented Housing

- f) Permit the mooring of commercial houseboats only in areas designated for Marina as specified in the *Zoning Bylaw*.
- g) Discourage an increase in the number of houseboats on Sproat Lake.
- h) Discourage any development of float homes on Sproat Lake and any further development of float homes on Great Central Lake.

Housing Supply

- i) Support detached accessory dwelling units on lots designated as Rural or Residential that are larger than 0.4 hectares (1 acre) in size. On-site servicing must be provided where such developments are proposed.
- j) Consider proposals to accommodate diverse housing forms on lots designated as Residential that have sufficient on-site servicing capacity.
- k) Explore opportunities to incentivize the development of long-term rental housing as a means of increasing long-term rental housing stock in the community.

- l) Consider exploring opportunities through partnership with other organizations to better facilitate ageing in place for Sproat Lake and Area residents.
- m) Explore additional opportunities to streamline the building approval process and remove cost barriers to support improved delivery of housing.
- n) Explore amendments to the *Zoning Bylaw* that enable additional flexibility of housing types, where servicing and environmental constraints can be mitigated.
- o) Housing located on lands within the Agricultural Land Reserve must comply with the Agricultural Land Commission Act and Regulations.

Short-Term Rentals

- p) Consider the use of a dwelling unit as a short-term rental in accordance with the Short-Term Rental Accommodations Act and the ACRD Short Term Vacation Rentals Temporary Use Permit Policy.
- q) Engage and collaborate with Sproat Lake and Area residents to determine acceptable quantity, form, and location of legal short-term rental accommodation. Consider updates to the short-term rental policy accordingly.
- r) Encourage STR operators or caretakers to reside on-site to better manage the short-term rental.
- s) Require residents to obtain ACRD approval to operate a short-term rental.
- t) Support enforcement actions taken by the Province to ensure compliance with the *Short-Term Rental Accommodations Act*.

5.7 Employment and Economy

5.7.1 Introduction

Sproat Lake and Area's economy is shaped by its rural character, rich natural resources, and accessible location near Port Alberni, the nearest economic hub and service centre. The local economy comprises home occupations, forestry, fishing and fish hatcheries, limited aggregate extraction activity, industrial uses, tourism, as well as economic activity at the Alberni Valley Regional Airport. A significant portion of the Electoral Area consists of lands designated for resource use, primarily supporting the forestry sector.

The area hosts a small but varied commercial sector, with businesses generally serving tourism and local needs and maintaining the region's predominantly rural atmosphere. Nearby Port Alberni continues to function as the primary retail and service centre.

The Alberni Valley Regional Airport (AVRA), owned and operated by the ACRD, plays a significant role in enhancing the area's economic landscape. In addition to standard airport services, the site supports numerous airport-related and industrial uses, as well as agricultural uses on the portion that is within the ALR. The broader *Electoral Area* also includes a variety of heavy and light industrial operations that generate employment and promote economic diversity. Area residents are generally not supportive of expanding commercial or industrial lands, rather they prefer to support existing businesses and operations in Sproat Lake and Area. Residents may be supportive of expanding commercial camping opportunities as a way of mitigating the risks of illegal camping around Sproat and Great Central Lakes.

The objectives and policies set out in this section aim to foster a robust, year-round economy that supports local businesses, enhances community well-being, and meets the employment and service requirements of Sproat Lake and Area residents. Additionally, these policies guide resource management and economic development throughout the area and inform responses to government referrals regarding resource-based industries. Some economic opportunities occur on provincially or privately-owned resource lands beyond the authority of the ACRD. In these instances, the objectives and policies express the community's vision and offer advocacy guidelines to higher levels of government for consideration in their planning and decision-making processes.

5.7.2 Objectives

- a) Support a resilient local economy to retain and expand existing businesses and create new local employment opportunities.
- b) Facilitate the establishment and operation of small-scale commercial development that is compatible with Sproat Lake's predominantly rural character.
- c) Provide opportunity for the Alberni Valley Regional Airport to generate economic development through compatible businesses.
- d) Ensure that the hydrological integrity of the Sproat Lake and Great Central Lake watersheds is maintained through economic development.
- e) Maintain the Area's natural resource land base and preserve its resource value and potential. Direct future resource development toward sites that have no significant adverse environmental impact or where the impact can be adequately mitigated.
- f) Promote and encourage sustainable forms of tourism, specifically eco-tourism, that generate economic impact while complementing community values.
- g) Ensure opportunities for home industry across Sproat Lake and Area.

5.7.3 Policies

The ACRD shall:

Partnerships

- a) Collaborate with provincial authorities, neighbouring First Nations and municipal governments, and other interested parties regarding regional economic development initiatives.
- b) Work to understand and support čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation priorities related to economic development and tourism.
- c) Encourage businesses throughout Sproat Lake and Area to utilize local products and serve local markets.

Employment

- d) Support the development of small-scale commercial, industrial, and home industry uses that accommodate community needs, are compatible with the surrounding neighbourhood character, and are located within appropriately designated lands where there is sufficient infrastructure and

servicing capacity.

- e) Support the expansion and location of commercial uses in the vicinity of Highway 4 and in proximity to Bomber Base Road.
- f) Support existing commercial enterprises as well as new enterprises that wish to establish a small-scale, local-service business in commercially designated areas within and outside of the Highway 4 corridor.

Home Occupations & Home Industry

- g) Support home occupations on all Agriculture, Rural, Rural Central Lake and Residential designated lands, provided the uses are compatible with the surrounding character and feel of the neighbourhood.
- h) Support home industry on all Agriculture, Rural, and Rural Central Lake designated lands that are a minimum of two hectares in lot size.
- i) Update *Zoning Bylaw* to clearly define home industry uses, including where home industry is permitted and in what form.
- j) Update *Zoning Bylaw* to permit home occupation uses within an accessory building.

Alberni Valley Regional Airport

- k) Work with the City of Port Alberni, čišaa?ath (Tseshaht First Nation), Hupačasath First Nation, and other agencies to promote greater use of the Alberni Valley Regional Airport and greater availability of land at the airport for compatible businesses and services.
- l) Support future industry, aviation and aviation-compatible, agricultural and civic uses in proximity to the Alberni Valley Regional Airport.

Responsible Tourism

- m) Promote eco-tourism practices that complement existing tourist-driven services in Sproat Lake and Area.
- n) Support low-impact tourist commercial uses in the vicinity of Highway 4 and Stuart Avenue.
- o) Ensure new tourist uses are low-impact, avoid critical habitats, have minimal disturbance on resource designated lands, and are compatible with the character of the surrounding neighbourhood. New tourist uses should be placed in suitable areas with adequate infrastructure and service capacity.
- p) Discourage the development of higher-impact tourism uses that may impact the community's rural form and character, water quality, and natural habitats.
- q) Support the development of agri-tourism uses on Agricultural Land Reserve as compatible with Agricultural Land Commission legislation and the *Zoning Bylaw*.

Sustainable Resource Development

- r) Support communication with and participation by First Nations communities/partners in the management and development of Crown resource lands.

- s) Support the ongoing operation of existing publicly and privately-owned fish hatcheries. Support the development of future fish hatcheries provided sufficient services and lot size are present, the development minimizes odours and noise levels and considers the existing neighbourhood form and character.
- t) Support forestry and related activities, agriculture, natural resource extraction, power-generation facilities, fish hatcheries, and communications facilities on Resource lands, provided all necessary provincial and federal approvals are obtained.
- u) Support sustainable forestry practices such as selective harvesting to preserve the land's capacity to absorb and retain water, maintain slope and soil integrity, prevent erosion, and create a buffer adjacent to non-Resource lands.
- v) Support community forestry for the benefit of the local community.
- w) Work with organizations that are operating on Resource lands and applicable senior levels of government to support First Nations' access to Resource lands for foraging and harvesting of culturally significant foods and plants.
- x) Support the rehabilitation and remediation of spent resource extraction sites.

5.8 Agriculture and Food Security

5.8.1 Introduction

Agriculture and food security are foundational to the long-term resilience, rural character, and community well-being of Sproat Lake and Area. The local food system must consider the full food cycle: production, harvesting, processing, distribution, consumption, and composting. Considering both small-scale farms and larger commercial activities for local food security is critical for sustainability in the future. Also central to the future sustainability of Sproat Lake and Area is the role of the Agricultural Land Reserve in supporting farming and long-term agricultural viability.

Agriculture and food security within the OCP area encompasses land-based production, marine harvesting, foraging, and the pursuit of Indigenous food sovereignty. This section emphasizes support for collaboration with čišaaʔath (Tseshaht First Nation) and Hupačasath First Nations, recognizing the essential role of traditional harvesting practices and how land and water-based food systems are deeply interconnected.

Given the region's vulnerabilities to natural hazards and weather events, limited food self-sufficiency, and dependence on external supply chains, the objectives and policies in this section aim to strengthen local food system resilience and support more reliable access to locally sourced food year-round. This includes supporting collaborative actions with First Nations, government partners, and community organizations to reduce barriers to food production and harvesting, protect essential resources for food production such as water, and improve the capacity of the region to prepare for and respond to disruptions to the food system.

5.8.2 Objectives

- a) Work in collaboration with neighbouring First Nations, government partners, and community groups to foster regional agricultural and food sovereignty initiatives and food security.

- b) Strengthen agriculture and local food systems by protecting farmland and supporting farmers to expand farming uses, production, and processing on agricultural lands.
- c) Protect, sustain, and enhance water resources and systems for agricultural use.
- d) Enable a sustainable and resilient food and agriculture system to promote increased self-sufficiency.

5.8.3 Policies

The ACRD shall:

Regional Food Systems

- a) Collaborate with provincial and federal authorities, neighbouring First Nations and municipal governments, community organizations and other interested parties on regional agriculture and food security initiatives, including public education to promote the relationship between food systems, human well-being, and environmental protection.
- b) Work to understand and support čišaaʔath (Tseshaht First Nation) and Hupačasath First Nation priorities related to food sovereignty and food security.
- c) Collaborate with provincial and federal authorities, neighbouring First Nations and municipal governments, industry, community groups, residents, property owners, and other interested parties to develop long-term solutions to sustainably manage organic waste through the generation of soil suitable for food production.
- d) Support partnerships that improve the production, harvesting, processing, distribution, and sharing of food between neighbouring First Nations and municipal governments, and other community members.
- e) Support initiatives that increase local food production/harvesting, enhance agricultural activities, and provide opportunities for the sale of local food products throughout the region to increase local food security, self-sufficiency and reduce reliance on imported food.
- f) Consider opportunities to address barriers to accessing safe, affordable, nutritious and culturally appropriate food for Sproat Lake and Area residents.

Local Food Systems and Food Security

- g) Encourage edible landscaping, community gardens, small-scale agriculture, and greenhouses in existing settlement areas and on vacant or underutilized parcels, in conjunction with WildSafe and FireSmart principles.
- h) Support agricultural workers, including farmers, harvesters, and seasonal workers participating in local food production, harvesting and processing systems.
- i) Support agricultural processing opportunities on Agriculturally designated land, as consistent with Agricultural Land Commission legislation, including:
 - i. opportunities for farm product processing facilities;
 - ii. opportunities for abattoir facilities.

- j) Protect traditional harvesting lands and practices that contribute to the Area's economic base, food security, character, cultural significance, and sense of place.
- k) Support the implementation of actions and recommendations from the Alberni Valley Food Security Emergency Plan.
- l) Pursue grant funding for refrigerated and frozen cold storage space equipped with back up generators outside of the tsunami inundation zone.
- m) Support the implementation of recommendations and findings from the Alberni Valley Livestock Emergency Plan.
- n) Consider updates to the *Zoning Bylaw* to ensure small-scale land- and marine-based food production/harvesting, processing, warehousing, distribution, and other related activities required to enhance the local food system are permitted in those zones deemed appropriate by the ACRD for such uses.

Agricultural Land Reserve

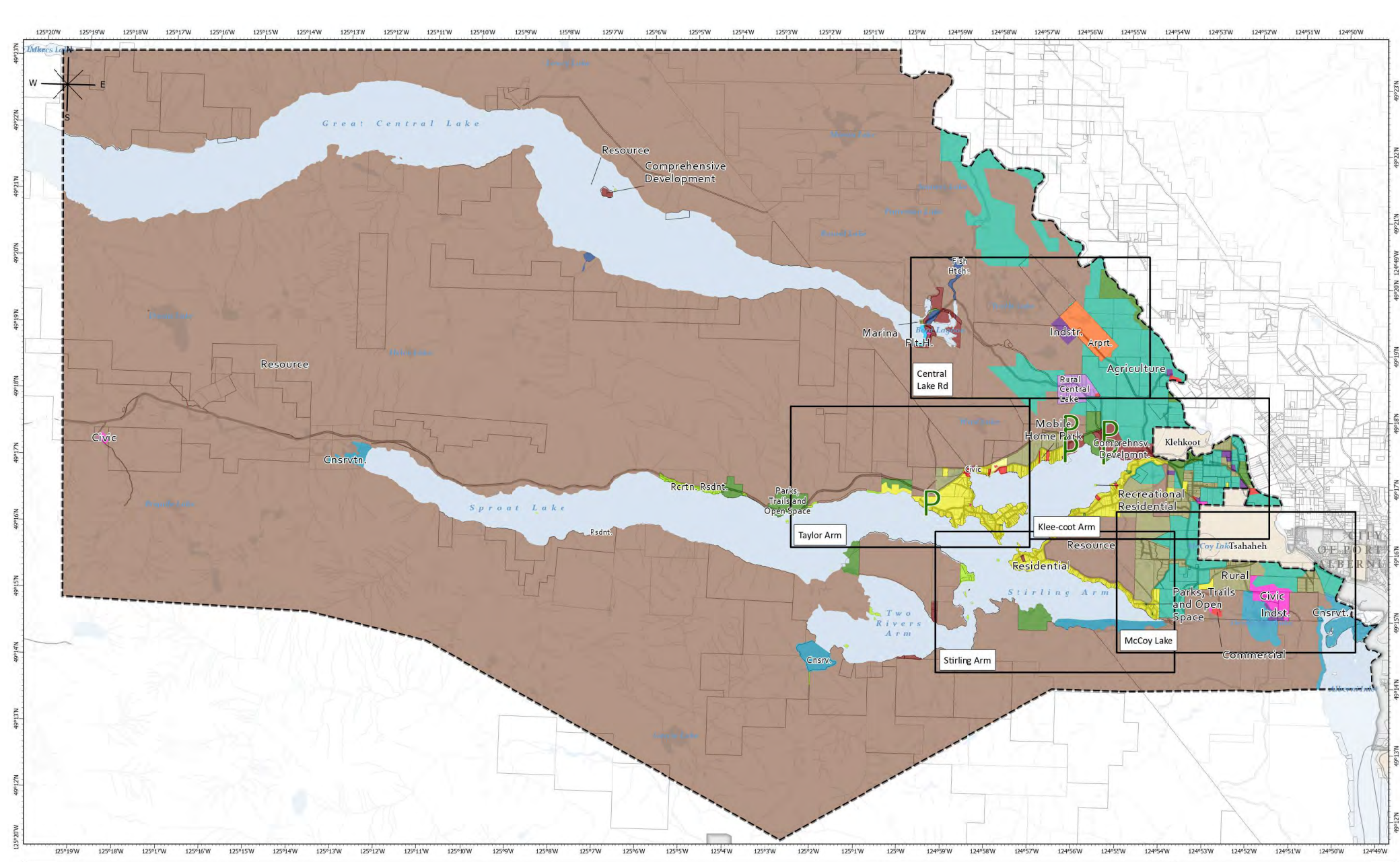
- o) Prioritize agriculture as the primary use on lands designated as Agriculture.
- p) Discourage the exclusion of agricultural lands from the Agricultural Land Reserve.
- q) Discourage the subdivision of land within the Agricultural Land Reserve into parcels too small to support economically viable agricultural activities.
- r) Continue to regulate temporary uses of Agriculture lands under Agricultural Land Commission regulations and ensure temporary uses will not impair future agricultural viability.
- s) Support applications to add Rural, Rural Central Lake, and Agriculture designated properties to the Agricultural Land Reserve.

Water Availability, Quality, and Protection

- t) Support the implementation of recommendations and findings from the Alberni Valley Agricultural Water Plan.
- u) Consider opportunities to provide community water service to agricultural lands in Sproat Lake and Area, where appropriate.
- v) Ensure that regional water planning efforts account for the needs of agriculture and local food systems and proactively identify and amend any existing regulations that create obstacles to obtaining water access.
- w) Identify opportunities to ensure the protection of water resources from agricultural runoff to protect water quality, fish and wildlife habitat, and ecologically sensitive areas.
- x) Consider opportunities to improve the use and storage of water in support of both backyard and on-farm solutions including:
 - i. incentivizing residents and property owners to install on-site rainwater collection systems;
 - ii. supporting farmers in developing new dugouts and cisterns;

- iii. supporting changes to production methods that support more efficient use of water.

DRAFT



Land Use Designations Legend

- | | | |
|----------------|--------------------------------|------------------------------|
| Potential Park | Comprehensive Development Area | Parks, Trails and Open Space |
| Agriculture | Conservation | Recreational Residential |
| Airport | Fish Hatchery | Residential |
| Civic | Float-Home | Resource |
| Commercial | Industry | Rural |
| | Marina | Rural Central Lake |
| | Mobile Home Park | |

Basemap Elements

- Provincial Digital Roads Atlas
- Official Community Plan Area
- Municipality or Treaty Land (OCP Does Not Apply)
- PMBC Parcels
- PMBC Plans
- Reserve Community
- Water

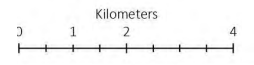
Map Notes

The specific location of potential parks or protected areas to be dedicated through the subdivision process will be determined as part of the review of new development and subdivision proposals. The general locations of these areas are shown by the letter "P" and are schematic or conceptual only.

For map clarity, land use boundaries are adjusted to align to parcel boundaries or the extent of provincially mapped water bodies, when adjacent.

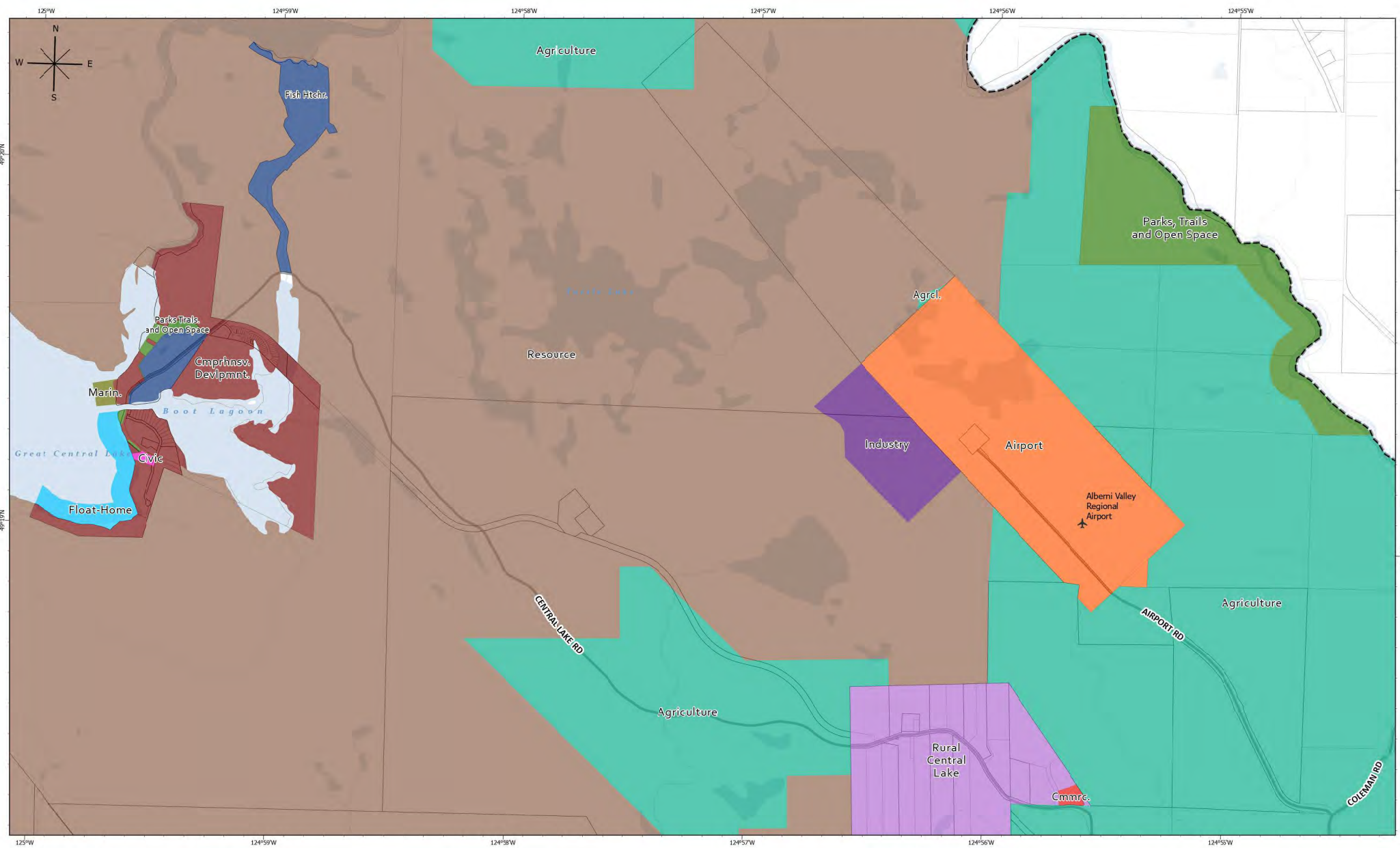


NAD 1983 UTM Zone 10N



Schedule B: Map 1 Land Use Designations
Advisory Planning Commission Draft Sproat Lake & Area OCP Package, March 2026

This map was prepared by the ACRD for planning purposes only and is not a legal document. It should not be used for navigation.



Land Use Designations Legend

- Potential Park
- Commercial
- Marina
- Comprehensive Development Area
- Parks, Trails and Open Space
- Agriculture
- Airport
- Civic
- Fish Hatchery
- Float-Home
- Industry
- Resource
- Rural Central Lake

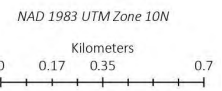
Basemap Elements

- Provincial Digital Roads Atlas
- Official Community Plan Area
- PMBC Parcels
- PMBC Plans
- Water

Map Notes

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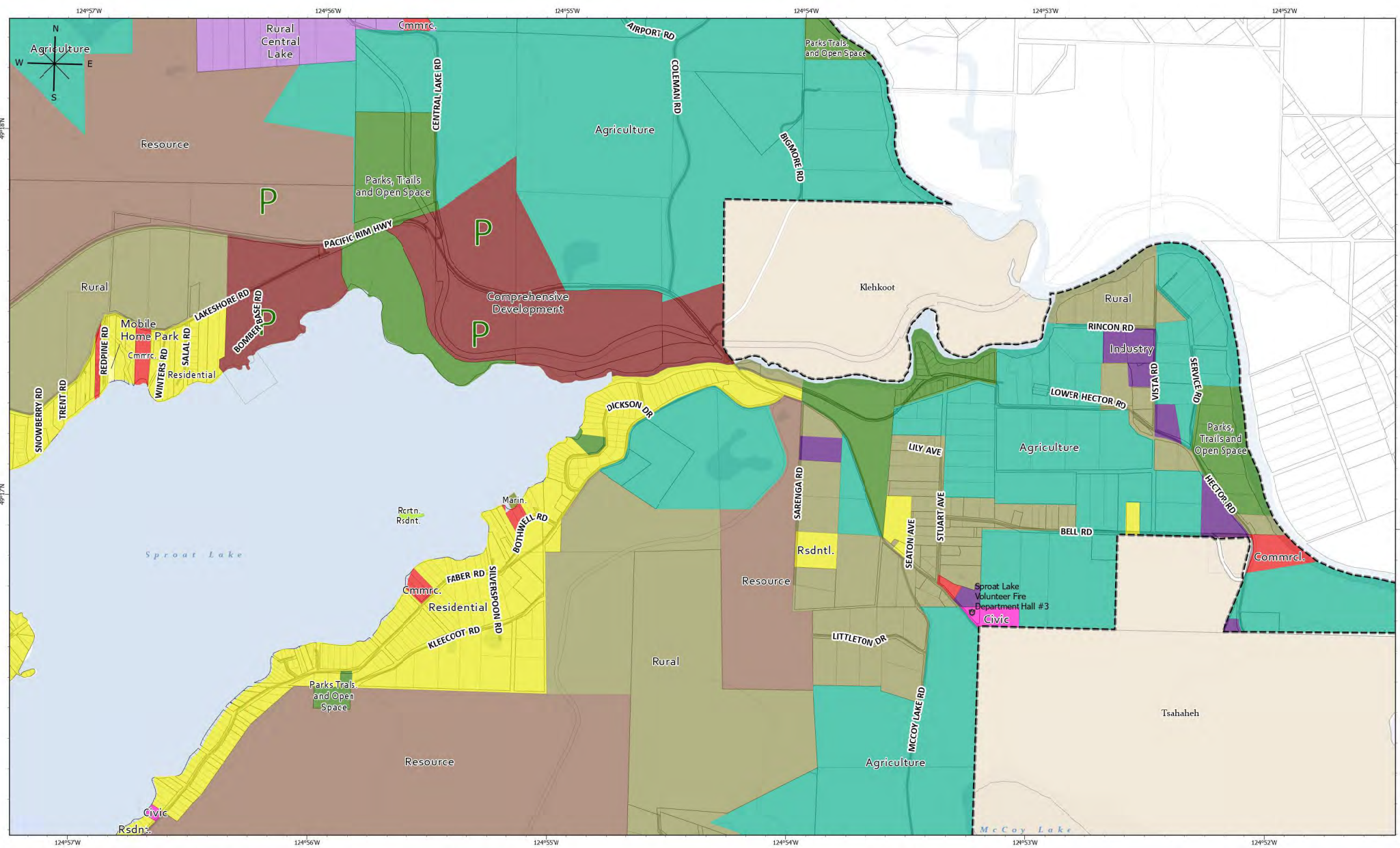
For map clarity, land use boundaries are adjusted to align to parcel boundaries or the extent of provincially mapped water bodies, when adjacent.



Schedule B: Map 1.1 Land Use Designations - Central Lake Rd
 Advisory Planning Commission Draft Sproat Lake & Area OCP Package, March 2026

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2026-03-23 ACRD\MapTech Path: C:\GIS_Projects\DCP_Bylaw Area D\DCP_Bylaw Area D.aprx



Land Use Designations Legend

- | | | |
|----------------|--------------------------------|--------------------|
| Potential Park | Comprehensive Development Area | Recreational |
| Agriculture | Industry | Residential |
| Civic | Marina | Resource |
| Commercial | Mobile Home Park | Rural |
| | Parks, Trails and Open Space | Rural Central Lake |

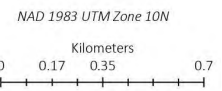
Basemap Elements

- | |
|--------------------------------|
| Provincial Digital Roads Atlas |
| Official Community Plan Area |
| PMBC Parcels |
| PMBC Plans |
| Reserve Community |
| Water |

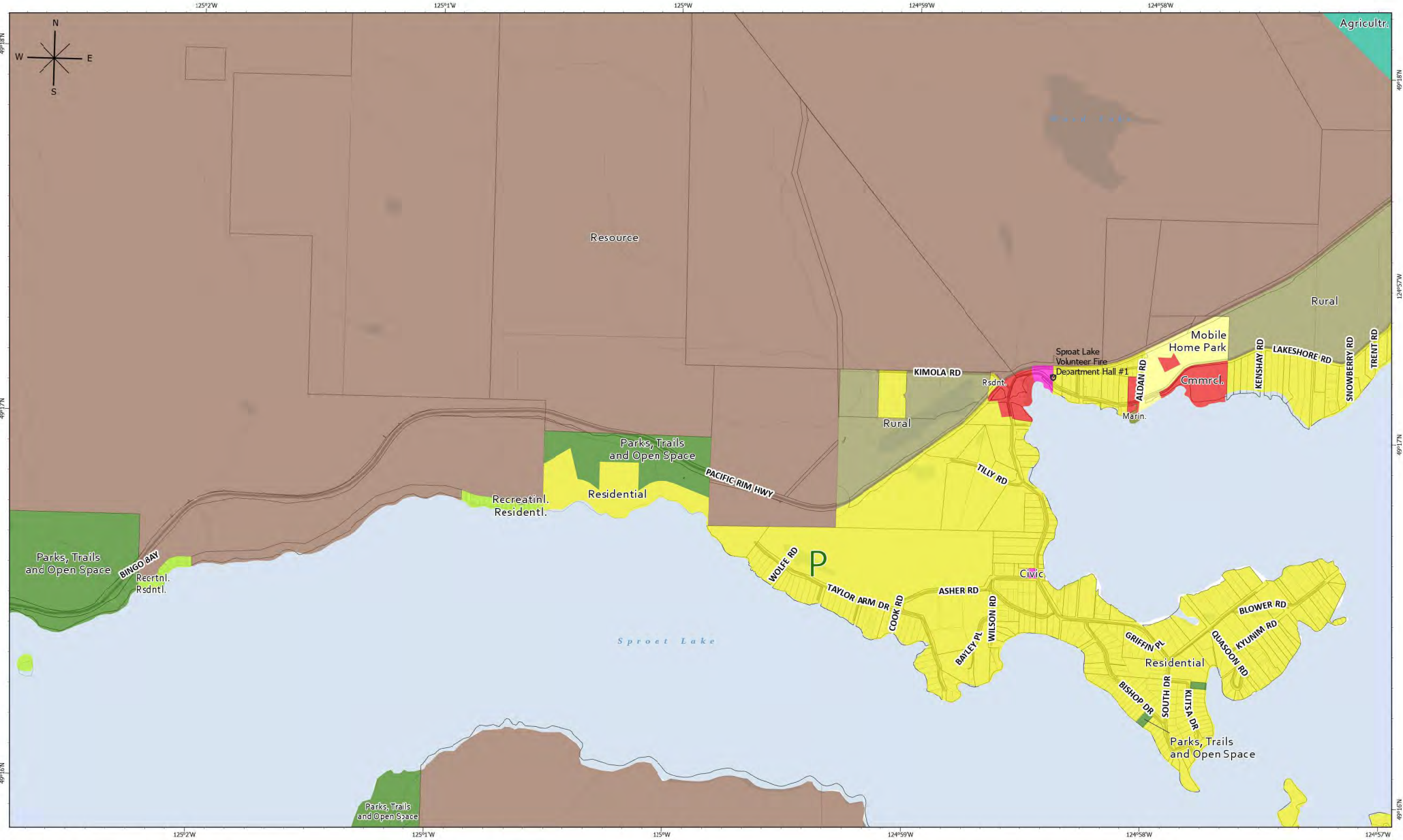
Map Notes

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Schedule B: Map 1.2 Land Use Designations - Klee-coot Arm
 Advisory Planning Commission Draft Sproat Lake & Area OCP Package, March 2026




Land Use Designations Legend	
Potential Park	Parks, Trails and Open Space
Agriculture	Recreational
Civic	Residential
Commercial	Resource
Marina	Rural
Mobile Home Park	

Basemap Elements	
Provincial Digital Roads Atlas	Official Community Plan Area
PMBC Parcels	PMBC Plans
Water	

Map Notes

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ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

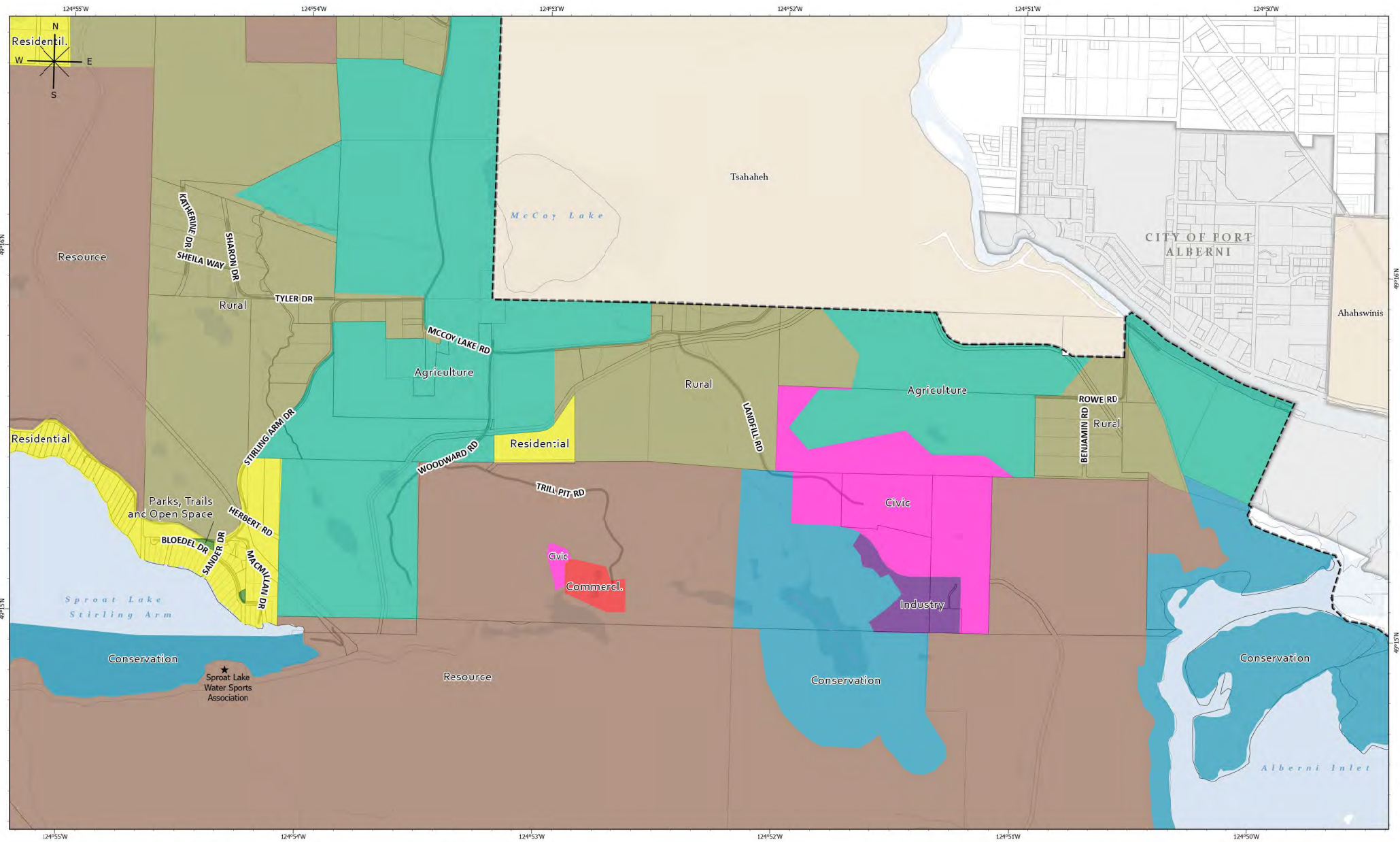
NAD 1983 UTM Zone 10N

Kilometers

0 0.17 0.35 0.7

Schedule B: Map 1.3 Land Use Designations - Taylor Arm
 Advisory Planning Commission Draft Sproot Lake & Area OCP Package, March 2026

2026-03-23 ACRD\MapTech Path: C:\GIS_Projects\OCP_Bylaw Area D\OCP_Bylaw Area D.aprx



Land Use Designations Legend

- Potential Park
- Industry
- Parks, Trails and Open Space
- Agriculture
- Residential
- Civic
- Commercial
- Conservation
- Resource
- Rural

Basemap Elements

- Provincial Digital Roads Atlas
- Official Community Plan Area
- Municipality or Treaty Land (OCP Does Not Apply)
- PMBC Parcels
- PMBC Plans
- Reserve Community
- Water

Map Notes

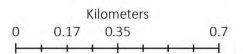
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ALBERNI-CLAYOQUOT REGIONAL DISTRICT

NAD 1983 UTM Zone 10N



Schedule B: Map 1.4 Land Use Designations - McCoy Lake
 Advisory Planning Commission Draft Sproat Lake & Area OCP Package, March 2026

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<p>Land Use Designations Legend</p> <ul style="list-style-type: none"> Potential Park Parks, Trails and Open Space Land Use Agriculture Recreational Residential Civic Residential Comprehensive Development Area Resource Conservation Rural 	<p>Basemap Elements</p> <ul style="list-style-type: none"> Provincial Digital Roads Atlas Official Community Plan Area PMBC Parcels PMBC Plans Water 	<p>Map Notes</p> <p>The specific location of potential parks or protected areas to be dedicated through the subdivision process will be determined as part of the review of new development and subdivision proposals. The general locations of these areas are shown by the letter "P" and are schematic or conceptual only.</p> <p>For map clarity, land use boundaries are adjusted to align to parcel boundaries or the extent of provincially mapped water bodies, when adjacent.</p>	<div style="text-align: center;">  <p>ALBERNI-CLAYOQUOT REGIONAL DISTRICT</p> <p>NAD 1983 UTM Zone 10N</p> <p>Kilometers</p> <p>0 0.17 0.35 0.7</p> </div> <p><i>This map was prepared by the ACRD for planning purposes only and is not a legal document. It should not be used for navigation.</i></p>
<p>Schedule B: Map 1.5 Land Use Designations - Stirling Arm Advisory Planning Commission Draft Sproat Lake & Area OCP Package, March 2026</p>			