



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Sproat Lake Advisory Planning Commission Meeting

Tuesday, May 26, 2026

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

7:00 PM

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/26-5-2026/7857/?catid=0>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_tyhQt3B-R-mrX4Tbz5-swQ#/registration

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

3. DECLARATIONS

(conflict of interest)

4. MINUTES

- | | | |
|----|---|------------|
| a. | Sproat Lake Advisory Planning Commission Meeting held March 26, 2026 | 3-5 |
| b. | Sproat Lake Advisory Planning Commission Meeting held April 27, 2026 | 6-8 |

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on March 26, 2026, and April 27, 2026, be adopted.

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

- | | | |
|----|--|-------------|
| a. | DVD25011 – 10716 Taylor Arm Drive (Ferster) | 9-15 |
| | Development Variance Permit | |

- b. **DVD26003 – 19140 Pacific Rim Highway (Konkin)** **16-28**
Development Variance Permit
 - c. **DVD26004 – 6381 Salal Road (Terepocki)** **29-45**
Development Variance Permit
 - d. **RD26001 – Block 209, Central Lake Road (Mosaic)** **46-97**
OCP Amendment and Rezoning
7. **LATE BUSINESS**
- a. **Sproat Lake and Area OCP Update – Project Next Steps (Verbal Update) A. Dyer**
8. **ADJOURN**



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

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.

The General Manager of Planning & Development reported that this meeting is being recorded and livestreamed to YouTube on the Regional District website.

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. APC members discussed the following items:

- Identified concerns for site drainage
- Construction impact of the surrounding area
- Fire Protection concerns
- Building setbacks and encroachment into landscape buffer

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 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) setback, to increase flexibility when siting the future home and accessory buildings. APC members discussed the following items:

- Future changes in water flow
- Septic placement on the property
- 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 the property owner maintain a three-bedroom single family residence located on Sproat Lake. The requested Temporary Use Permit (TUP) would allow to operate a Short-Term Vacation

Rental (STR) for six weeks of the year. It was noted by the applicant, and clarified by staff, that the report had an incorrect number of bedrooms, citing the house has five bedrooms, not three as was listed in the staff report. The APC discussed the following items:

- Concerns related to noise, from it being a larger rental
- Parking availability
- Septic Capacity
- Housing shortage in the Sproat Lake Area

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application with the update to reflect a five-bedroom short-term rental with a maximum of four cars.

CARRIED

d. TUP25018 – 8790 Stirling Arm Drive (Hoiles)

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

The Motion was MOVED and SECONDED

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

CARRIED

5. LATE BUSINESS

6. ADJOURN

The Motion was MOVED and SECONDED

THAT the meeting be adjourned at 8:26 pm.

CARRIED UNANIMOUSLY

Certified Correct:

Walter Konkin
Chairperson

Maddie Graham
Planning Assistant



Alberni-Clayoquot Regional District

MINUTES OF THE SPROAT LAKE ADVISORY PLANNING COMMISSION MEETING HELD ON APRIL 27, 2026, 7:00 PM

Hybrid - Zoom/Sproat Lake Community Hall, 9346 Bomber Base Rd, Port Alberni, BC

MEMBERS

PRESENT:

Joann Bessler (Chairperson)
Geo Monrufet
Walter Konkin
Sheri Gerigk

REGRETS:

Rene Lacoursiere, Alternate Director, Electoral Area "D" (Sproat Lake)
Mark Molander
Roberta Jensen
Mark Marley
Ken Watts, Chief Councilor, Tseshaht First Nations

OTHERS PRESENT: Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Albert Girard, Applicant (DVD26002)

STAFF PRESENT: Alex Dyer, General Manager of Planning and Development
Kylie Pettifer, Community Project and Engagement Manager
Charlene Harrison, Planning Assistant
Brooke Eschuk, Planner 1

Note: Quorum was not achieved for this committee meeting; therefore, meeting was held for informational purposes.

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/27-4-2026/>

1. **CALL TO ORDER**

The meeting was called to order at 7:05 pm.

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

The Chairperson reported this meeting is being recorded.

2. **APPROVAL OF AGENDA**

3. **DECLARATIONS**

4. MINUTES

5. CORRESPONDENCE

6. PLANNING APPLICATIONS

- a. DVD26002 – 8925 Faber Road (Girard)

The APC members received an overview of the application.
The following items were discussed:

- Development permit requirement to demolish current house.
- Setbacks and tree removal on property.
- Current and future septic field locations.

Four members in attendance reviewed the application and supported the proposal as presented.

7. PLANNING REPORTS

- a. Draft Sproat Lake and Area Official Community Plan Review and History
b. Draft Sproat Lake and Area Official Community Plan Maps Review

Planning staff provided an overview of implemented changes to the Draft Sproat Lake and Area OCP from the last APC meeting held on April 3, 2026.

Changes implemented includes:

- History Section has been added.
- Removal of flat bottom from houseboat definition.
- Section 5.6.3 *Marine-Oriented Housing* policy h wording updated.
- Section 5.3.3 policy i includes wording to limit amount of lighting.
- Section 5.4.3 policies h, i, and n includes wording to seek grant funding opportunities.

The APC members present discussed the following items:

- Shoreline stabilization is in the DPAs.
- Emergency route access, including Curt's Crib.
- Policy for former special placemaking, i.e. book libraries.
- Monitoring of short-term rentals and compliance.
- New construction of docks require development permits.
- Protection of water bodies.
- Retaining wall guidelines and improved site visits after development.

8. LATE BUSINESS

9. ADJOURN

Certified Correct:

Joann Bessler,
Chairperson

Charlene Harrison,
Planning Assistant



To: Sproat Lake Advisory Planning Commission

Meeting Date: May 26, 2026

From: Jaleen Rousseau, Planning Manager

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD25011 - 10716 TAYLOR ARM DR (FERSTER)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing Development Variance Permit DVD25011, subject to neighbouring properties being notified as per the Local Government Act s.499.

Development Proposal: The applicant is requesting to construct a 2-storey 30 ft by 24 ft accessory structure that is over the allowable height to accommodate boating related goods including an upstairs storage area.

Development Variance DVD25011:

To vary Section 6.5.1.e) to increase the maximum allowable height of an accessory in the RA1 zone from 4.75 m (15.6 ft) at a 3.15 m (10.3 ft) side yard setback to a maximum building height of 5.82 m (19.1 ft).

Advisory Planning Commission Recommendation: *THAT the Sproat Lake Advisory Planning Commission consider the Development Variance request.*

Property Owner(s): C. M. FERSTER and D. G. FERSTER **Applicant/Primary Contact:** RYAN IRG CONSTRUCTION

Property Information:

Civic Address:	10716 TAYLOR ARM DR						
Legal Description:	LOT 13, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 12452						
PID:	004-761-961	Folio:	770-03513.026	ALR? (Y/N):	No	Lot Area (ha):	0.16 (0.40 ac)
Current Zoning:	RA1 - Acreage Residential District						
Current OCP:	Sproat Lake, Residential Use						
Development Permit Area(s):	DPA 1 – Foreshore & Riparian Areas Protection						
Current Use & Description:	The subject property is currently utilized as a residential property. There is an existing house that encompasses much of the building envelope on the south side of the property. The northern portion where the applicants intend to construct the accessory building appears to be the most viable building site for the detached structure with a 720 ft ² footprint.						

Surrounding Zoning and Land Use			
North:	Taylor Arm Drive	South:	RA1 Residential Parcel
East:	Taylor Arm Drive	West:	RA1 Residential Parcel and Sproat Lake

Services:

- a) **Sewage Disposal:** The property is serviced through a septic system located on the subject property.
- b) **Water Supply:** The property is serviced through water draw from Sproat Lake.
- c) **Fire Protection:** The property is located within the Sproat Lake Fire Protection Service Area.
- d) **Access:** The subject property is accessed from Taylor Arm Drive, which is located along the eastern parcel boundary.

Planning Policy Discussion:

a) **Official Community Plan:**

The subject property is designated as Residential Use in the Sproat Lake Official Community Plan and complies with this use designation. The building site is located 24.5 m from the present natural boundary of the lake, which lies within the 30 m riparian area along Sproat Lake as outlined in Development Permit Areas (DPA) I – Foreshore and Riparian Areas Protection. A development permit application and an assessment from a Qualified Environmental Professional will be required as a condition of the building permit.

The proposed accessory building complies with the policies of the Sproat Lake OCP. If the variance is issued and the development proceeds as proposed, a development permit will be required to satisfy DPA I -

Zoning: The subject property is zoned Acreage Residential District (RA1) in accordance with ACRD Zoning Bylaw No. 15. This Bylaw contains regulations for the siting and height of *Accessory Buildings*.

<i>ACRD Zoning Regulations for Accessory Structures in an R District</i>		<i>Proposed Accessory Building at 10176 Taylor Arm Drive</i>	<i>Variance Required?</i>
Front Setback:	Not Permitted	N/A	No
Side Setback:	3 feet	17 feet	No
Rear Setback:	3 feet	4 feet	No
Maximum Height:	15.6 feet	19.1 feet	Yes

The development proposal complies with the regulations for siting but does not comply with the regulations for height. The Zoning Bylaw requires a 12 foot maximum building height for an accessory building in a Residential zone. The Zoning Bylaw also provides for a graduated height allowance that allows for an increase to the building height where the building setback is in excess of the 0.9 m (3 ft) minimum setback. With the proposed building site, the graduated height allowance would permit a building height of 15.6 feet at a side yard setback of 3.15 m (10.3 ft). The applicants are requesting to

build the accessory structure 3.5 ft higher than the maximum permitted height to accommodate a second storey. To facilitate this development proposal, approval of a Development Variance is required.

Comments:

The subject property is located on the shore of Sproat Lake and has an existing residential dwelling and dock. The applicant is proposing to construct a 2-storey 30 ft by 24 ft accessory structure in the northern most corner of the parcel. The accessory structure is proposed to be located within the required minimum side and rear setbacks (3 ft). However, the applicant is requesting a height variance 3.5 ft in excess of the permitted maximum allowable *Accessory Building* height of 12 ft at the proposed 10.3 ft side yard setback. Height is measured to the mid-point of the roof.

Building Design

The building design proposes a 2-storey accessory structure with two large overhead doors on the south elevation. The design includes limited windows on the west and east elevations for both the first and second storey. The applicant has indicated that the upper floor of the building is intended for storage of boating and lake recreation items. No bathroom facilities are proposed within the building.

Public Notification

The *Local Government Act* (S.499) requires a local government to give notice at least 10 days before adoption of the resolution to issue the permit to allow for the inclusion of public comment. Once the Board considers the application and directs staff to proceed with public notification, letters will be sent out to property owners within 100 m radius of the subject property detailing the purpose of the application and inviting comment.

Board Decision Options:

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

Approve the Variance Request

Following the public input process, the Board may choose to authorize the issuance of the Development Variance Permit. Approving the variance request would allow the property owner to proceed with an application for a Building Permit to construct the over-height structure as sited in the site plan and depicted in the proposed garage elevation drawings attached.

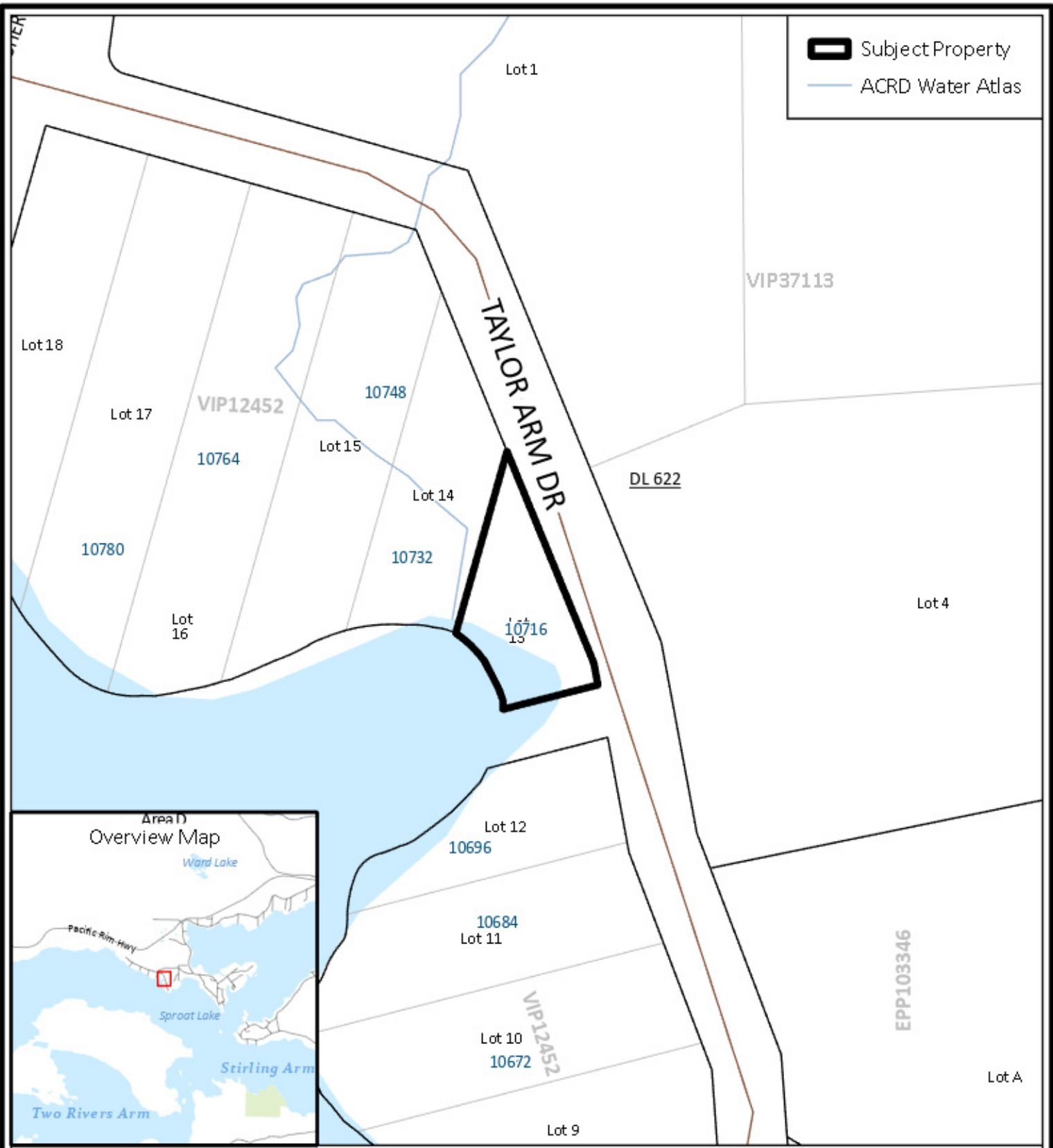
Defer the Variance Request



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

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


Reviewed by: _____
 Cynthia Dick, General Manager of Administrative Services


Approved by: _____
 Daniel Sailland, MBA, Chief Administrative Officer



 Subject Property
 ACRD Water Atlas



 Address: 10716 Taylor Arm Drive
 Legal Description: LOT 13, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 12452



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

N

0 20 40

Meters





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


10716 Taylor Arm Drive
 LOT 13, DISTRICT LOT 622, CLAYOQUOT DISTRICT,
 PLAN 12452

Scale 1:600

0 5 10 20
 Meters

 Subject Property

 ACRD Water Atlas

 **ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-04-23
 Sources: Microsoft, VantorProv. BC,
 ParcelMapBC; ACRD

13

PLAN OF LOT 13, DL 622, CLAYOQUOT DISTRICT, PLAN 12452.
 SHOWING PROPOSED ACCESSORY BUILDING THEREON (FOR BUILDING PERMIT APPLICATION).

SCALE 1:300

THE INTENDED PLOT SIZE IS 8.5" X 14"
 DIMENSIONS ARE SHOWN IN METRES
 AND ARE DERIVED FROM PLAN 12452.

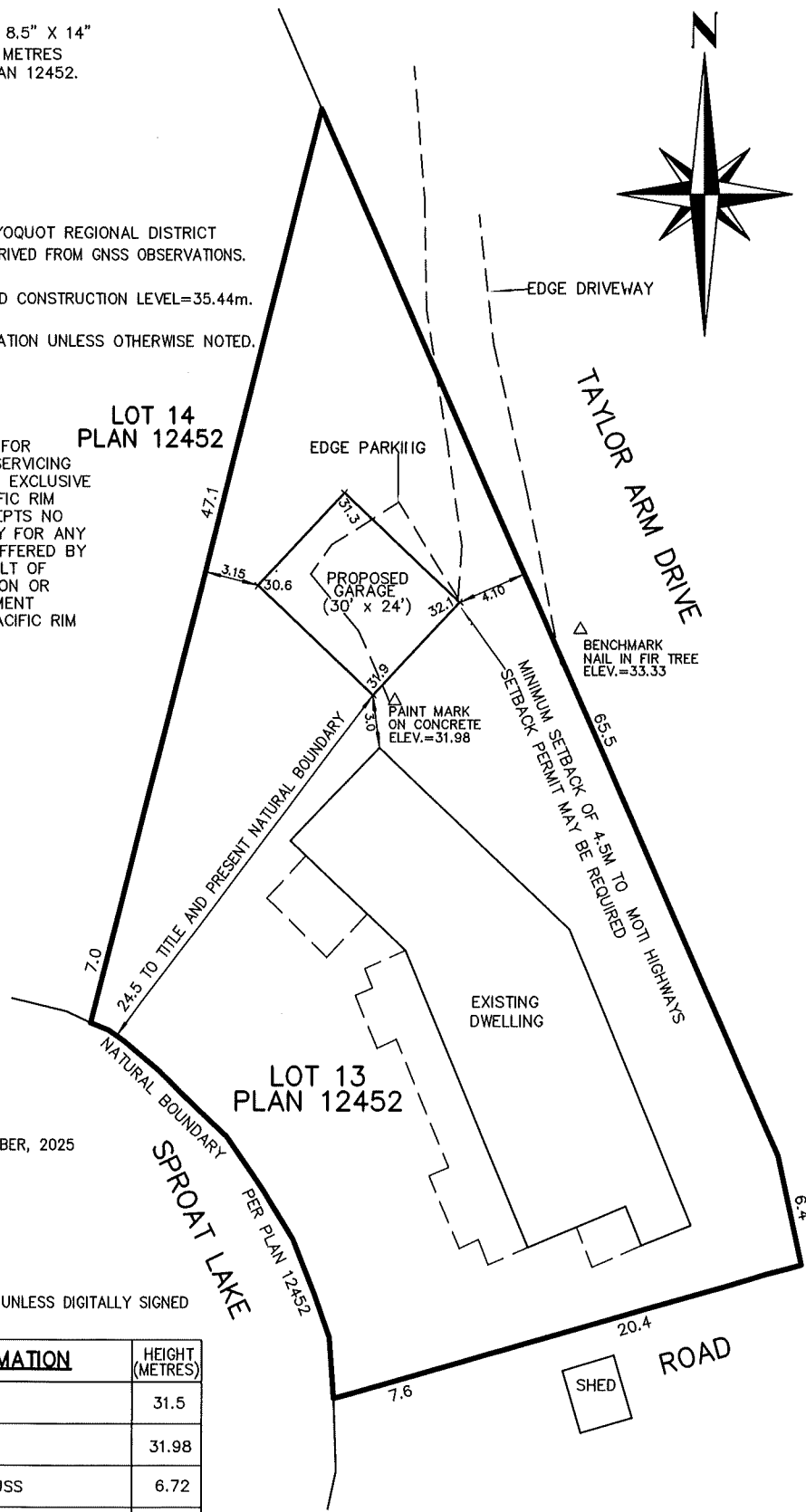
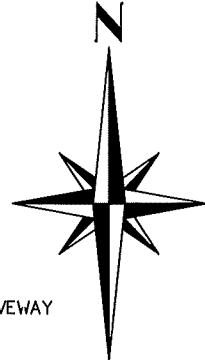
CIVIC ADDRESS:

10716 TAYLOR ARM DRIVE
 PORT ALBERNI, BC
 PID: 004-761-961

NOTES

JURISDICTION: ALBERNI CLAYOQUOT REGIONAL DISTRICT
 ELEVATIONS ARE GEODETIC, DERIVED FROM GNSS OBSERVATIONS.
 DATUM: CGVD2013
 NORTHWEST HYDRAULIC FLOOD CONSTRUCTION LEVEL=35.44m.
 ZONING (2025): RA1
 SETBACKS SHOWN TO FOUNDATION UNLESS OTHERWISE NOTED.
 LOT 13 IS SUBJECT TO THE FOLLOWING NON FINANCIAL CHARGES AND INTERESTS; NONE.

THIS PLAN WAS PREPARED FOR ARCHITECTURAL AND SITE SERVICING PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. PACIFIC RIM LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION OR ALTERATION TO THIS DOCUMENT WITHOUT CONSENT FROM PACIFIC RIM LAND SURVEYING LTD.



CERTIFIED CORRECT
 DATED THIS 7TH DAY OF OCTOBER, 2025

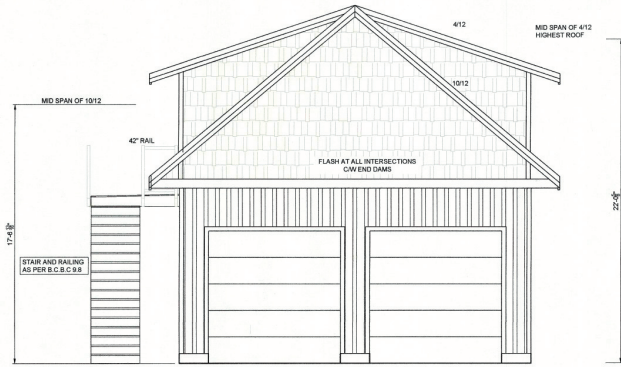
James Bruce
 Digitally signed by James Bruce
 WBNUVN
 Date: 2025.10.07 15:14:47 -07'00'

JAMES BRUCE, BCLS #976
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

SHOP HEIGHT INFORMATION	HEIGHT (METRES)
AVERAGE NATURAL GRADE	31.5
HEIGHT OF TOP OF SLAB	31.98
TOP OF SLAB TO MID TRUSS	6.72
NATURAL GRADE TO MID TRUSS	7.2
PROPOSED MID TRUSS ELEVATION	38.7
MAXIMUM BUILDING ELEVATION ALLOWED	36.28
BUILDING OVER HEIGHT	2.42

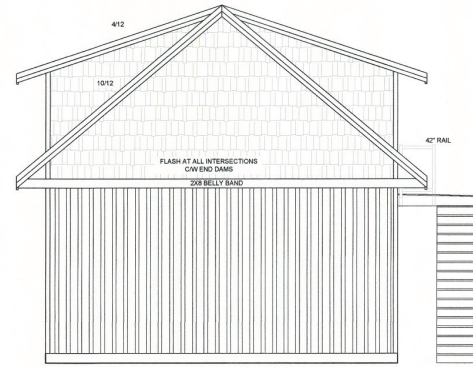
PACIFIC RIM
 LAND SURVEYING LTD.
 PHONE: 250-248-7268
 EMAIL: JAMES@PACIFICRIMSURVEYING.COM
 FILE: 1399 PBP1.DWG
 DATE: 2025-10-07

\\SERVER\DATA\4981 FERSTER 10716 TAYLOR ARM DR.04 DRAWINGS\REV A\S4981 FERSTER.DWG 2025 B2804.AM

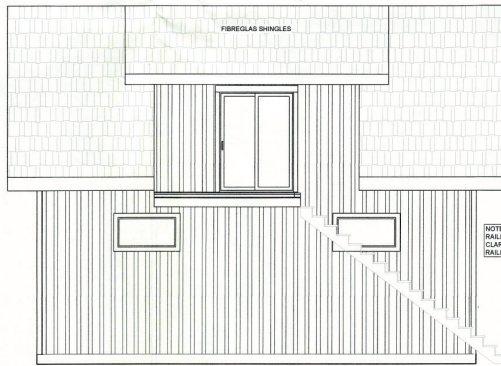


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Based on how height is measured in the ACRD Zoning Bylaw, the height of this structure is determined to be 19.1 ft

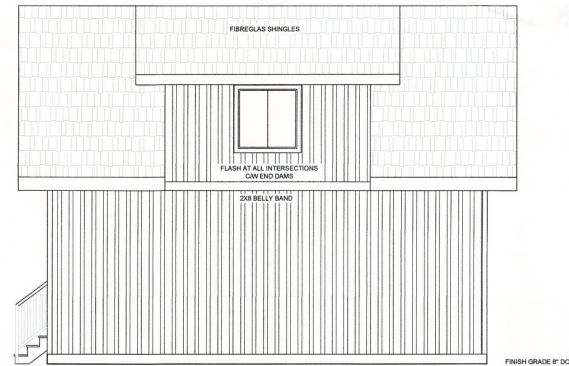


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
RAILINGS NOT SHOWN FOR CLARITY. CONTRACTOR TO INSTALL RAILINGS PER BC BUILDING CODE.



EAST ELEVATION
SCALE: 1/4" = 1'-0"

THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE SOLE PROPERTY OF MCGIL & ASSOCIATES ENGINEERING LTD. AND CANNOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE PLAN IS REPRESENTATION OF ANY AND IS MADE TO OTHER PARTIES WITHOUT LIABILITY TO MCGIL & ASSOCIATES ENGINEERING LTD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. MCGIL & ASSOCIATES ENGINEERING LTD. IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN OR DESIGN OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN OR DESIGN OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN OR DESIGN.

NO.	REVISION DESCRIPTION	DATE	BY	APP'D	FIELD BOOK No.	AS NOTED
A	ISSUED FOR PERMIT	2025.10.8	DN	APP'D		



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FERSTER ACCESSORY BUILDING
 10716 TAYLOR ARM DR. PORT ALBERNI
ELEVATIONS

SHEET No.	S03
4 OF 6 REV. A	
DRAWING No.	S4981 S03



To: Sproat Lake Advisory Planning Commission

Meeting Date: May 26, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD26003 - 19140 Pacific Rim Hwy (Konkin)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD26003 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVD26003: Development variance of the ACRD Zoning Bylaw, to vary section 6.5.1.e) to increase the maximum allowable height of an accessory structure in the Vacation-Home District (RVH) District from 3.8 m (12.5 ft) at a 1.2 m (4 ft) side yard setback to a maximum building height of 7.8 m (25.6 ft).

Development Proposal: The property owner has applied for a variance to allow the construction of an accessory building that exceeds the maximum allowable height. The proposal is to build a 22 ft x 22 ft two-vehicle garage with an attic trussed roof, including a home office space above and a 30 sq ft access tower.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission will review the application at their May 26th meeting and provide recommendation.

Property Owner/Applicant: Walter G Konkin

Property Information:

Civic Address:	19140 Pacific Rim Hwy
Legal Description:	LOT A, DISTRICT LOT 946, CLAYOQUOT DISTRICT, PLAN 36243
PID:	000-379-816
Folio:	770-03566.010
ALR? (Y/N):	N
Lot Area (ha):	0.35 (0.87 ac)
Current Zoning:	RVH - Vacation-Home District
Current OCP:	Sproat Lake, Recreational Residential Use
Development Permit Area(s):	DPA I – Foreshore & Riparian Areas Protection (major: 30 m) DPA II – Natural Hazard Protection
Current Use & Description:	The property contains a dwelling unit and an accessory building and is being used for recreational purposes.
Surrounding Zoning and Land Use	

PL20260014 / DVD26003

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

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

North:	Pacific Rim Hwy	South:	Waterfront (WF1) District
East:	Vacation-Home (RVH) District	West:	Vacation-Home (RVH) District

Services:

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

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated 'Recreational Residential Use'. This designation enables residents to maintain a seasonal or recreational property. These properties are not intended to be adequately serviced or accessible for full-time residency. If owners of property within this land-use designation wish to reside on the property year-round, they would need to apply for an OCP amendment and rezoning.

The parcel is impacted by two Development Permit Areas: DPA I – Riparian Areas Protection (major: 30m) and DPA II – Natural Hazard Areas Protection which encompasses the entire parcel impacted by steep slope. The proposed structure falls within both Development Permit Areas. Any future development within the Development Permit Area is subject to a Development Permit and must satisfy the requirements of DPA I and DPA II, including assessments from Qualified Professionals.

This proposal to construct a garage structure meets the policies and objectives in the Recreational Residential Use designation of the Sproat Lake OCP. A development permit would be required to satisfy the DPA I – Riparian Areas Protection and DPA II – Natural Hazard Areas Protection guidelines. Issuance of a Building Permit is contingent upon prior approval of a Development Permit.

- b) **Zoning:** The parcel is zoned Vacation-Home (RVH) District which is intended to accommodate seasonal and vacation residences for property owners maintaining a permanent residence elsewhere.

	Current:	Proposed:
Minimum Lot Area (ha)	0.18	
Minimum Lot Width (m)	30.48	
Principal & Accessory Front Yard Setback (m)	10.6	
Principal Side Yard Setback (m)	4.5	
Principal Rear Yard Setback (m)	10.6	
Accessory Side Yard Setback (m)	0.9	1.2
Accessory Rear Yard Setback (m)	0.9	
Accessory Building Height at a 1.2 m setback (m)	3.8	7.8

According to the ACRD Zoning Bylaw section 6.5.1.e, an accessory building shall not exceed 3.657 meters [12 feet] in height except as otherwise provided for in this By-law. The Zoning Bylaw also provides for a

graduated height allowance that allows for an increase to the building height where the building setback is in excess of the 0.9 m (3 ft) minimum setback. With the proposed building site, the graduated height allowance would permit a building height of 12.5 feet at a side yard setback of 1.2 m (4 ft).

This proposal complies with the regulations for siting but does not comply with height regulations. A Development Variance Permit is required to accommodate the design and permit a building height increase from 3.8 m (12.5 ft) to 7.8 m (25.6 ft).

Comments:

The applicant is seeking a variance to permit the construction of an accessory structure that exceeds the maximum permitted height for an accessory building. The proposed structure has an overall ridge height of 27.5 ft, with a midspan height of 25.6 ft, resulting in a height that is 13.1 ft (4 m) greater than the maximum allowable height. Based on the review, a 13 ft height variance is required. This calculation reflects a 4 ft setback from the lot line, which provides approximately 0.6 ft of graduated height that has been factored into the variance.

As per section 6.5.1.e of the ACRD Zoning Bylaw permits a maximum accessory building height of 12 ft. As such, the proposed development requires a Development Variance Permit to allow an increase of 4 ft above the permitted height.

As per section 6.5.2.a of the ACRD Zoning Bylaw, except in A Districts, an accessory building may be increased in height by 0.304 meters [one foot] vertical distance for every 0.609 meters [2 feet] horizontal distance, in excess of a minimum side and rear yard setback requirement established by by-law for the zoning district within which such accessory building is sited or situated;

The proposed structure is affected by DPA I – Foreshore & Riparian Areas Protection (major: 30 m) and DPA II – Natural Hazard Areas Protection. A Development Permit would be required to satisfy the DPA I and DPA II guidelines. An approved Development Permit is required prior to the issuance of a Building Permit.

Building Design

The proposal is to construct a 22 ft x 22 ft two-vehicle garage with an attic truss roof to accommodate a studio/home office, including an approximately 30 sq. ft. access tower. The structure is to be sited along the west property line with a 4 ft setback. The garage floor will be elevated above the existing retaining wall and extend southward over bedrock on a structurally designed concrete slab, with enclosed storage provided below. Exterior finishes will consist of Hardie Board siding to match the principal dwelling. No windows are proposed on the west elevation to maintain privacy. A plywood fire break will be provided at the roof soffit. The total height to the top of the finished roof ridge is proposed to be 27.5 ft.

The applicant noted that the design and siting have been discussed with adjacent property owners, and no concerns have been identified.

Public Notification

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

Board Decision Options:

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

Approve the Variance Request

Following the public input process, the Board may choose to authorize the issuance of the Development Variance Permit. Approving the variance request would allow the property owner to proceed with an application for a Development Permit and a Building Permit to construct the over-height structure as sited in the attached site plan.

Defer The Variance Request

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

Staff recommendation

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

- The proposed Accessory Building complies with the siting regulation as per the ACRD Zoning Bylaw.
- The proposed Accessory Building has been situated in a manner to minimize the potential impacts of height to neighbouring properties, where possible;

Next Steps

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

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

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer

Site Photos



Site of proposed accessory building showing existing retaining wall



Existing dwelling unit and accessory building



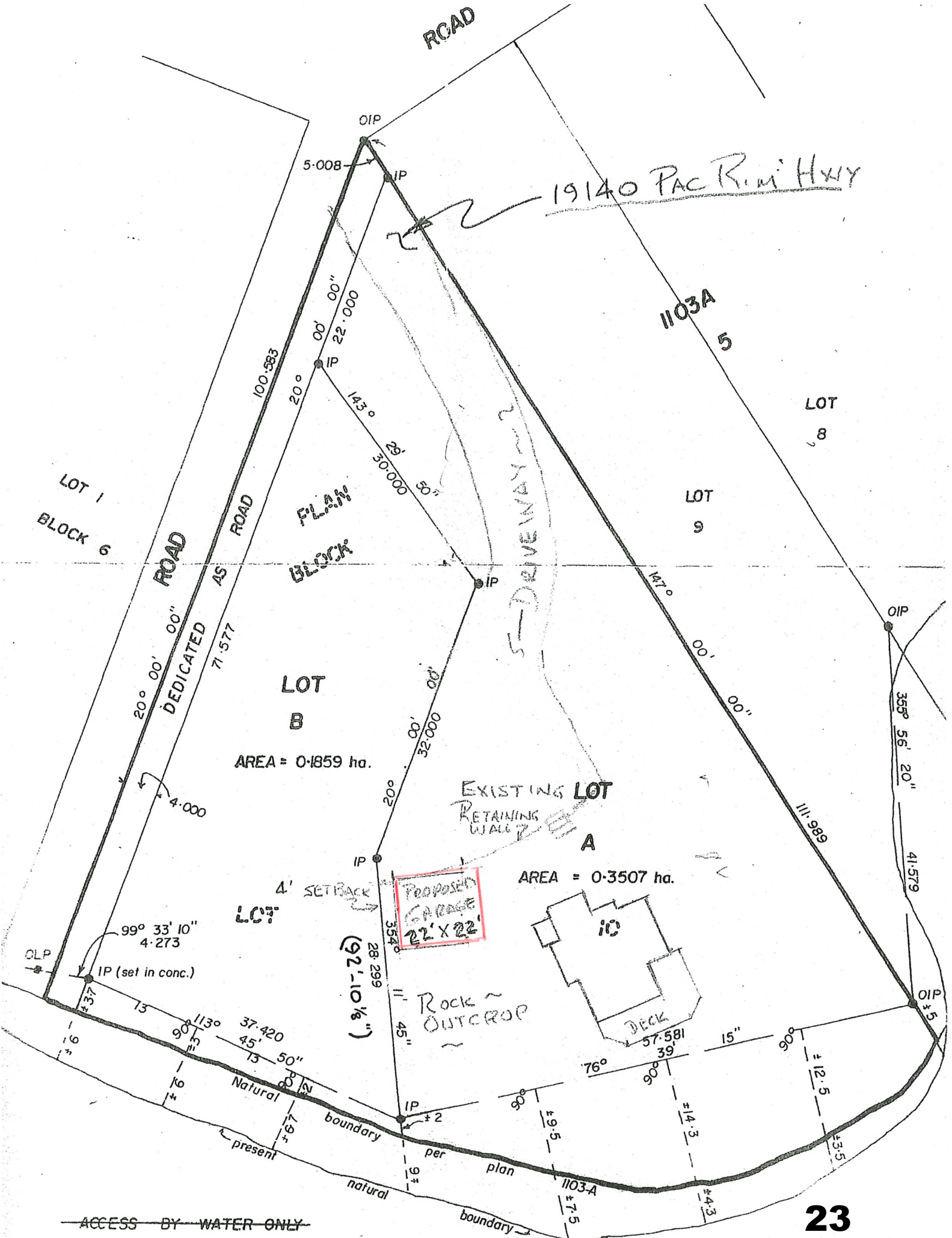
Area affected within DPA I – Foreshore & Riparian Areas Protection (major:30 m)



Existing driveway



Existing driveway access from Pacific Rim Hwy



ROAD

19140 Pac Rim Hwy

1103A 5

LOT 8

LOT 1
BLOCK 6

PLAN
BLOCK

LOT 9

ROAD DEDICATED AS ROAD

DRIVEWAY

LOT B

AREA = 0.1859 ha.

EXISTING LOT
RETAINING WALL

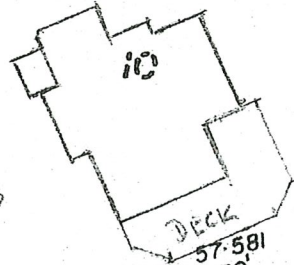
A

AREA = 0.3507 ha.

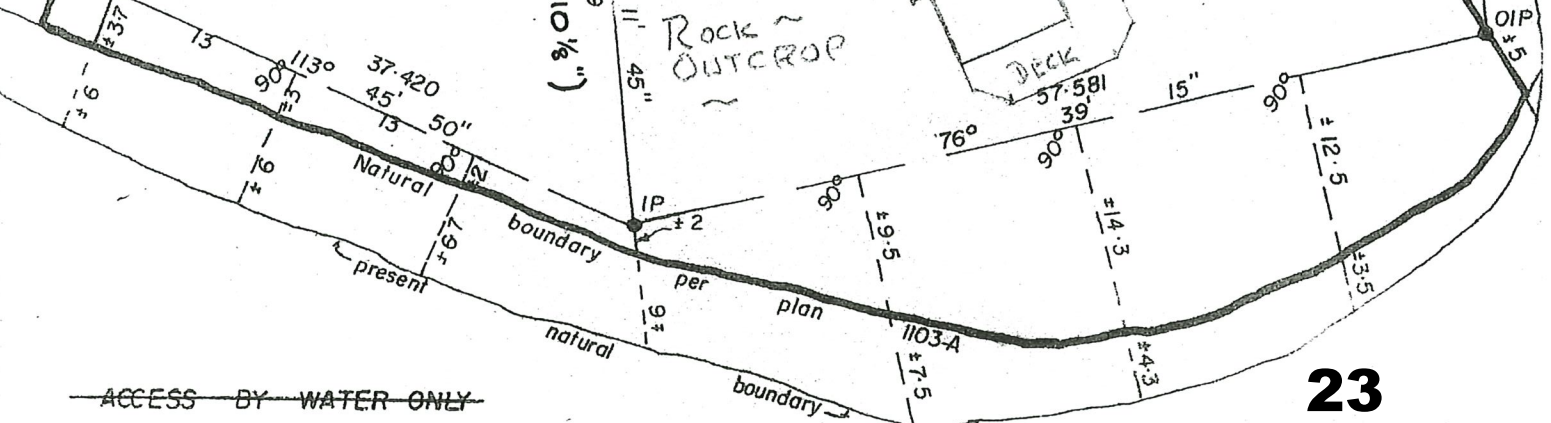
LOT

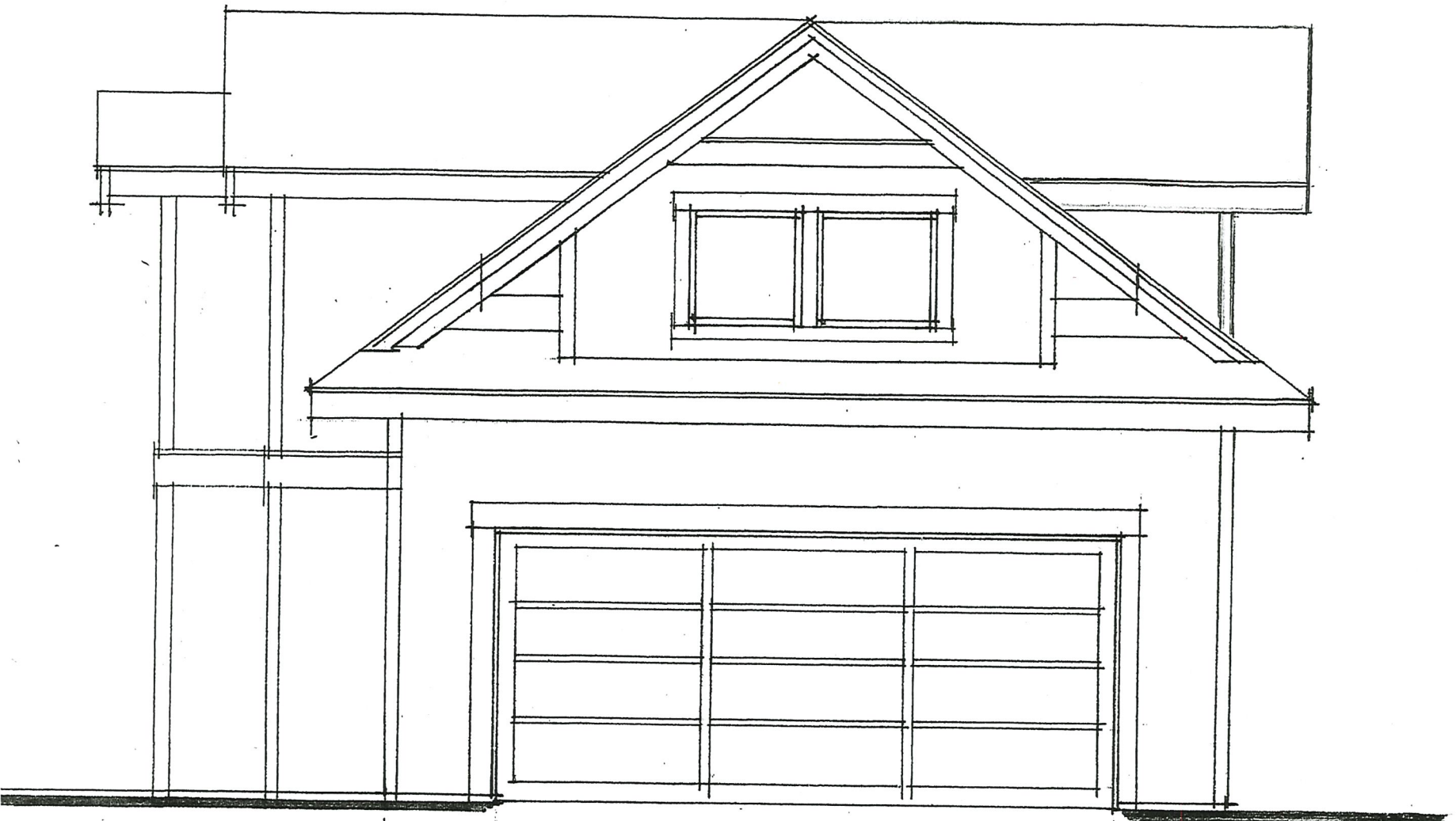
PROPOSED GARAGE
22' x 22'

Rock Outcrop

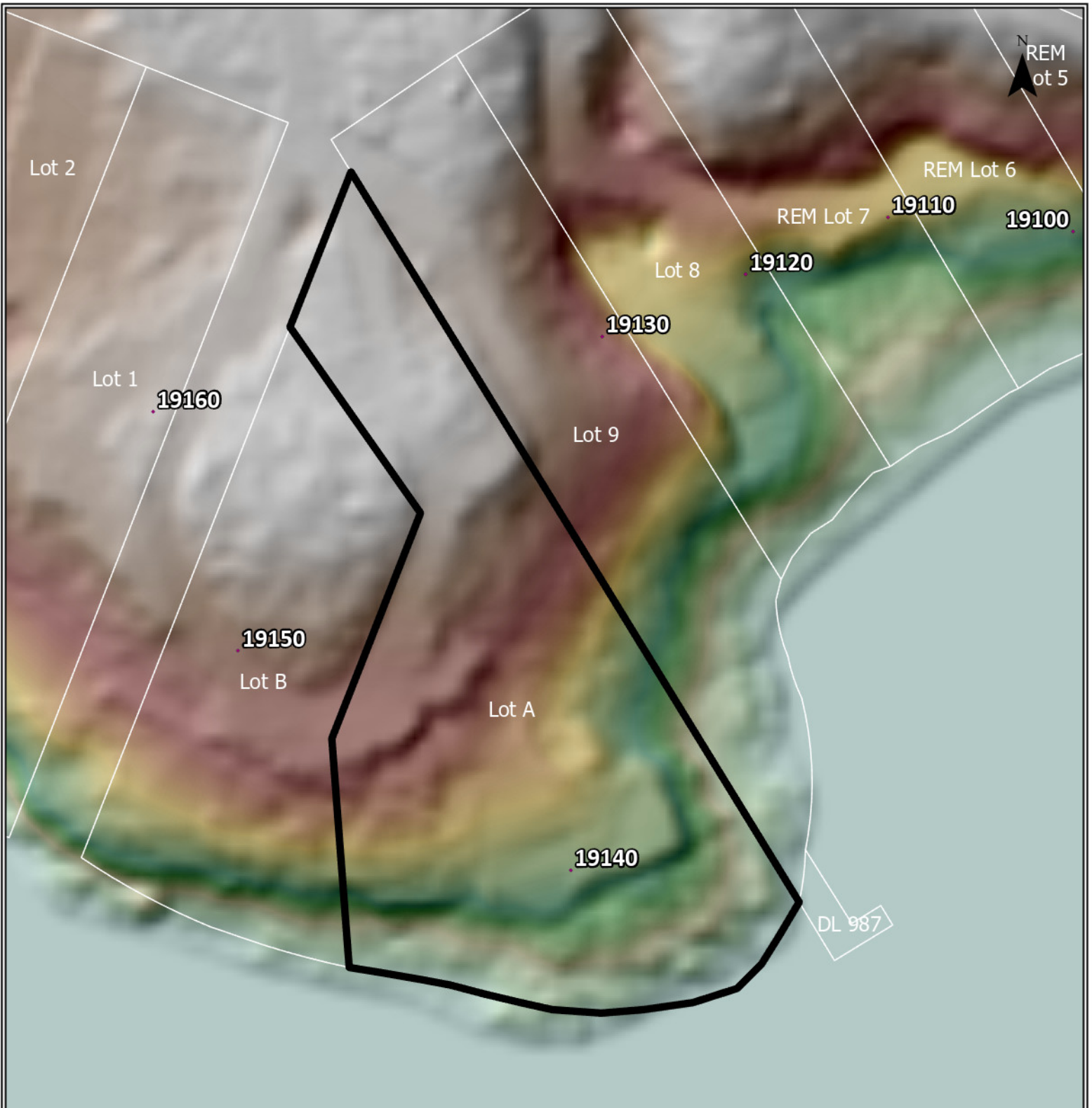


OIP
IP (set in conc.)





PROPOSED VIEW FROM PARKING LEVEL



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

LOT A, DISTRICT LOT 946, CLAYOQUOT DISTRICT, PLAN 36243

 Subject Property

Elevation (m)

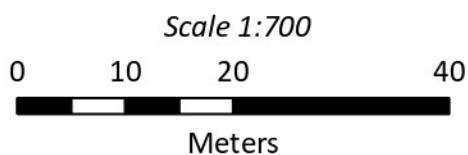
 56.141

 27.253



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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





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

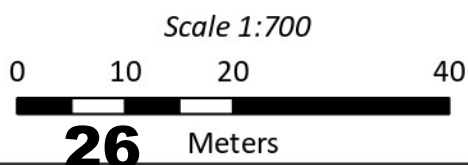
LOT A, DISTRICT LOT 946, CLAYOQUOT DISTRICT, PLAN 36243

 Subject Property

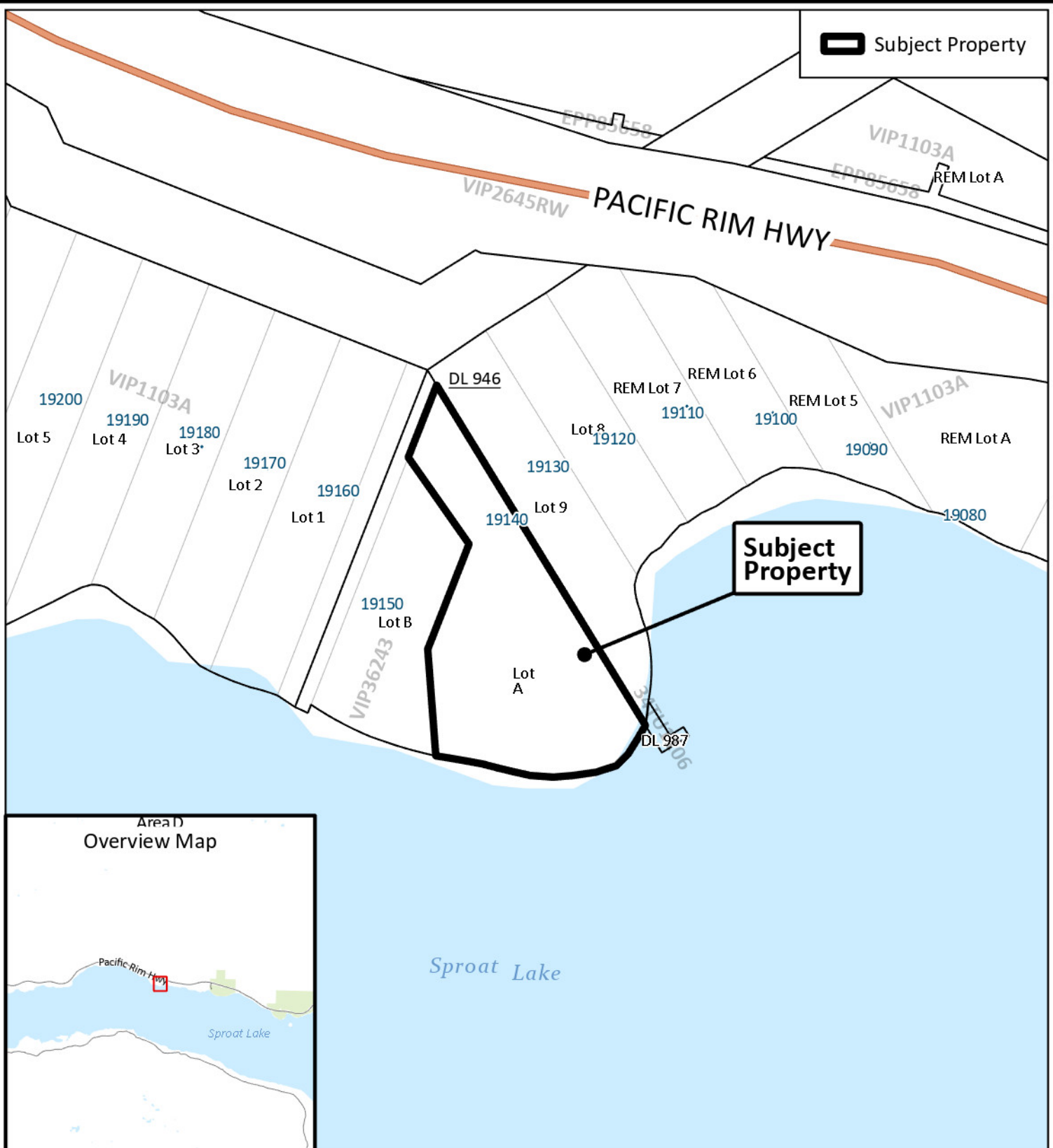


ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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




 Subject Property



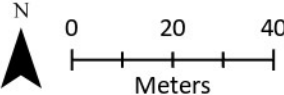
Subject Property



 Address: 19140 Pacific Rim Highway
Legal Description: LOT A, DISTRICT LOT 946, CLAYOQUOT DISTRICT, PLAN 36243



ALBERNI-CLAYOQUOT REGIONAL DISTRICT





DVD26003

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

A Development Variance Permit is hereby issued to:

Name: WALTER G KONKIN
Address: 19140 PACIFIC RIM HWY, PORT ALBERNI, BC

With respect to:

Legal Description: LOT A, DISTRICT LOT 946, CLAYOQUOT DISTRICT, PLAN 36243
PID: 000-379-816

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

- Development variance of the ACRD Zoning Bylaw, to vary section 6.5.1.e to increase the maximum allowable height of an accessory structure in the Vacation-Home District (RVH) District from 3.8 m (12.5 ft) at a 1.2 m (4 ft) side yard setback to a maximum building height of 7.8 m (25.6 ft).

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

This permit was issued this _____ of _____, _____.

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: Sproat Lake Advisory Planning Commission

Meeting Date: May 26, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD26004 - 6381 Salal Rd (Terepocki)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD26004 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVD26004: Development variance of the ACRD Zoning Bylaw, to vary section 6.5.1.e) to increase the maximum allowable height of an accessory structure in the Acreage Residential (RA1) District from 3.66 m (12 ft) to 4.9 m (16 ft).

Development Proposal: The property owner has applied for a variance to allow the construction of an accessory building that exceeds the maximum allowable height. The proposal is to build a two-bay garage with a low sloped roof to reduce overall building height. No water or sewer connections are proposed.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission will review the application at their May 26 meeting and provide a recommendation.

Property Owner(s): Robyn and Aaron Terepocki

Applicant/Primary Contact: Aaron Terepocki

Property Information:

Civic Address:	6381 Salal Rd				
Legal Description:	STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
PID:	027-414-540	Folio:	770-01173.003	ALR? (Y/N):	N
Lot Area (ha):	0.15 (0.37 ac)				
Current Zoning:	RA1 - Acreage Residential District				
Current OCP:	Sproat Lake, Residential Use				
Development Permit Area(s):	N/A				
Current Use & Description:	The property is currently utilized as a residential property with an existing single-family dwelling unit. The parcel is located within a bare land strata development.				

PL20260015 / DVD26004

Surrounding Zoning and Land Use			
North:	Acreage Residential (RA1) District, Vacant Parcel	South:	Acreage Residential (RA1) District, Part of Strata
East:	Acreage Residential (RA1) District, Single family dwelling lakefront property	West:	Acreage Residential (RA1) District, Single family dwelling lakefront property

Services:

- a) **Sewage Disposal:** The property is serviced through a community strata septic system.
- b) **Water Supply:** The property is serviced through a community strata water system.
- c) **Fire Protection:** The property is located within the Sproat Lake Fire Protection Service Area.
- d) **Access:** The property is accessed via Salal Road, which extends from Lakeshore Road.

Planning Policy Discussion:

- a) **Official Community Plan:** The property is designated as Residential Use in the Sproat Lake Official Community Plan. The Sproat Lake area contains a range of residential uses and lot sizes. This diversity provides for a mix of housing options. The proposed development is not affected by a development permit area.

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

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

	Current:	Proposed:
Minimum Lot Area (ha)	0.17	
Minimum Lot Width (m)	27.4	
Principal & Accessory Front Yard Setback (m)	12.2	
Principal Side Yard Setback (m)	4.6	
Principal Rear Yard Setback (m)	9.1	
Accessory Side Yard Setback (m)	0.9	1
Accessory Rear Yard Setback (m)	0.9	1
Accessory Building Height (m)	3.66	4.88

According to the ACRD Zoning Bylaw section 6.5.1.e), an accessory building shall not exceed 3.66 meters [12 feet] in height except as otherwise provided for in this By-law. The proposed siting of the building is 1 m from the rear and side lot line and there is no graduated height allowance at the proposed siting. The building height would exceed the maximum permitted height by 1.22 m [4 feet] and result in an overall building height of 4.88 m (16 ft).

This proposal complies with the regulations for siting but does not comply with height regulations. A Development Variance Permit is required to accommodate the design.

Comments:

The applicant is seeking a variance to permit the construction of a two-bay garage that exceeds the maximum permitted height for an accessory building. The proposed structure has an overall ridge height of 18 ft, with a midspan height of 16 ft, resulting in a height that is 4 ft (1.22 m) greater than the maximum allowable height. The applicant has indicated that a low-sloped roof is proposed in order to reduce the overall height and massing of the structure. Section 6.5.1.e) of the ACRD Zoning Bylaw permits a maximum accessory building height of 12 ft. As such, the proposed development requires a Development Variance Permit to allow an increase of 4 ft above the permitted height.

The applicant is proposing a 1.0 m side yard setback and a 1.0 m rear yard setback, which comply with the siting regulations for accessory buildings. The ACRD Zoning Bylaw requires a minimum setback of 0.9 m from both the side and rear property lines, and the proposed development meets these requirements.

Public Notification

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

Board Decision Options:

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

Approve the Variance Request

Following the public input process, the Board may choose to authorize the issuance of the Development Variance Permit. Approving the variance request would allow the property owner to proceed with a Building Permit to construct the over-height structure as sited in the attached site plan.

Defer The Variance Request

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

Staff recommendation

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

- The proposed Accessory Building complies with the siting regulation as per the ACRD Zoning Bylaw.
- The proposed Accessory Building has been situated in a manner to minimize the potential impacts of height to neighbouring properties, where possible;
- The ACRD has received five (5) letters of support from strata property owners in support of the application.

Next Steps

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

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

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer

Site Photos



Proposed location of the structure at the north-east corner of the lot



Proposed location of the structure looking north



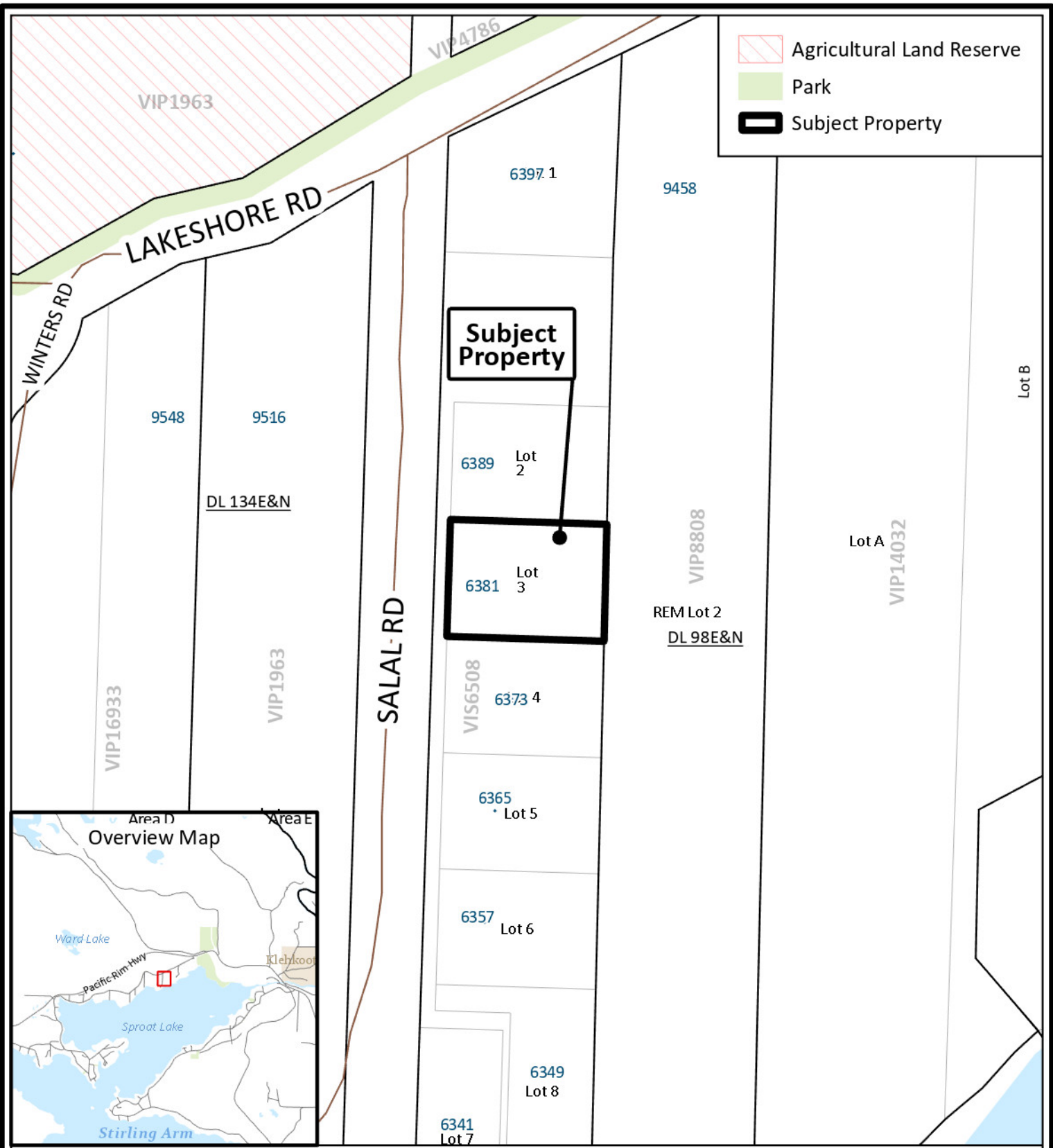
Front façade of the property looking east



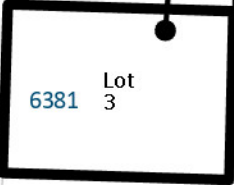
Back façade of the property looking west



Existing driveway access from Salal Road



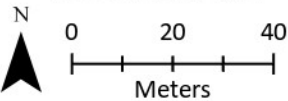
Subject Property



Address: 6381 Salal Road
 Legal Description: STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V



ALBERNI-CLAYOQUOT REGIONAL DISTRICT





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STRATA LOT 3 DISTRICT LOT 98 ALBERNI
DISTRICT STRATA PLAN VIS6508

 Subject Property



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

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

Scale 1:350

0 5 10 20



Meters

6381 SALAL RD

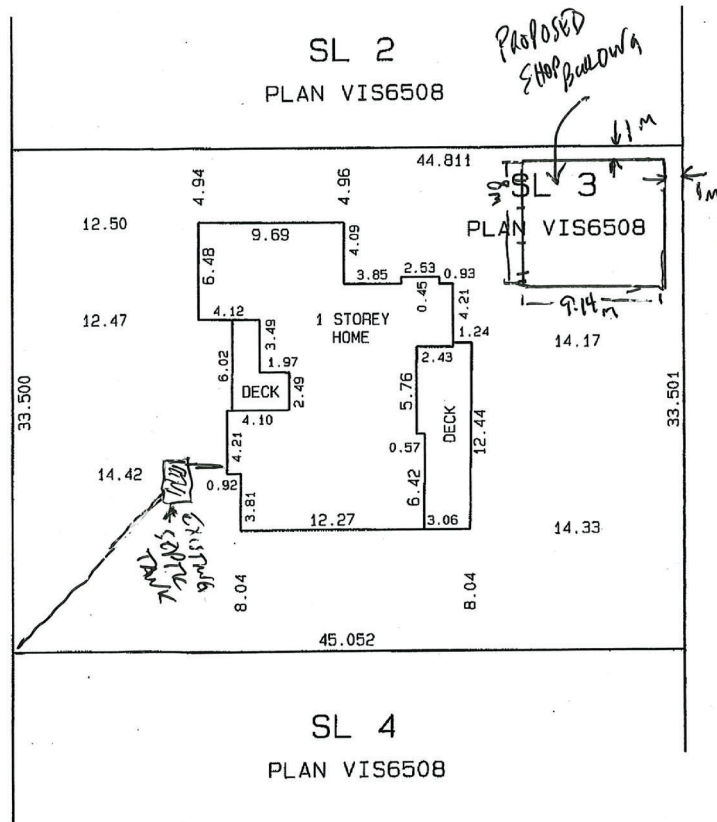
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION FOR
STRATA LOT 3, DISTRICT LOT 98, ALBERNI DISTRICT, STRATA PLAN VIS6508.

SL 3 SALAL ROAD, PORT ALBERNI
SCALE 1 : 350 (METRIC)

NOTES:

OFFSETS SHOWN ARE NOT TO BE USED FOR
DEFINING LOT BOUNDARIES.
LOT DIMENSIONS AND OFFSET DISTANCES SHOWN COULD VARY
UPON A COMPLETE RESURVEY OF THE SUBJECT PROPERTY.
THIS CERTIFICATE OF SITE SURVEY IS FOR CURRENT
BUILDING ACCEPTANCE PURPOSES ONLY.

COMMON PROPERTY

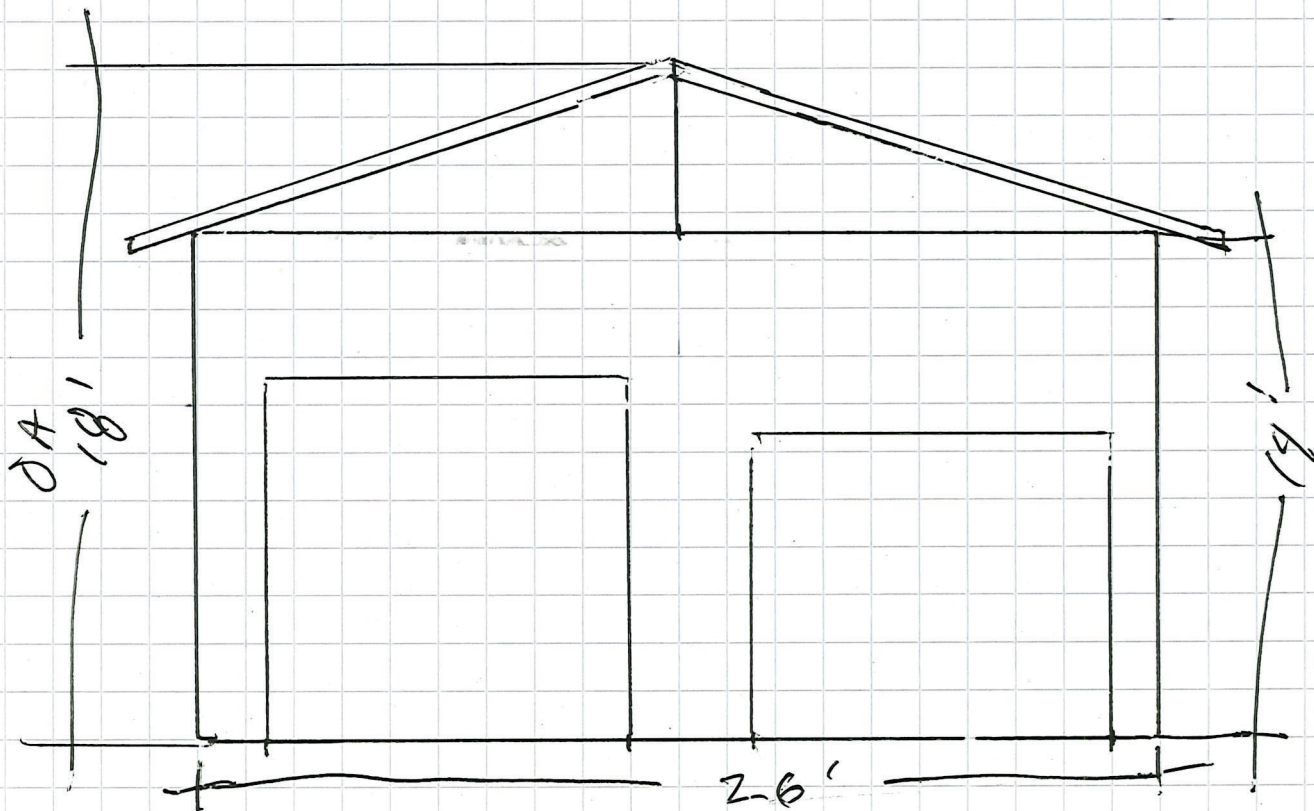


[Signature]
JULY 7, 2021 B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

HOERBURGER LAND SURVEYORS
COMOX, B.C. © 2021
(250) 890-0100
FILE: 2081LT3 FB. 85/150

63 81 SALAL RD. TEREPOCKI
PROPOSED SHOP BUILDING FRONTAGE



Alima Khoja

From: Gary Sutton <[REDACTED]>
Sent: May 19, 2026 9:10 AM
To: Alima Khoja
Subject: 6381 Sala rd variance-Terepocki

Follow Up Flag: Follow up
Flag Status: Completed

[CAUTION] This email originated from outside of the ACRD

Good morning, Gary and Sonja Sutton have no objection to the building of the shop proposed by Aaron and Robyn Terepocki at 6381 Salal rd. Sincerely Gary&Sonja Sutton
[REDACTED] Salal Rd.

Alima Khoja

From: Sonja Sutton [REDACTED]
Sent: May 18, 2026 7:53 PM
To: Alima Khoja
Cc: Robyn Terepocki; Aaron Terepocki
Subject: 6381 Salal Rd Variance

Follow Up Flag: Follow up
Flag Status: Completed

[CAUTION] This email originated from outside of the ACRD

We are neighbours with Aaron and Robyn Terepocki and support their proposal to build a shop.

Thank you.
Gary and Sonja Sutton
[REDACTED] Salal Road

Alima Khoja

From: April Rommel [REDACTED]
Sent: May 19, 2026 10:44 AM
To: Alima Khoja
Subject: 6381 Salal Rd, Port Alberni

[CAUTION] This email originated from outside of the ACRD

Please accept this email as my letter of agreement for the proposed building variance requested at the above noted address.

--

April Rommel
[REDACTED] Salal Rd
Port Alberni, BC
[REDACTED]

Alima Khoja

From: Gail and Terry Waterland [REDACTED]
Sent: May 19, 2026 12:18 PM
To: Alima Khoja
Subject: Fwd: Variance application

[CAUTION] This email originated from outside of the ACRD

Dear Alima Khoja,

We are located at [REDACTED] Salal Rd. And we have no issues with the variance request from the Terepockis as described below.

Sincerely,
Gail & Terry Waterland

From: Robyn [REDACTED]
To: Sonja [REDACTED]; Chris [REDACTED]; April [REDACTED]; Jack [REDACTED]; Don [REDACTED]; Terry [REDACTED]; Gary [REDACTED]; Aaron [REDACTED]; Jim [REDACTED]; rene [REDACTED]
Date: Monday, 18 May 2026 6:23 PM PDT
Subject: Variance application

Hello All,

We, at [REDACTED] Salal Road (Robyn & Aaron Terepocki), are planning to build a two-bay garage on the northeast corner of our property. The proposed building will be approximately 700 square feet and within the permitted lot coverage for our property.

As part of the project, we have applied to the Alberni-Clayoquot Regional District (ACRD) for a building variance related to building height. We are requesting approval for a 14-foot ceiling height while proposing a low-pitch roof to keep overall height at approximately 18 feet to help ensure the overall building height remains reasonable and in keeping with the area.

The ACRD has visited the site and indicated that it would be helpful to the application process if adjacent neighbours who are supportive of the proposal wished to provide a brief note of agreement.

The planner is hoping to forward the proposal to the Planning Committee on May 26 and has requested that any comments from affected parties be submitted this week. As part of the variance process, all property owners within a 100-metre radius will receive formal notification; however, any early letters of support would be greatly appreciated.

If you are comfortable providing a note of agreement, it can be sent to Alima Khoja in the Planning Department at akhoja@acrd.bc.ca.

Thank you very much for your consideration.

Aaron and Robyn Terepocki
[REDACTED] Salal Road

Sent from my iPhone

Alima Khoja

From: Chris Rommel <[REDACTED]>
Sent: May 19, 2026 10:44 AM
To: Alima Khoja
Cc: [REDACTED]
Subject: Garage Build at 6381 Salal Rd, Sproat Lake

[CAUTION] This email originated from outside of the ACRD

Good Morning,

I am writing in support for a garage build and height variance at the above address. We live at [REDACTED] Salal and have a garage similar to what Aaron and Robyn are hoping to build.

Please do not hesitate to reach out with any questions

Chris Rommel

BLC Construction Ltd.

[REDACTED]



DVD26004

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

A Development Variance Permit is hereby issued to:

Name: ROBYN M TEREPOCKI, AARON F TEREPOCKI,
Address: 6381 SALAL RD, PORT ALBERNI, BC

With respect to:

Legal Description: STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-414-540

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

- Development variance of the ACRD Zoning Bylaw, to vary section 6.5.1.e to increase the maximum allowable height of an accessory structure in the Acreage Residential (RA1) District from 3.66 m (12 ft) to 4.88 m (16 ft).

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

This permit was issued this _____ of _____, _____.

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors



To: Sproat Lake Advisory Planning Commission

Meeting Date: May 26, 2026

From: Jaleen Rousseau, Planning Manager

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Rezoning Application RD26001 – Block 209, Central Lake Road (Mosaic)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider first read of the OCP Amendment and Zoning Amendment bylaws for Rezoning Application RD26001, and confirm that adoption of the bylaw will be subject to:

- ***Confirmation from a Registered On-Site Wastewater Practitioner that the property can support on-site sewage disposal for the full build-out of the development.***
- ***Compliance with any Island Health and Provincial requirements for drinking water to service the full build-out of the development.***
- ***Agreement to include the property within the Sproat Lake Fire Protection Area.***
- ***Agreement with the Sproat Lake Parks Commission on the location and area of park land to be dedicated as part of the development.***
- ***Completion of a traffic study to assess the impact of the development on the road network.***
- ***The applicants agreeing to a covenant to limit development within 30 metre riparian areas along the Stamp River, Robertson Creek, and Boot Lagoon.***
- ***The applicants agreeing to a covenant to restrict the proposed Homestead, Home-based Business, and Campsite Uses in accordance with minimum lot size, setback, and buffering requirements.***
- ***Support from the Tseshaht and Hupacasath First Nations.***

Development Proposal:

To provide an introduction of Rezoning Application RD26001, a four (4) phased rural residential development encompassing 266 acres (108 ha), with unique pairings of uses. We are seeking early feedback from the Electoral Area Directors (EA) Committee to ensure the application process remains efficient.

Major Planning Project Review:

At their April 22, 2026 meeting, the Electoral Area Directors (EA) Committee reviewed the application for early consideration and feedback to staff and the applicant. Comments received at this meeting are contained within this report.

Advisory Planning Commission Recommendation: *THAT the Sproat Lake Advisory Planning Commission consider the OCP Amendment and Rezoning Application request.*

Property Information:

Legal Descriptions:	LOT 209, BLOCK 209 ALBERNI DISTRICT EXCEPT PART IN PLAN 48620; AND DISTRICT LOT 204, THAT PART OF LOT 204 ALBERNI DISTRICT PLAN 1857 SHOWN OUTLINED IN RED ON PLAN 67 RW, EXCEPT PART IN PLAN EPP34472; AND PART BLOCK 208, THAT PART OF BLOCK 208, ALBERNI DISTRICT, CONTAINING 450 ACRES MORE OR LESS AS SHOWN OUTLINED IN PLAN 37751		
Current Zoning:	A4 - Forest Reserve District	Proposed Zoning:	Comprehensive Development Zone
Current OCP:	Sproat Lake, Resource Use	Proposed OCP:	Residential and Industrial Use

Proposal Summary:

The proposed development lands straddle three large resource parcels, with the majority of the development proposal contained within the parcel to the west (see hatched area in Figure 1). The lands are situated between Great Central Lake to the southwest, Stamp River to the west and north and Boot Lagoon along the south. Application RD26001 is a request to:

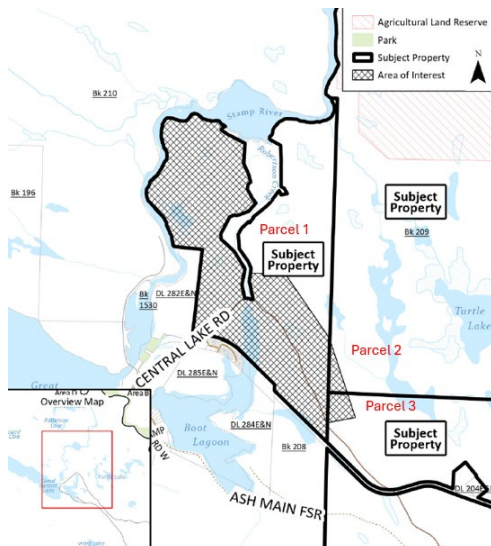


Figure 1 - Proposed Development Location

1. Amend the Sproat Lake Official Community Plan (OCP) Bylaw No. P1310 from Resource Use to Residential & Industrial Uses; AND

Rezone the lands from A-4 Forest Reserve District to a Comprehensive Development Zone that incorporates similar uses as A-1 Small Holdings District and A-2 Rural District zoning provisions, in addition to increased residential densities, camping and light industrial uses.

These amendments are intended to facilitate the development of 64 rural residential parcels.

Under this proposal, the maximum buildout of the 64 rural residential parcels would comprise:

- 145 dwellings
- 110 owner-operated campsites
- Residential, recreational and light Industrial home-based business uses

The proponent has submitted a subdivision application (MOTT File No. 2026-00225 / SD26004) to the Ministry of Transportation and Transit to realign the parcel boundaries of the three large parcels with this development proposal. The ACRD has received this referral and are currently processing this file.

Background:

DEVELOPMENT LANDS

The proposed development lands were historically clearcut to the lake shore and were logged a final time (with the inclusion of riparian area tree reserves) in the last 10 years (Tenure MF00000074). No old growth trees remain on these lands.

Central Lake Road runs up into the southwestern portion of the development site then takes a right angle turn south through to the southwestern most edge of the development site. There are also a number of existing resource / recreation / unclassified roads in this area as well.

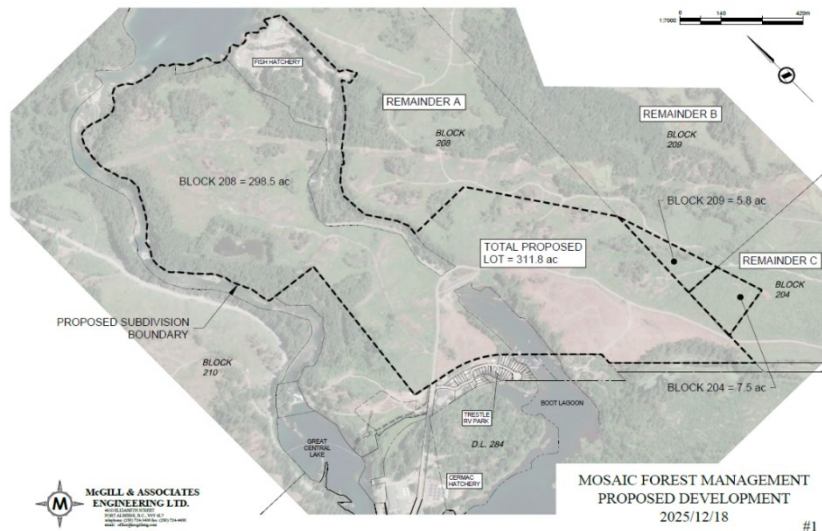


Figure 2 - 266 acres (108 ha) Proposed Development Lands

The lands are bordered by various natural and man-made features:

EXISTING SURROUNDING LAND USES	
North	<ul style="list-style-type: none"> ▪ Stamp River ▪ A-4 Forest Reserve District (managed forest)
East	<ul style="list-style-type: none"> ▪ Robertson Creek Hatchery (Fisheries & Oceans chinook & coho salmon for the Stamp / Somass River watershed) ▪ A-4 Forest Reserve District (managed forest)
West	<ul style="list-style-type: none"> ▪ Comprehensive Development District CD1A – accommodates a mix of uses including residential, commercial and recreational uses and includes Trestle RV Park ▪ Boot Lagoon & Boot Lagoon Dam (150 m wide)
South	<ul style="list-style-type: none"> ▪ A-4 Forest Reserve District (managed forest) ▪ Comprehensive Development District CD1C – residential resort accommodation and commercial and recreational uses ▪ Boot Lagoon Hatchery (private enterprise upland salmon farming facility)

DEVELOPMENT PROPOSAL

The applicant is proposing to redevelop end-of-life forestry resource lands to create a unique rural residential development intended to provide opportunities for multiple detached dwellings and resident participation in a broad scope of home-based businesses on a single parcel. Parcel development would be contingent on appropriate servicing standards for potable water and a mix of individual and shared septic systems.

➤ Homestead Use - Four (4) Dwelling Units Per Five (5) Acre Parcel or Greater

The proposal includes the opportunity for parcels over five (5) acres to provide up to four (4) detached dwelling units (on a single parcel). The basis for this approach is to allow for opportunities to “...provide flexible, right-sized housing options including multi-generational living, accessory dwellings and

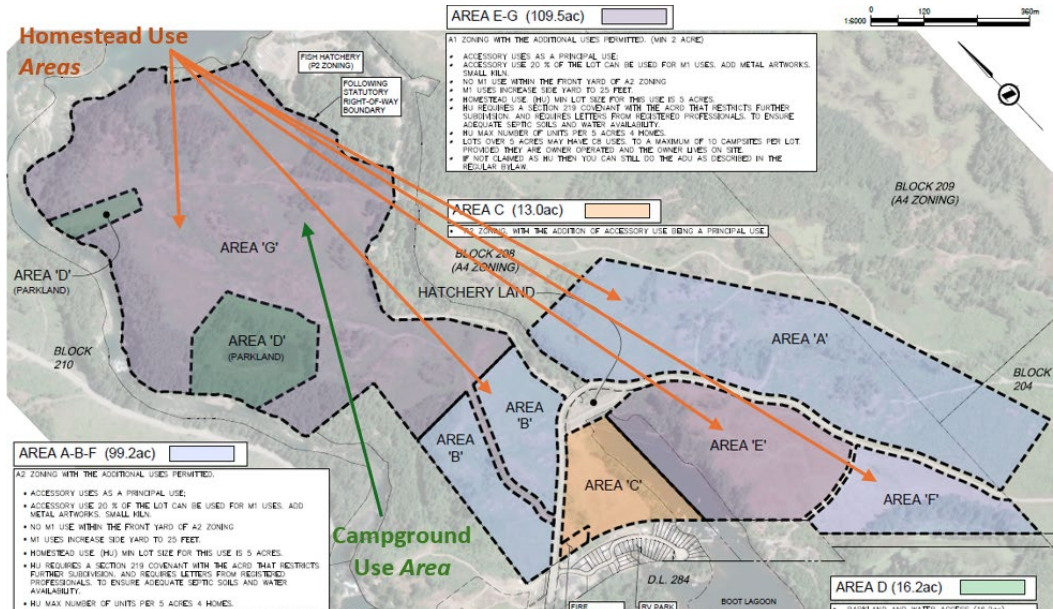


Figure 3- Proposed Land Use Distribution

homestead or small-scale agricultural lifestyles.” This aspect of the proposal includes a restrictive covenant prohibiting future subdivision of these parcels. Acceptable dwelling types would include manufactured, mobile or modular homes. The ACRD would not be at liberty to restrict dwellings to family members, as it is only lawful for local government to regulate uses, not persons.

➤ Diverse Home-based Business Uses

The proposal includes provisions for diverse opportunities for property owners to participate in the local economy through the establishment of home-based business operations in Area ‘A’ only. These operations are intended as secondary; accessory uses to the primary rural residential use and character. The intended diversity of home-based business opportunities would allow participation in the local economy on parcels 2.5 – 12.5 acres in size through:

- standard home-based businesses (e.g. home office, hairdressing, daycares, preschool, dance schools, etc.) in all areas
- recreational home-based campground business operation (up to 10 campsites per parcel on lots five (5) acres or greater) in Area 'G' only
- light industrial home-based businesses in all areas with a maximum lot coverage of 20% for associated light industrial structures, paved and gravel surfaces (e.g. excavation and trade contractors, mechanical repair, small machine shops, welding, arts and crafts, small sawmills, helicopter maintenance, small-scale farming, aquaculture, retail farm stands, outdoor storage / parking, etc.)



Figure 4 - Existing Lands on which Development is Proposed

Currently, the ACRD does not have requirements for business licensing. Development of home-based businesses would be subject to Development Permit and Building Permit requirements, where applicable.

➤ Parkland & Trail Dedication

In response to comments received at the April 22, 2026 EA Director's Meeting the applicant has amended the original park and trail dedication plan. The current plan proposes park dedication within Area 'G', comprised of two (2) distinct park locations totalling 16.2 acres along the Stamp River and an approximate 1000 m of trail. Further discussion will be required with the applicants, the Sproat Lake Parks Commission, and the Board on suitable areas for parkland dedication.

The largest proposed parkland area is comprised of a unique wetland environment. Both proposed park areas allow for access to the river, which is currently frequented by fishermen. The Community Services Department is currently evaluating this proposed dedication.

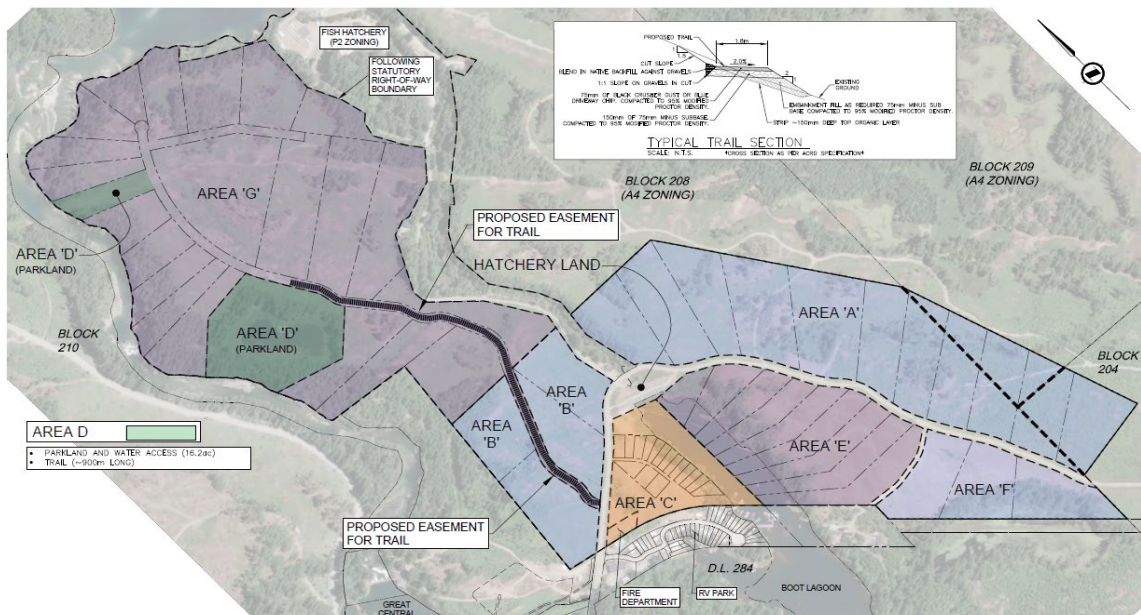


Figure 5 - Proposed Phasing & Subdivision Layout

➤ Public and Community Uses

A component of Area 'C' is intended to include provisions for public, and community uses, specifically a museum, fire department facilities and public service buildings to support local infrastructure and heritage objectives. The applicant is not proposing to develop these lands or provide infrastructure to support these uses (e.g. servicing, buildings, etc.). The proposed development area is not located within a fire service area. Currently, the ACRD does not have any plans to develop community infrastructure within this location.

➤ Phasing

The project will be divided into four (4) phases. Phase 1 is anticipated to include Areas 'A' & 'F', followed by Phase 2 Areas 'E' & 'B', Phase 3 Area 'C' and Phase 4 Area 'G'. Timing of the project will be primarily influenced by market demand.

HIGH-LEVEL PROJECT SUMMARY

In summary, at a high level, the *Development Proposal* includes:

- ✓ The creation of **64 rural residential parcels**
 - ✓ **Maximum 145 dwellings units**
 - On parcels 5 acres or greater:
 - Up to four (4) dwelling units (*Homestead Use*) in AREAs 'A', 'B', 'F' & 'G'
 - ✓ **Maximum 90 campsites**
 - On parcels 5 acres or greater:

- Up to 10 owner-operated campsites in AREA 'G'
- ✓ Standard residential, recreational and light industrial home-based business opportunities
- ✓ Developed over four (4) phases (no specified timeline for completion)

Key Features of the proposal include *Homestead Use, Diverse Home-Based Business Uses, Public & Community Uses, Park & Trail Dedication, Accessory Use as a Principal Use and Phasing*:

Homestead Use includes:

- ✓ Minimum five (5) acre parcel requirement
- ✓ Maximum four (4) detached dwelling units per parcel
- ✓ Registration to title of a restrictive covenant prohibiting future subdivision of *Homestead Use* parcels with multiple dwelling units
- ✓ Opportunities for diverse housing types to support affordability including, manufactured, mobile and modular homes

Diverse Home-based Business Uses includes:

- ✓ A broad scope of home-based business (standard residential, recreational and light industrial) opportunities to allow participation in the local economy while maintaining a rural residential character
- ✓ Parcel sizes range from 2.5 – 12.5 acres allowing for ample opportunity for separation of uses to avoid conflicts
- ✓ Some uses would be subject to minimum parcel size
- ✓ The inclusion of provisions for appropriate regulations and minimum standards for uses will form part of the CD zone for this development proposal

Public & Community Uses includes:

- ✓ The draft CD Zone will include provisions to allow for the development of a museum, fire department and public service facilities to support local development
- ✓ This area is not located in a Fire Service Area
- ✓ At this time, the ACRD does not have any plans to develop community infrastructure within this location

Park & Trail Dedication includes:

- ✓ two (2) distinct park locations totalling 16.2 acres along the Stamp River and an approximate 1,000 m of trail

Project Phasing includes:

- ✓ 266 acres (108 ha) of land
- ✓ Four (4) Phases: Phase 1 Areas 'A' & 'F', Phase 2 Areas 'E' & 'B', Phase 3 Area 'C' and Phase 4 Area 'G'
- ✓ Market demand will dictate project timelines

ADDITIONAL CONSIDERATIONS

- *Environmental Considerations*

Development Permit Area (DPA)

The lands are located within a single DPA - DPA I Foreshore & Riparian Areas Protection, as per the [Sproat Lake OCP](#). DPA I applies to land within 30 metres of major streams and Sproat Lake (upland and foreshore and includes Central Lake) and 15 metres of minor streams. Any development within these areas requires approval of a Development Permit prior to disturbance. This DPA ensures riparian and wetland habitats are protected, and that any development proposed within the specified distances is first subject to ecological review and establishment of required measures to prevent or minimize environmental damage.

Somass Watershed Flood Management Plan

The development lands run alongside the Stamp River and Boot Lagoon. Flood maps have been completed for portions of the Stamp River and Great Central Lake. They show projected 200-year flood conditions, adjusted for climate change and sea level rise to 2100. Maps include river, lake, sea level rise, and wave hazards. Tsunami impacts are not included in the mapping and this area is well outside of any tsunami inundation risk. This Management Plan establishes recommendations for [Great Central Lake Flood Construction Levels \(FCL\)](#). FCL for the Boot Lagoon area are: Rip-rap/Wall 86.70m; and Grassy Slope 86.00m and the Stamp River area is less (75.5 m). Sheet 1 of the Somass Watershed Flood Management Plan 200 Year Designated Floodplain Map – Stamp River [can be found here](#). Sheet 2 of the Somass Watershed Flood Management Plan 200 Year Designated Floodplain Map – Boot Lagoon [can be found here](#)

Development Approval Information (DAI) Area

The majority of the lands proposed for development are designated as a *Development Approval Information Area*, as per [Map 3 of the Sproat Lake OCP](#). The ACRD maintains the Development Approvals Information Bylaw in accordance with S.484 *Local Government Act*. This allows the Regional District to request information related to potential impacts resulting from the proposed development on *transportation patterns including traffic flow; local infrastructure; public facilities including schools and parks; community services; the natural environment; and tenants who may be displaced*. No additional studies have been requested at this time. It is anticipated that these will be identified through the referral process.

The applicant has submitted the following studies:

- D.R. Clough Consulting – Preliminary Environmental Assessment December 2025. Assessment highlights include protection of wetlands (primarily in Area ‘G’) by maintaining riparian tree buffers, including maintaining a minimum 30 m setback from wetlands and 50–70 m minimum setback from the Stamp River (Areas ‘G’ & ‘B’). Riparian areas are to be delineated on all development plans prior to development.
 - The applicant are requesting a 30 m setback along the river and have provided an updated report by the same author on April 14 stating that this author is recommending that individual reports be completed at the time of site development along Stamp River. Staff did not have adequate time to review this report prior to the deadline to submit this report for the EA Director’s Committee meeting.
- Baseline Archeological Services Ltd. Technical Memorandum December 2025. Memorandum highlights include the recommendation that an archaeologist conduct a preliminary field reconnaissance of the subject property to assess its current condition, confirm desktop assessment of low potential, and provide recommendations on whether archaeological monitoring under an HCA Section 12.2 inspection permit during future ground disturbing work would be warranted.

Servicing Considerations*Fire Protection*

This area does not fall within a fire service protection area and no structural fire response available for this area. As a result, there is potentially longer emergency response times with only medical & police response to 911. BC Wildfire *may* protect structures inadvertently through wildfire services. Should the applicant wish this area to be incorporated into Sproat Lake's Fire Services Area, this would require demonstrating strong community support, establishing a mechanism for funding, usually through property taxes or fees and expanding existing Sproat Lake Fire Service into this area by bylaw. The applicant has indicated that they will be applying to increase the fire coverage area. The Sproat Lake Fire Chief has provided preliminary indication that the Fire Department would have the capacity to provide fire protection to this area, given there are existing areas along Great Central Lake that already received fire protection. This would be a condition of adoption.

Water and Sewer

Development of parcels would be contingent upon proof that minimum standards for water (e.g. wells, lake draws, etc.) and sewer (individual and/or group septic systems) could be met. These would need to be proved out at time of Building Permit.

Early Engagement with Potentially Affected Neighbours and Groups*Tseshaht First Nation*

The applicant has connected with Tseshaht First Nations, who provided a letter to the applicant in response in July 2024 (*attached*), which articulated that they did not have any objections at this time. The Nation noted their desire for environmental standards exceeding the BC government environmental code and sewer and septic to exceed BC code to ensure no impact to fish.

Hupačasath First Nation

The applicant connected with *Hupačasath* First Nations in 2025. At that time, they were provided with a copy of a completed Archeological report. The Nation provided verbal support for the proposed development and indicated that they would follow up in writing. To date, the applicant is awaiting receipt of this written correspondence.

Consultation with Neighbouring Residents & Property Owners

The applicant hosted a public meeting in 2025 with several residents in attendance from the nearby Central Lake Road neighbourhood known locally as 'Little Germany'. The applicant highlighted comments received regarding consideration for traffic speeds along the roadway.

Trestle RV Park, Lakeside Estates and Float Homeowners

The applicant provided an opportunity for adjacent residents and property owners to discuss the proposal and receive comments in 2025. As a result of consultation with adjacent neighbours who participated in these engagement efforts, the applicant received 25 letters and emails indicating support for the proposed development (*attached*).

Sproat Lake APC Members

In early 2026, the applicant met with the majority of APC members to share particulars of the development proposal and offer them an opportunity to tour the lands and ask any questions they may had.

ACRD Referral Process

The ACRD referral process is actively underway and includes the following actions to adequately assess and understand potential outcomes, challenges and benefits of the development proposal:

- ✓ Referral of the development proposal to various internal and external agencies including but not limited to Ministry of Transportation & Transit, Department of Fisheries & Oceans, School District 70, Hupacasath & Tseshaht First Nations, Vancouver Island Health Authority, ACRD Fire Services, ACRD Community Services and ACRD Finance. Staff are awaiting the collection of all formal referral comments.
- ✓ Consideration of the proposal by the Electoral Area (EA) Directors Committee at their April 22, 2026 meeting for early application consideration and feedback. Comments by the Committee included:
 - Concerning proposed park dedication lands (boot lagoon and some lands within Area 'G'. *The applicant has since amended their plan to proposed different lands for park dedication*)
 - Possible challenges that could result from locating home based business light industrial uses amongst residential lands
 - Fair taxation of home based business light industrial uses
 - Potential to generate tax revenue from a large scale development
 - Challenges arising from the Regional District's limited control of servicing and roads with a large scale development
 - Challenges that have been experienced with former forestry lands being developed into residential developments (servicing assurances, water, etc.)
 - Consideration for developing a smaller component of the proposed lands
 - Alignment with the draft Sproat Lake Official Community Plan
 - Cost of expanding fire services to these lands
 - The ability of the proposed development to satisfy anticipated housing demands over the next few years
 - Opportunities for residents to participate more broadly in the local economy through home based business opportunities
 - Location for fire department facilities and sight lines
- ✓ Referral to the Guided Review Team (GRT). The GRT is an internal ACRD development applications review team established in January 2026 and intended to bring ACRD department representatives together to obtain early and valuable input for both staff and the applicant to move applications forward in an efficient and comprehensive manner. This application was considered at the April 14 GRT meeting and the following *preliminary* comments were provided (comprehensive comments are expected by April 30):
 - Increase in traffic and possible need for road upgrades may be required
 - Areas D and C may have previous site contamination due to previous use as an industrial log sort
 - Understanding of capacity and quality of water supplied through wells in this area should be investigated

- Inclusion of opportunities for community access to water and recreational space should be an important component of the development plan
- Do not include the dam infrastructure with any parkland dedication
- Should be included in the Sproat Lake Fire Service Area
- Should be included in the Community Parks Service Area
- Noise from activities at the airport could have an impact on enjoyment of future property owners
- Impacts of four (4) dwelling units on a single parcel should be carefully considered
- Impacts of light industrial uses with residential uses should be carefully considered
- ✓ The Sproat Lake Advisory Planning Commission will review the application on May 26, 2026 and provide recommendation(s) to Planning staff and the Board.

Future Approvals

Site development in the manner proposed would require approval of applications for subdivision, development permits, building permits at minimum. A formal request for inclusion into the Fire Service area will also be required. The ACRD does not currently maintain a businesses licensing function.

Time Requirements – Staff & Elected Officials:

Staff and Elected Officials time related requirements for this OCP and Rezoning application would be consistent with those relevant to the time required to process an application from intake to completion.

Financial:

This application has resulted in application fees (approximately \$36,000) in accordance with the fee schedule associated with the [Development Procedures Bylaw No p1528](#) Schedule A Fees. Should the proposal result in land development as proposed, this would generate tax revenue and present opportunities for growth of the local economy.

Strategic Plan Implications:

Strategic Focus Area #1: Planning for a Resilient and Liveable Region to create liveable, resilient and engaged communities through informed, effective planning.

Policy or Legislation:

Official Community Plan Policy & Guidelines

The proposed development lands are located with the Sproat Lake Official Community Plan (OCP) area.

Applicable OCP Policies include:

- S.3.1. General Planning Objectives, which:
 - Support sustainability principles and best practices in land-use planning, development, and management.
 - Support for public access to water features and parks.
 - Encourage diverse economic and employment opportunities and opportunities for home industry, ensuring operations minimize impacts on neighbours.
- S.3.2 General Planning Policies, which:
 - Support home occupations as accessory uses where single-family residential is the primary use.

- Set minimum lot sizes in relation to servicing capabilities:
 - 1 hectare with on-site well and septic.
 - 0.24 hectare with community/communal water or sewer.
- Permit home industry only if:
 - Parcel is at least 2 hectares.
 - 10 m landscaped buffer is provided.
 - Setbacks are 15 m (in building) or 30 m (not in building).
- Preserve natural features (streams, lakes, wetlands) during development.
- Support land-use patterns that protect ecological integrity and rural character.
- Reduce wildfire risk near forestry lands by minimizing fuel around buildings.

The ACRD is currently engaged in the review and amendment of the Sproat Lake Official Community Plan and depending on timing of adoption and potential OCP updates, this review may have impacts on future development.

Electoral Area 'D' (Sproat Lake) Housing Needs Report (HNR) September 2025

Relevant highlights of the HNR for this area, relevant to this proposal include:

- Homeownership is largely unaffordable, with the 2022 median home price in Sproat Lake at \$1,176,000, rising much faster than local incomes.
- Over the next 20 years, Sproat Lake may need 297 new homes, including a significant share of affordable rental units (about 52% below-market) to address shortages and affordability.
- Seasonal tourism pressures are increasing demand for short-term accommodations.
- Residents are concerned about affordability but want to preserve the rural character of Sproat Lake.



Next Steps:

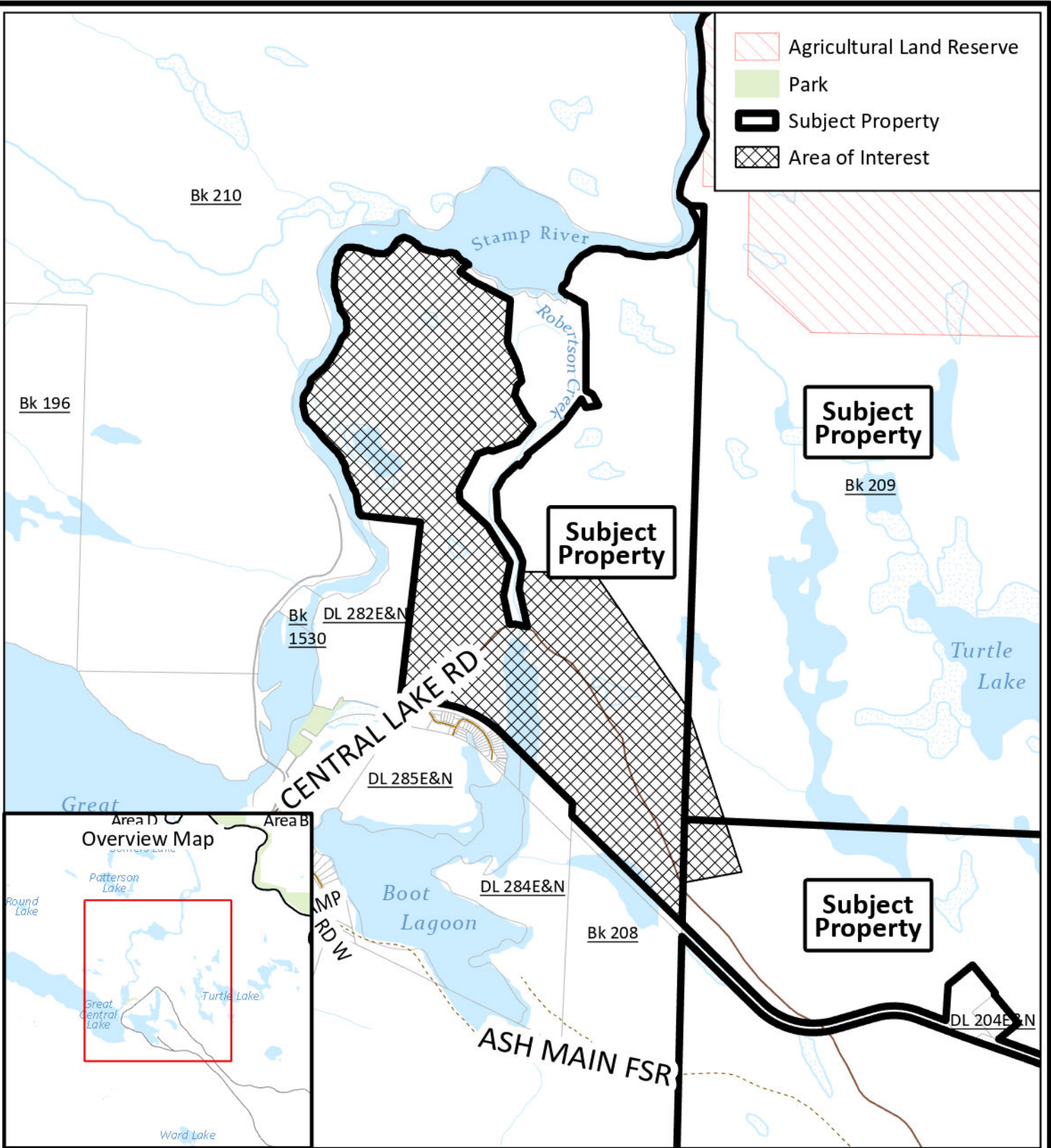
Following the APC's consideration, staff will work in cooperation with the applicant to draft a Comprehensive Development (CD) Zone that accommodates all proposed uses with the inclusion of provisions for appropriate regulations and minimum standards for uses (e.g. minimum parcels size for uses, building heights, setbacks from parcel boundaries and other uses, parcel coverage maximums for uses, servicing standards, etc.). This draft CD Zone will be presented to the Board at their first consideration of the application.

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

Reviewed by: _____
 Cynthia Dick, General Manager of Administrative Services

Approved by: _____
 Daniel Sailland, MBA, Chief Administrative Officer

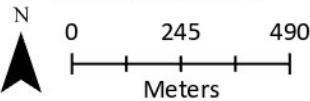
-  Agricultural Land Reserve
-  Park
-  Subject Property
-  Area of Interest

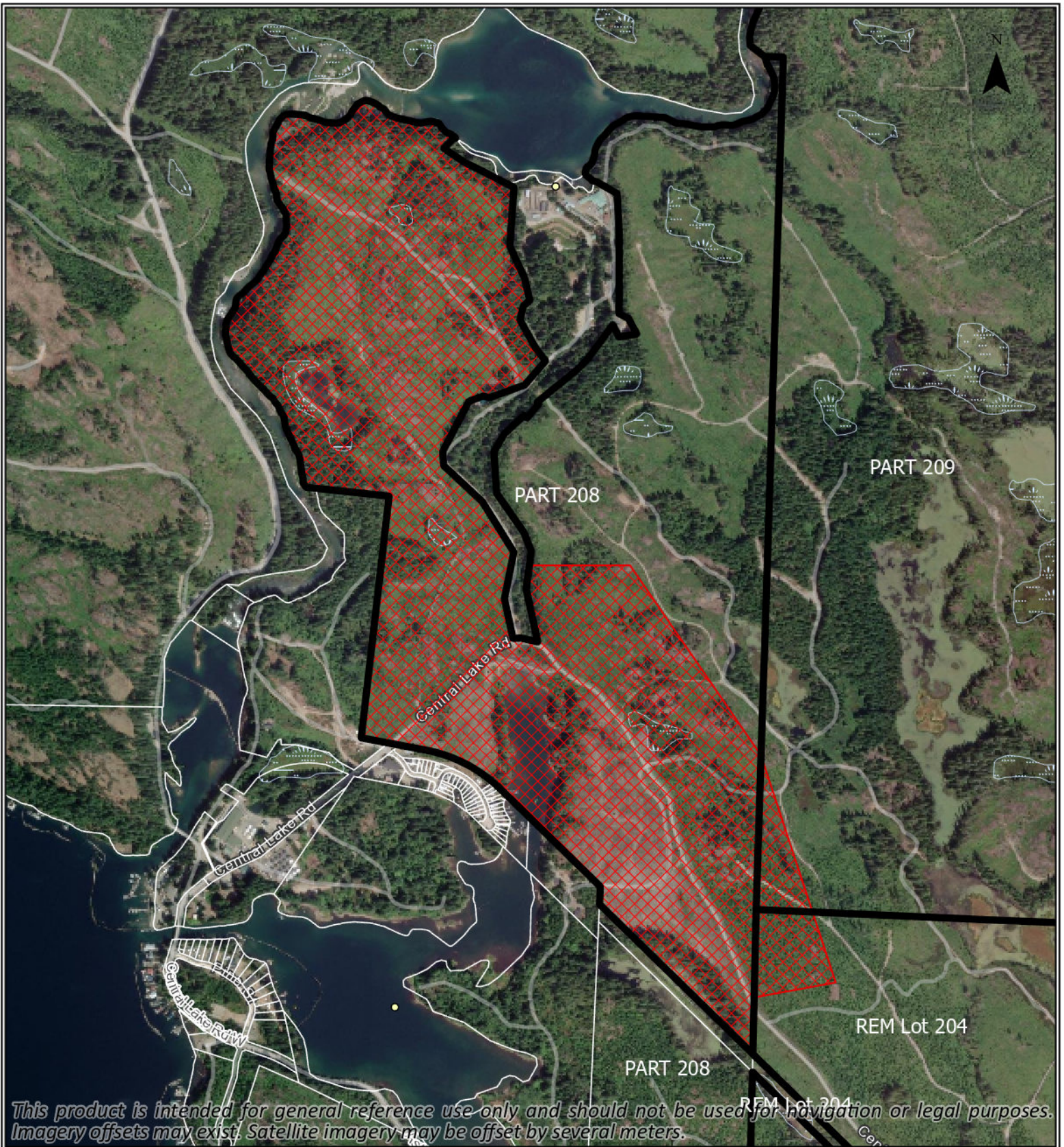


Legal Description: THAT PART OF BLOCK 208, ALBERNI DISTRICT, CONTAINING 450 ACRES MORE OR LESS AS SHOWN OUTLINED IN PLAN 37751 and, BLOCK 209 ALBERNI DISTRICT EXCEPT PART IN PLAN 48620 and, THAT PART OF LOT 204 ALBERNI DISTRICT PLAN 1857 SHOWN OUTLINED IN RED ON PLAN 67 RW, EXCEPT PART IN PLAN EPP34472



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





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THAT PART OF BLOCK 208, ALBERNI DISTRICT, CONTAINING 450 ACRES MORE OR LESS AS SHOWN OUTLINED IN PLAN 37751 and, BLOCK 209 ALBERNI DISTRICT EXCEPT PART IN PLAN 48620 and, THAT PART OF LOT 204 ALBERNI DISTRICT PLAN 1857 SHOWN OUTLINED IN RED ON PLAN 67 RW, EXCEPT PART IN PLAN EPP34472

 Subject Property

 RD26001 AOI



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

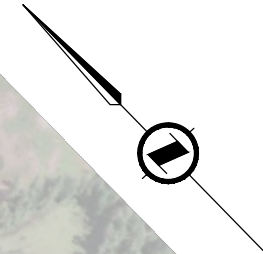
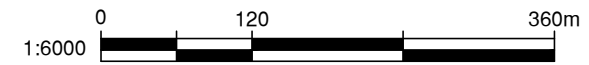
Prepared 2026-03-17
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Meters

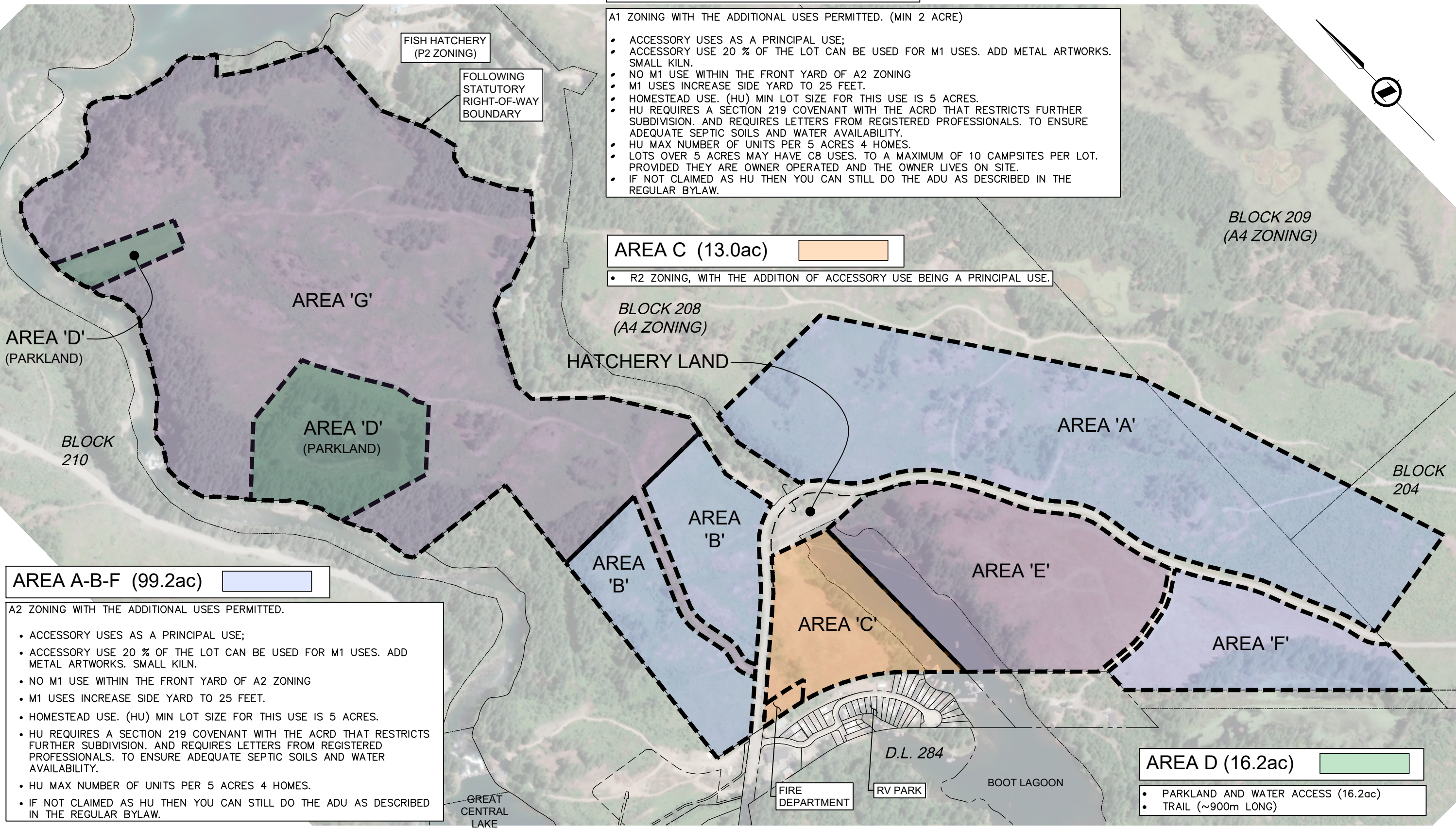


AREA E-G (109.5ac)

- A1 ZONING WITH THE ADDITIONAL USES PERMITTED. (MIN 2 ACRE)
- ACCESSORY USES AS A PRINCIPAL USE;
 - ACCESSORY USE 20 % OF THE LOT CAN BE USED FOR M1 USES. ADD METAL ARTWORKS. SMALL KILN.
 - NO M1 USE WITHIN THE FRONT YARD OF A2 ZONING
 - M1 USES INCREASE SIDE YARD TO 25 FEET.
 - HOMESTEAD USE. (HU) MIN LOT SIZE FOR THIS USE IS 5 ACRES.
 - HU REQUIRES A SECTION 219 COVENANT WITH THE ACRD THAT RESTRICTS FURTHER SUBDIVISION. AND REQUIRES LETTERS FROM REGISTERED PROFESSIONALS. TO ENSURE ADEQUATE SEPTIC SOILS AND WATER AVAILABILITY.
 - HU MAX NUMBER OF UNITS PER 5 ACRES 4 HOMES.
 - LOTS OVER 5 ACRES MAY HAVE C8 USES. TO A MAXIMUM OF 10 CAMPSITES PER LOT. PROVIDED THEY ARE OWNER OPERATED AND THE OWNER LIVES ON SITE.
 - IF NOT CLAIMED AS HU THEN YOU CAN STILL DO THE ADU AS DESCRIBED IN THE REGULAR BYLAW.

AREA C (13.0ac)

- R2 ZONING, WITH THE ADDITION OF ACCESSORY USE BEING A PRINCIPAL USE.



AREA A-B-F (99.2ac)

- A2 ZONING WITH THE ADDITIONAL USES PERMITTED.
- ACCESSORY USES AS A PRINCIPAL USE;
 - ACCESSORY USE 20 % OF THE LOT CAN BE USED FOR M1 USES. ADD METAL ARTWORKS. SMALL KILN.
 - NO M1 USE WITHIN THE FRONT YARD OF A2 ZONING
 - M1 USES INCREASE SIDE YARD TO 25 FEET.
 - HOMESTEAD USE. (HU) MIN LOT SIZE FOR THIS USE IS 5 ACRES.
 - HU REQUIRES A SECTION 219 COVENANT WITH THE ACRD THAT RESTRICTS FURTHER SUBDIVISION. AND REQUIRES LETTERS FROM REGISTERED PROFESSIONALS. TO ENSURE ADEQUATE SEPTIC SOILS AND WATER AVAILABILITY.
 - HU MAX NUMBER OF UNITS PER 5 ACRES 4 HOMES.
 - IF NOT CLAIMED AS HU THEN YOU CAN STILL DO THE ADU AS DESCRIBED IN THE REGULAR BYLAW.

AREA D (16.2ac)

- PARKLAND AND WATER ACCESS (16.2ac)
- TRAIL (~900m LONG)

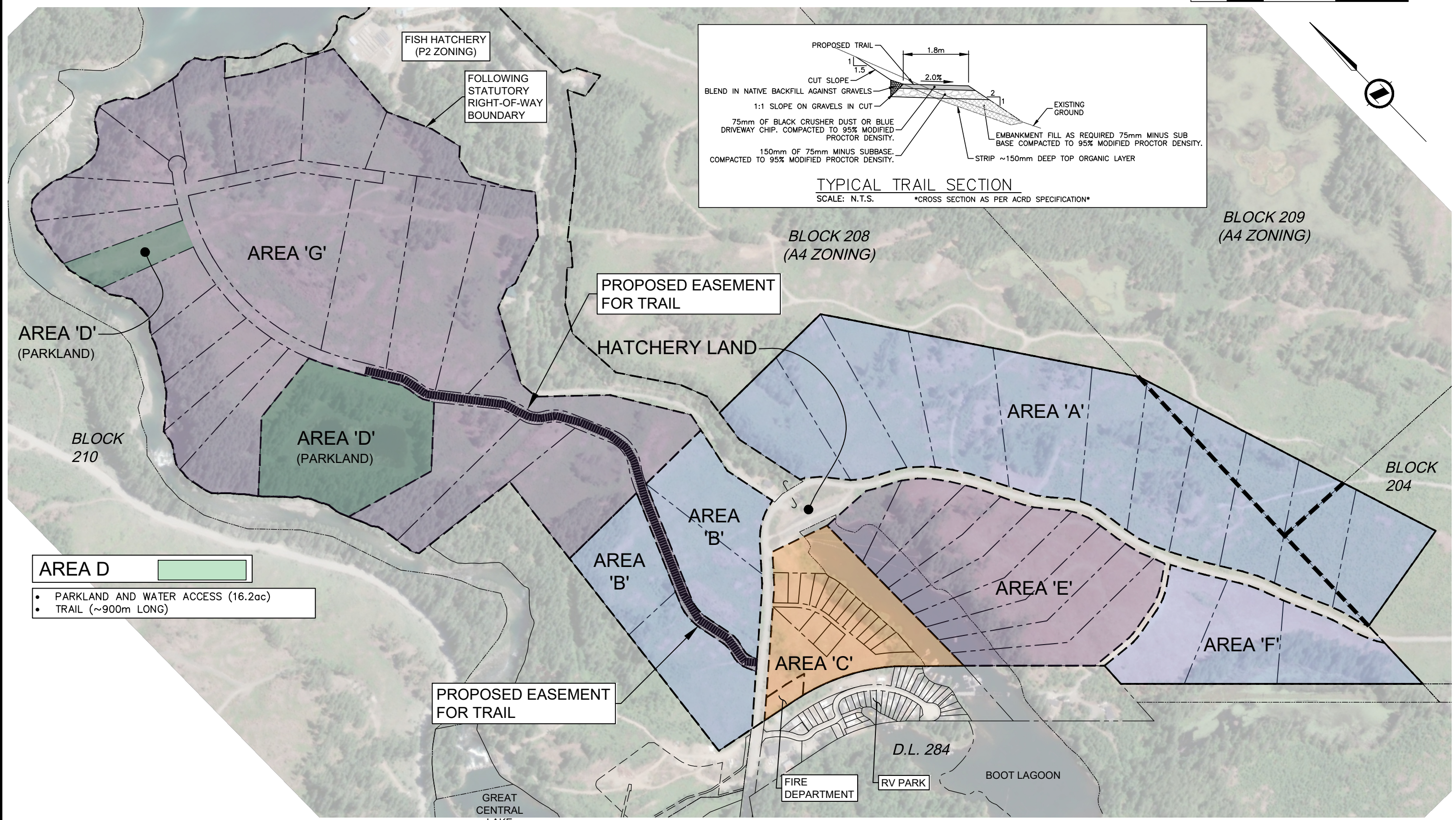
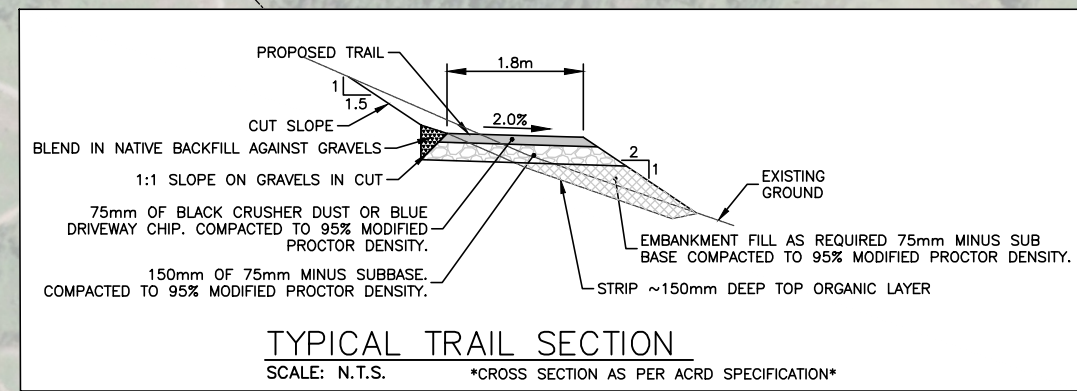
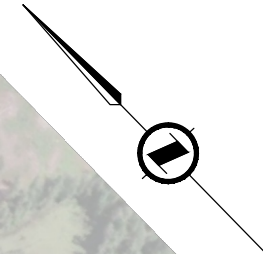
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**McGILL & ASSOCIATES
ENGINEERING LTD.**
4610 ELIZABETH STREET
PORT ALBERNI, B.C., V9Y 6L7
telephone: (250) 724-3400 fax: (250) 724-4400
email: office@mcgilleng.com

**MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
FULL SITE AREAS**

FIGURE 1



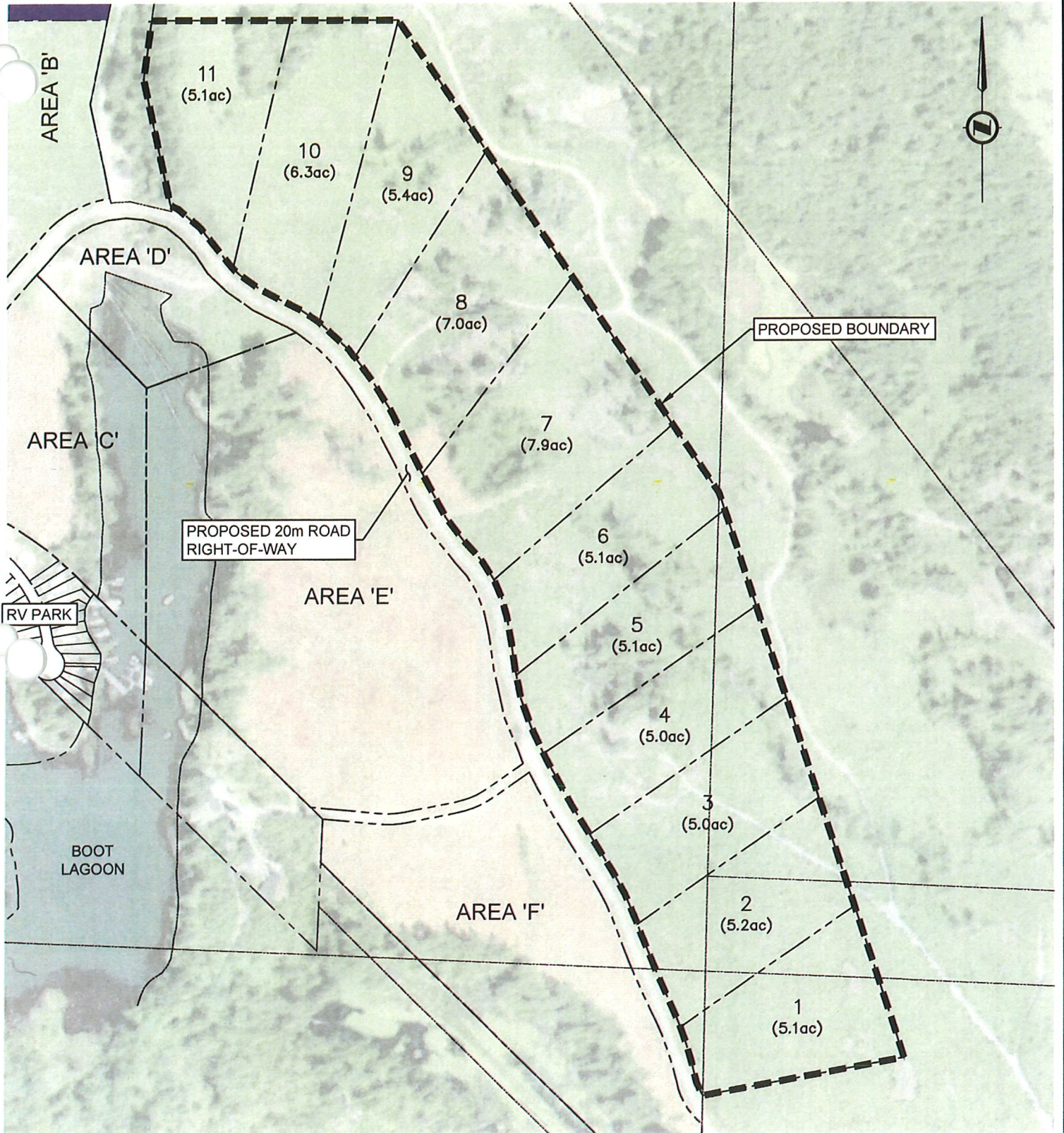
- AREA D**
- PARKLAND AND WATER ACCESS (16.2ac)
 - TRAIL (~900m LONG)

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ENGINEERING LTD.**
4610 ELIZABETH STREET
PORT ALBERNI, B.C., V9Y 6L7
telephone: (250) 724-3400 fax: (250) 724-4400
email: office@mcgilleng.com

**MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
PARKLAND / TRAIL**



MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
AREA A

FIGURE 2

0 100 300m
1:5000

AREA 'G'

PROPOSED BOUNDARY

14
(5.2ac)

12
(5.2ac)

PROPOSED 20m ROAD RIGHT-OF-WAY

13
(5.2ac)

AREA 'D'

15
(6.5ac)

BOOT LAGOON

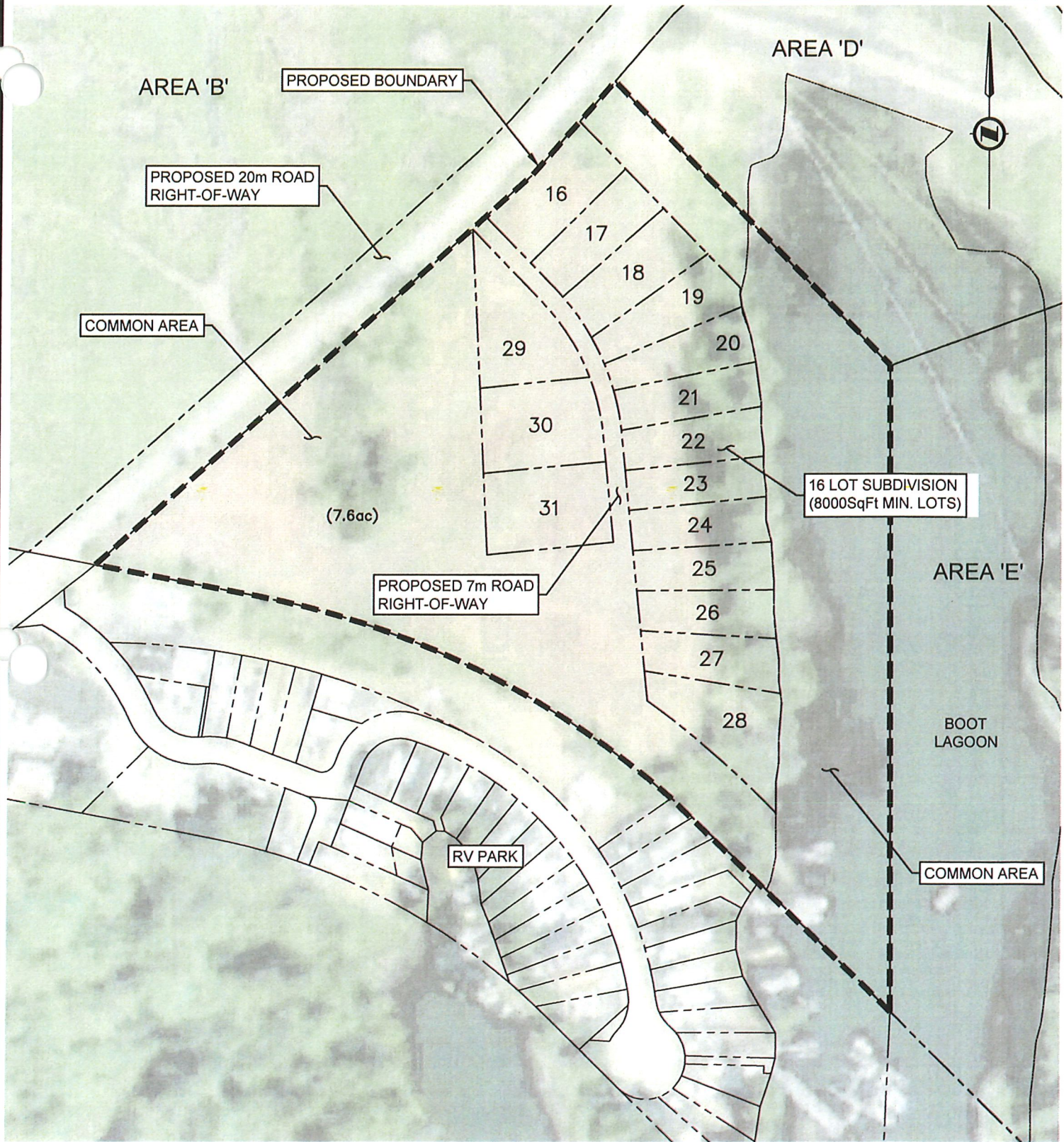
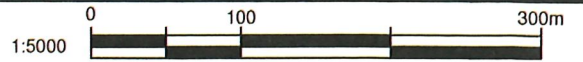
PROPOSED 20m ROAD RIGHT-OF-WAY

AREA 'C'

MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
AREA B

FIGURE 3

 **McGILL & ASSOCIATES
ENGINEERING LTD.**
4010 ELIZABETH STREET
PORT ALBERT, S.C. T9V 0L7
telephone: (250) 743-3400 fax: (250) 724-4800
email: office@mcgilleng.com



MAHOE PROPERTIES 2002 Ltd.
 PROPOSED DEVELOPMENT
 AREA C

FIGURE 4

0 100 300m
1:5000



AREA 'B'

AREA 'A'

PROPOSED 20m ROAD
RIGHT-OF-WAY

PROPOSED BOUNDARY

PROPOSED
PARK

(5.0ac)

AREA 'C'

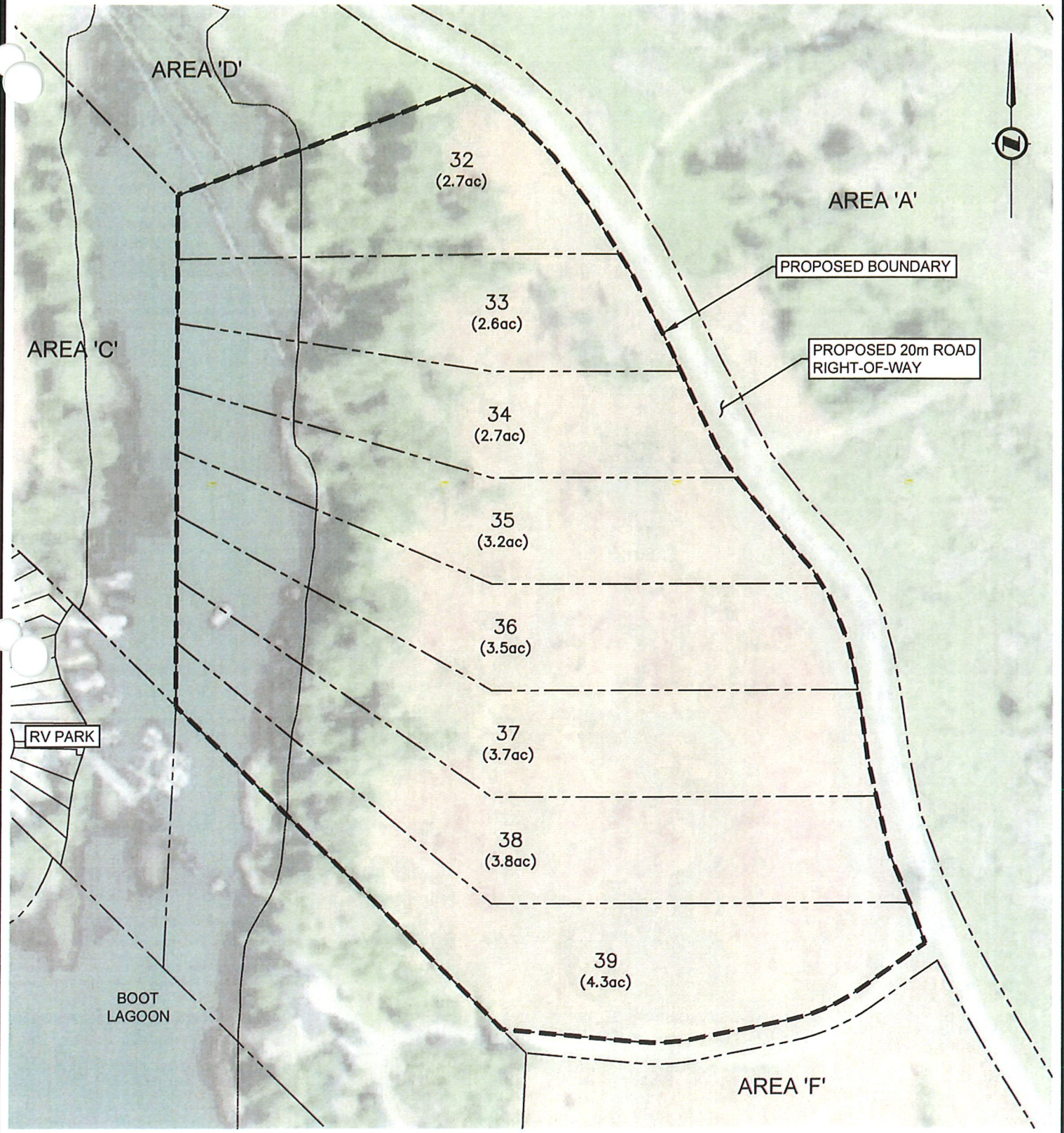
BOOT
LAGOON

AREA 'E'

MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
AREA D

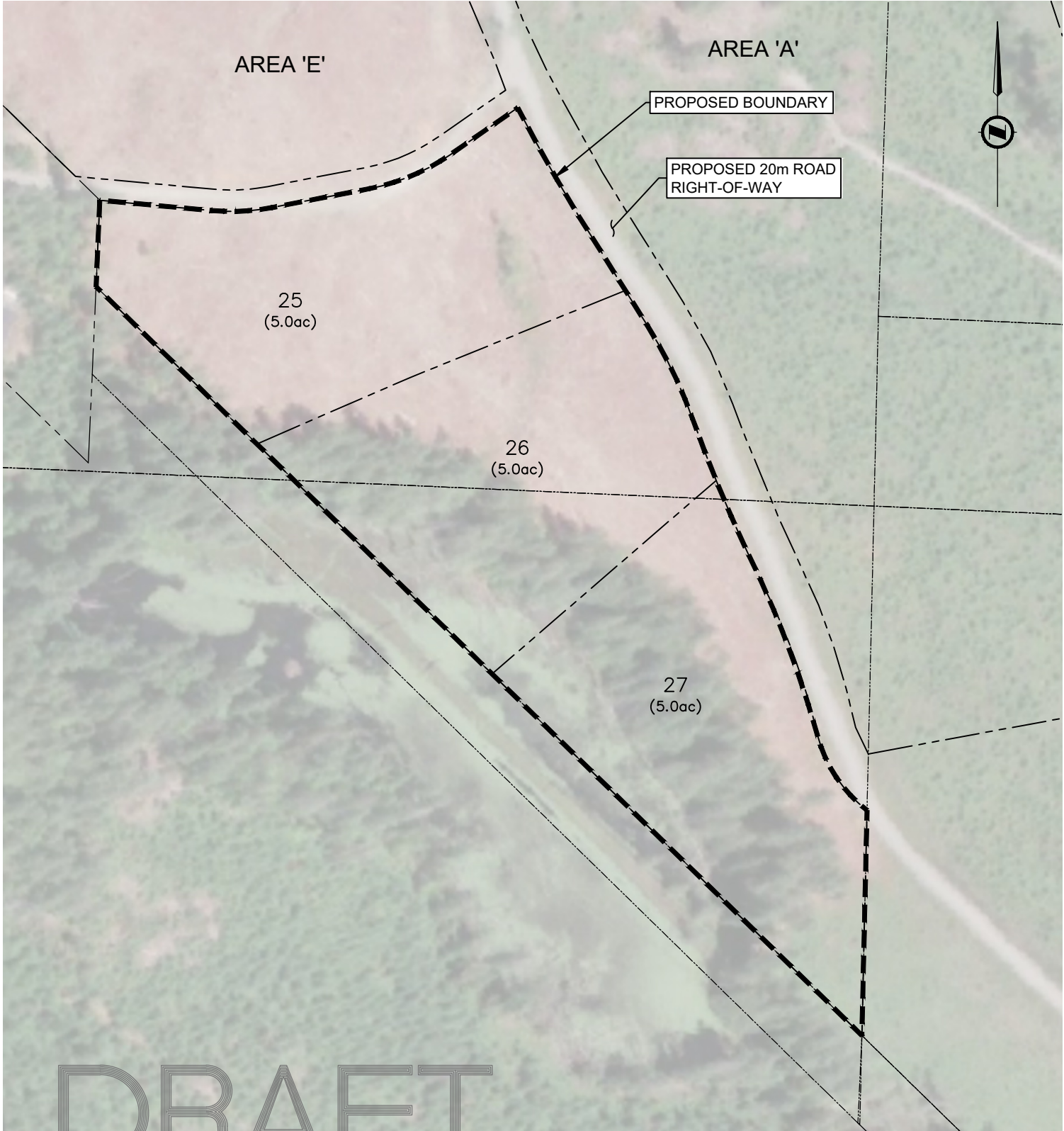
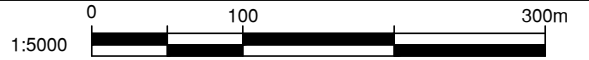
 **McGILL & ASSOCIATES
ENGINEERING LTD.**
4610 ELIZABETH STREET
PORT ALBERT, B.C. V9T 6L7
telephone (250) 724-3450 fax (250) 724-4456
email office@mcgilleng.com

FIGURE 5



MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
AREA E

FIGURE 6



DRAFT

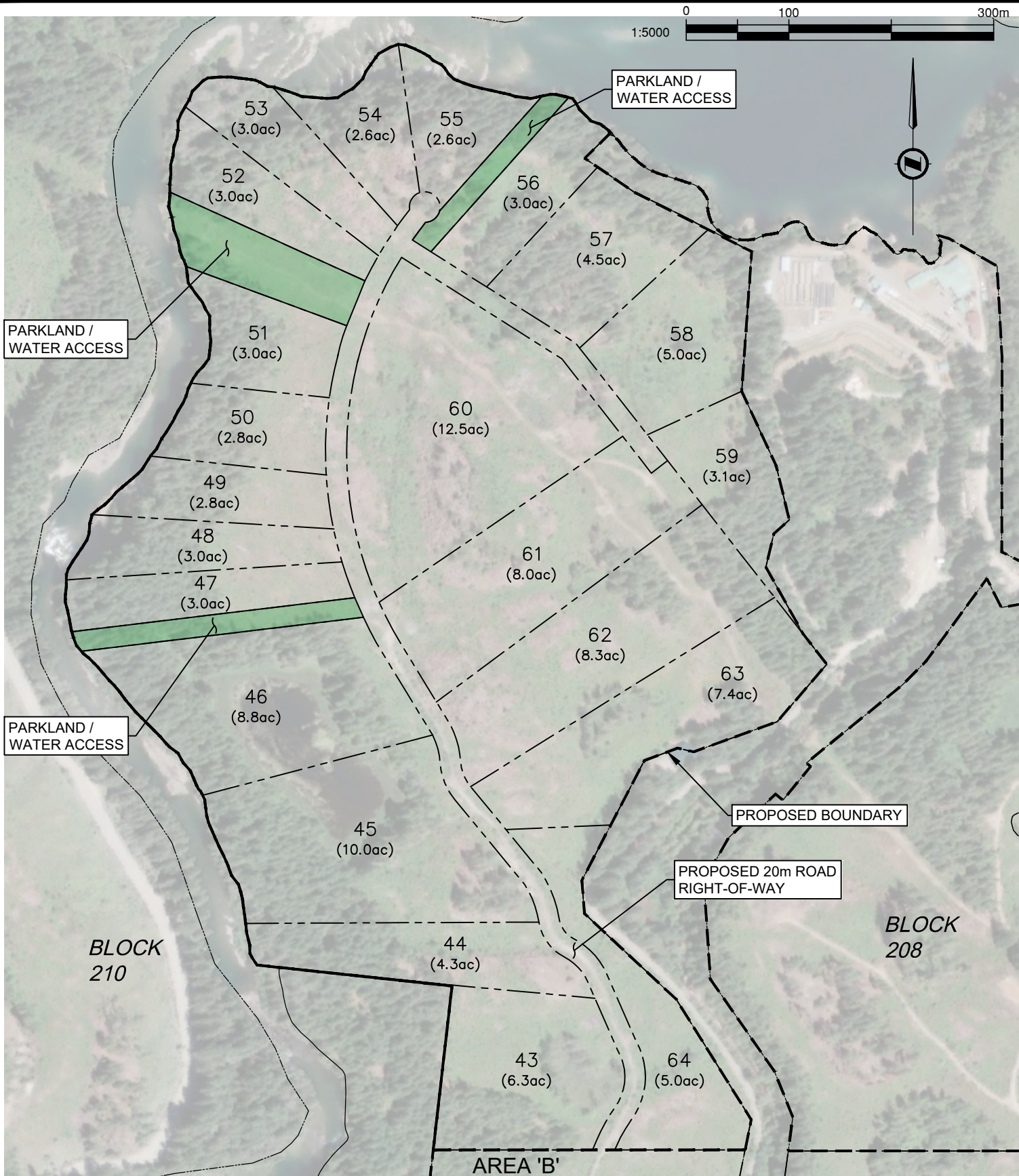
GREAT CENTRAL HOLDINGS
PROPOSED LAND DEVELOPMENT
AREA F



McGILL & ASSOCIATES
ENGINEERING LTD.
4610 ELIZABETH STREET
PORT ALBERT, B.C. V9Y 6L7
telephone: (250) 724-3400 fax: (250) 724-4400
email: office@mcgilleng.com

FIGURE 7

S:\2217 MAHOE Great Central Lake-MOSAIC\DWG\2025\1028 - M2217 - MOSAIC FIGURES 2025.dwg, Oct 31, 2025 1:47:33pm

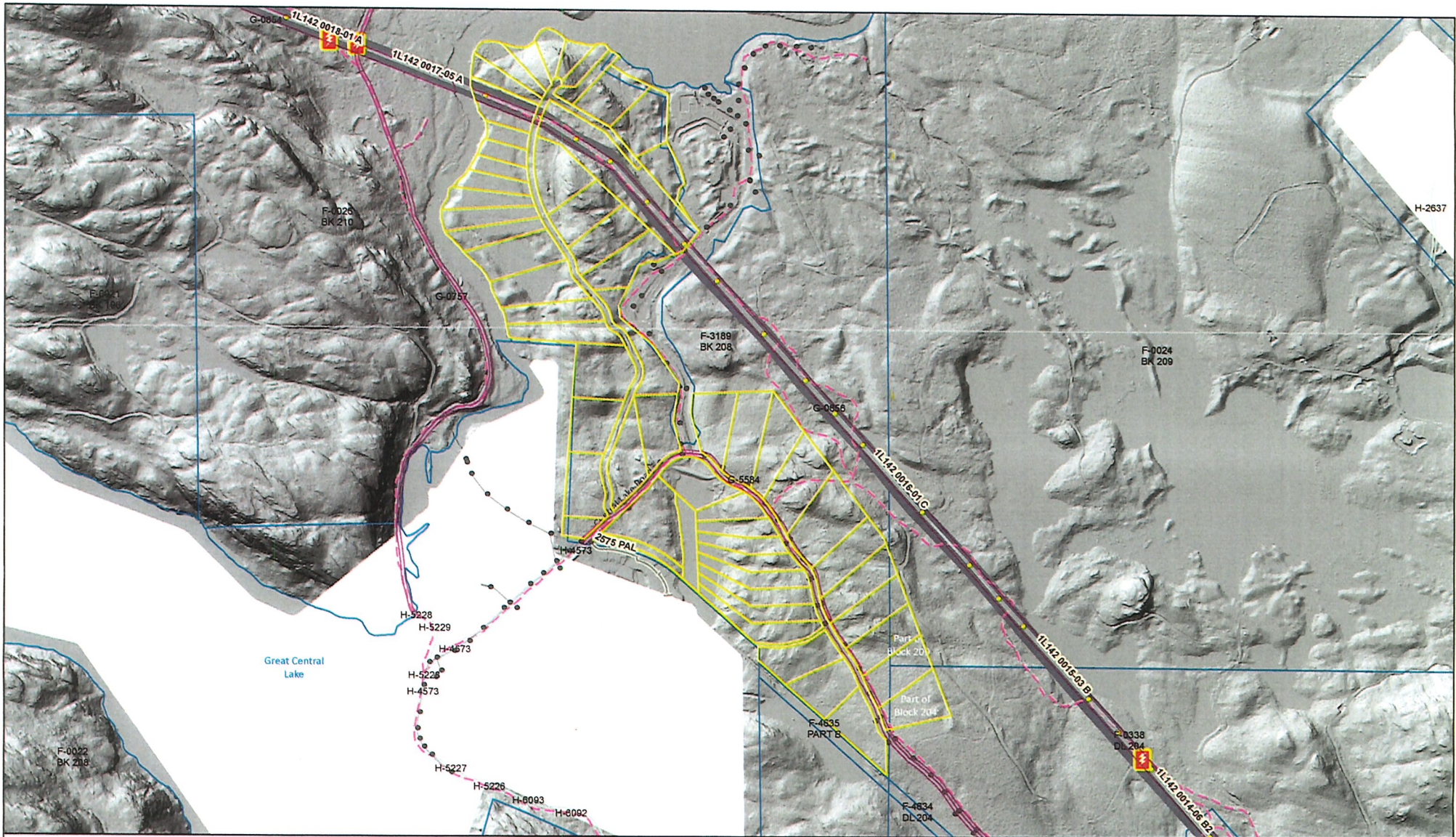


MAHOE PROPERTIES 2002 Ltd.
PROPOSED DEVELOPMENT
AREA G

FIGURE 8



**McGILL & ASSOCIATES
 ENGINEERING LTD.**
 4610 ELIZABETH STREET
 PORT ALBERT, B.C. V0V 1L7
 telephone: (250) 724-3400 fax: (250) 724-4400
 email: office@mcgilleng.com



MOSAIC
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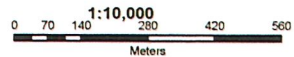
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Great Central Lake





TSESHAHT FIRST NATION

5091 Tsuma-as Dr. Port Alberni, BC V9Y 8X9
P: 250.724.1225 | F: 250.724.4385 | Tseshaht.com

July 23, 2024

Mark Marley
Great Central Holdings
11000 Central Lake Rd
Port Alberni, BC
V9Y8Z2


Dear Mark

Tseshaht First Nations has reviewed the proposed activities on Block 208, 122.8 acres near Great Central Lake encompassing Boot Lagoon, in Tseshaht territory. At this time, Tseshaht has no objections to this proposed venture. When and if development happens, Tseshaht wants to see the environmental standards exceeding the BC government environmental code. Tseshaht wants to have the sewer and septic exceed the BC code to ensure no impact on fish. Ensure there is an archeology assessment done. Tseshaht is willing to explore economic development collaboration on the site as well. If the proposed change or any additions in any aspect, please contact Tseshaht for further discussion. Thank you for reaching out.

If you have any current questions or require further information about our correspondence. Please contact Len Watts Lands Manager/Referrals Analyst by email llwatts@tseshaht.com or phone 250-7241225

Sincerely,

Len L. Watts
Lands Manager
Referral Analyst

From: [REDACTED] 
Subject: FW: Message from "RNP5838796CFE6C"
Date: December 11, 2025 at 2:16 PM
To: Mark Marley [REDACTED]

Chris Dods
[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: December 11, 2025 2:38 PM
To: CHRIS <[REDACTED]>
Subject: Message from "RNP5838796CFE6C"

This E-mail was sent from "RNP5838796CFE6C" (IM C2500).

Scan Date: 12/11/2025 14:38:25 (-0800)
Queries to: [REDACTED]

To Whom It May Concern,

From: Douglas Fleming [REDACTED]
Subject: Letter of support
Date: December 10, 2025 at 7:38 AM

To: Mark Marley [REDACTED] Danielle Marley [REDACTED]



To Whom it may concern,

I am writing as a resident of Great Central Lake to express my full and enthusiastic support for the rezoning application submitted by Mahoe Properties.

As a member of this community, I believe the proposed changes represent a positive step forward for our area. The rezoning will encourage thoughtful development that aligns with the long term vision of sustainable growth, while also respecting the natural beauty and character of Great Central Lake.

Sincerely, Douglas Fleming

To ADCR Board of Directors,

Myself, Pam Hagen and my husband Shane Hagen have seen the proposed development that Mahoe Properties intends to do out Great Central Lake. We both think this is a great idea and are in complete support of the project, with many different land sizes it will give options for those wanting a smaller lot in a safe area to live in and for those that need to have more land for farm purposes or to have the opportunity to homestead this is what Port Alberni needs!

Sincerely,
Pam & Shane Hagen

██████████

December 12, 2025

**Proposed Rezoning – Parts of Block 204, 208 & 209
Great Central Lake Road**

To:

Alberni-Clayoquot Regional District
Board of Directors
c/o Planning Department

Re: Letter of Support – Mahoe Properties Rezoning Application
Great Central Lake Road, Great Central Lake Area

Dear Members of the ACRD Board,

I am writing as a neighbouring property owner in the Great Central Lake area to express my support for the rezoning application being proposed by Mahoe Properties for portions of Blocks 204, 208, and 209 along Great Central Lake Road.

I have reviewed the proposed land areas and general development concept, including the phased approach shown in the materials prepared by McGill & Associates Engineering Ltd. The plan outlines a long-term, thoughtfully phased development anticipated to unfold over many years, with rezoning targeted for 2026. I understand this process will include public notification and opportunities for community input.

From my perspective as a nearby landowner, the proposal demonstrates several positive attributes that align well with the rural character and long-term sustainability of the area, including:

- Large-lot parcel sizes generally ranging from approximately 5 to 12 acres along Great Central Lake Road
- Smaller 2.5-acre parcels adjacent to the lagoon area, providing a transition in lot sizes
- A proposed green buffer/separation area adjacent to existing developments, including lands neighbouring Trestle RV, which would effectively increase green space and separation between uses
- A phased approach that allows infrastructure, land use, and impacts to be addressed incrementally

I am particularly supportive of the vision to allow a mix of rural residential uses, including hobby farms, homesteads, small-scale businesses, and traditional residential uses. This variation of lot sizes and permitted uses supports affordability, community resilience, and long-term rural living while respecting neighbouring properties and existing land uses.

Based on my understanding of the proposal and its location, I believe the rezoning has the potential to be a positive addition to the Great Central Lake area, contributing to responsible growth while maintaining the rural character that makes this community unique.

For these reasons, I am pleased to offer my support for Mahoe Properties' rezoning application, and I respectfully ask the ACRD Board of Directors to give it favourable consideration.

Sincerely,

Name

Central Lake Rd

Letter of Support – Proposed Subdivision by Mahoe Properties , Great Central Lake

To Whom It May Concern,

I am writing this letter in my capacity as a licensed real estate professional actively working in the Port Alberni area to express my support for the proposed subdivision of land adjacent to Boot Lagoon (within the ACRD Area D) on Great Central Lake.

Through my professional experience in this market, I have developed a strong understanding of local housing needs, land use trends, and the types of development that are most compatible with the character and long-term sustainability of our community. In my opinion, this proposed subdivision represents a thoughtful and appropriate use of the subject property.

The creation of smaller residential lots in this location aligns well with current demand in the Port Alberni area for attainable, well-situated housing options. Properties near Great Central Lake are highly valued for their natural surroundings, recreational access, and lifestyle appeal. A carefully planned subdivision in this area offers an opportunity to provide additional housing while respecting the environmental and community context.

From a market perspective, smaller lots help broaden affordability and accessibility for local residents, families, and retirees who are seeking to remain in or relocate to the Alberni Valley. This type of development supports gradual growth, rather than large-scale or intensive development that could place undue strain on infrastructure or alter the rural character of the area.

In addition, well-designed subdivisions contribute positively to the tax base, local services, and overall economic health of the region. When undertaken responsibly and in compliance with applicable zoning, environmental, and servicing requirements, developments such as this can enhance land value while maintaining the integrity of surrounding properties and natural features.

Based on my knowledge of the local real estate market and land use patterns, I believe this proposed subdivision is consistent with responsible growth objectives and reflects a reasonable and beneficial use of the land. I therefore offer my support for the application and encourage its careful consideration by the approving authorities.

Should further information or clarification be required, I would be pleased to provide it.

Sincerely,

Shawn Elder

Licensed Real Estate Professional

Royal LePage

Port Alberni, British Columbia





From: Keith Boros [redacted]
Subject: Proposed Development Mahoe Properties GCLake
Date: December 14, 2025 at 3:57 PM
To: [redacted]
Cc: Keith Boros [redacted]

Mark & Danielle

Thank you for hosting the meeting today showing your proposal of the development of new lots at Great Central Lake. I like your plan of various lot sizes and zoned usages. Your plan will give many people an opportunity to live in the community of Great Central Lake.

The proposed zoning is perfect especially for home based business. I don't think there is a need for "commercial" zoning in the proposal. GCLake is a short drive to commercial needs. As discussed today, an increase of homes in the area, will require road improvements.

Keith Boros
Residence [redacted] Central Lake Rd
[redacted]
[redacted]

Sent from my iPad

From: Judith Pettinger [REDACTED]
Subject: New Great Central Lake Development
Date: December 13, 2025 at 8:47 AM
To: Mark Marley [REDACTED]



ACRD Board of Directors

To whom it may concern

As owners at Trestle RV at Great Central Lake we have seen the proposal for the land Development in our area through Mahoe Properties. We are in agreement with the land use proposal as we feel that the development has been well thought out to bring diversified opportunities for people to own property in the area. We have known the developer for many years and feel that he will do an exemplary job phasing in growth in our community.

Kind regards
Daryl and Judith Pettinger

To the ACRD board of directors.

We own in trestle RV park adjacent to the lands proposed to be rezoned from forestry to residential by Mahoe properties. We would like to confirm to the board of Directors that we are in favour of the proposed plans.

We support this application as it provides much needed housing and smaller lots for younger families in our community. We believe these lots will help provide more affordable homes for the younger generation ensuring they can remain within the Alberni valley. Too often we see this younger generation having to move to even more remote communities in order to buy homes.

This development will help increase the tax base providing much needed funding to our schools, local volunteer fire department and various other infrastructures.

We look forward to welcoming our new neighbours.

Yours sincerely,

Emma and Roger Cucheran



December 14th, 2025

Attn: Alberni-Clayoquot Regional District
Re: Mahoe Property Development Application – Great Central Lake

To Whom It May Concern,

As owners of [REDACTED] Pine Street in Lakeside Estates, and as part of the larger Great Central Lake community, we are in support of Mahoe Properties proposed development. We have had the opportunity to review the plans for the area and support Mark and Danielle Marley in building this community.

Sincerely,

Matt & Katie Hennessy
[REDACTED] Pine St
Lakeside Estates

Matt Hennessy
[REDACTED]

Katie Hennessy
[REDACTED]



From: James O'Brien [REDACTED]

Subject: FW: Sample - you can fill in your name and personalize it how you like. This is just a simple sample you could use.

Date: December 16, 2025 at 1:20 PM

To: [REDACTED]

To whom it may concern

We are owners at [REDACTED] Central Lake Rd, Lot 3. We have reviewed and understand the application that Mahoe Properties is submitting for the rezoning of the timber lands. We support this application and are happy to see that it is acreages and not too high of density. We also love the opportunity for potential homesteading and home based businesses.

Sincerely

James O'Brien
Investment Advisor
Manulife Wealth Inc.

Email [REDACTED]
Direct [REDACTED]
Main [REDACTED]

[REDACTED] View Street
Victoria, BC, Canada, [REDACTED]

December 16, 2025

To Whom It May Concern,

I am writing in support of the Development Application submitted by Mr. Mark Marley and Great Central Holdings regarding the proposed rezoning of lands near Cermaq Canada Ltd.'s Hatchery Facilities at 11113 Great Central Lake Road, from Forestry to Residential.


Cermaq has reviewed the proposed area and believe this development is well thought out and beneficial to the community as an important step toward supporting younger generations in achieving home ownership.

We understand that both environmental and archaeological reports have been completed, with no significant concerns identified beyond standard practices.

In our experience, Mr. Marley and his team have consistently shown themselves to be conscientious, cooperative, and committed to the well-being of the community. We believe this proposal reflects those values and will contribute positively to the region.

For these reasons, we fully support this application and encourage the ACRD Board of Directors and the APC to approve it.

Respectfully,



Janusz Wicikowski
Freshwater Director
Cermaq Canada Ltd.

Re: Letter of Support for Proposed Phased Development – With Respect to Lake Access

To Whom It May Concern,

As a strata member and nearby resident, I would like to express my support for the proposed phased development. I believe the project can bring meaningful benefits to the community, including enhanced amenities, increased property values, and additional nearby services. I appreciate the thoughtful planning that has gone into shaping a development intended to strengthen the area.

I do, however, wish to raise one significant concern regarding the proposed configuration of Area C, located between my property (Lot 2) and the lake, and where the corner of Area C, Lot 28 is outlined. When I purchased my property, I was explicitly informed that this area would remain undeveloped, that lake access would be maintained, and that the view would remain unobstructed and semi-private. These assurances have been central to my enjoyment of the property and were a key factor in my decision to purchase.

As currently proposed, development in Area C appears likely to restrict or eliminate this long-understood lake access. The ability to view and reach the lake is not only a valued part of daily life but also an important component of the property's expected use and value. Any loss of this access would represent a significant departure from what was originally represented to existing owners.

I want to emphasize that I am not opposed to the development. On the contrary, I am eager to support it—provided that meaningful, practical lake access for existing residents is preserved. I believe this can be achieved through thoughtful planning measures such as designated pathways, easements, or other solutions that protect both the view and access while allowing the project to move forward successfully.

If the development can incorporate these considerations, I would be fully supportive of the project and confident that it will benefit both new and current residents.

Thank you for the opportunity to provide input. I appreciate your consideration of the perspectives of existing strata members and look forward to a solution that respects prior commitments while enabling positive growth.

Sincerely,

Mike and Kelly Atkins

██████ Trestle RV Park

From: Brad Minions [REDACTED]
Subject: Letter of Support for Mahoe Properties Rezoning Application
Date: December 15, 2025 at 8:23 PM
To: [REDACTED]



Subject: Letter of Support for Mahoe Properties Rezoning Application

To: ACRD Board of Directors

Dear Board Members,

We are writing to express our support for the rezoning application submitted by Mahoe Properties for the proposed development along Great Central Lake Road.

We have reviewed the proposed plan and believe that the creation of larger parcels (ranging from 5 to 12 acres) and smaller lots near the lagoon will provide a valuable mix of residential, hobby farm, and small business opportunities. This thoughtful approach will help foster a diverse and sustainable community while maintaining green space and respecting the surrounding environment.

We support this initiative as it aligns with the goal of creating affordable properties for families and individuals who wish to establish roots in the area. We believe this development will contribute positively to the region and encourage responsible growth.

Thank you for considering our input.

Sincerely,
Kitty and Brad Minions

Owners Trestle RV Park

From: Lindsay Risk [REDACTED]
Subject: Development
Date: December 12, 2025 at 5:45 PM
To: [REDACTED]
Cc: Amanda Earle [REDACTED]



Hi Mark,

Sending to both emails listed to ensure you receive and hopefully respond. We have some questions about the plans of development, particularly where it runs directly adjacent to Trestle and the waterfront lots 1-5+ enjoy. Surely the plan is to preserve our existing primary access to waterfront and not have a home lot designed in such a way as to take this treed, protected, beautiful area away from our use. I appreciate that it is not trestle property, but as the developer I hope that your promise of 'doubling' the green space area between developments is true and that the green space would include and preserve the treed area in front of lots 1-5+ and that no more trees are taken down to accommodate new lots. It's already a compromised ecosystem as a result of the logging. It seems to me there is room for waterfront access for new lots without compromising or encroaching on our access. I'd also like to know the specifics about your commitment and stewardship of the ecosystem of the land as part of your development strategy, and the impact you have considered to the lagoon and the hatchery.

We are unable to attend the open house on Sunday so am hoping you will be able to respond by email in the coming days.

Lindsay Risk
E [REDACTED]
T [REDACTED]

From: Melissa Murphy [REDACTED]
Subject: Support Letter for Mahoe Properties Rezoning Application
Date: December 11, 2025 at 2:32 PM
To: [REDACTED]



Good afternoon Mark and Danielle,

Thank you for sharing this update and the detailed overview of your plans. We're absolutely in favour of the proposed rezoning and are genuinely excited for this new adventure you're taking on. It's wonderful to see a vision that supports hobby farms, homesteads, small businesses, and future families looking to put down roots in the Great Central Lake area.

As [REDACTED] at Trestle, we fully support your application and are happy to help in any way we can. Please feel free to reach out if you need anything further from us.

Wishing you both the very best as this moves forward.

Warm regards,

Mel Ryane

[REDACTED] Trestle

Sent from my iPhone


From: Brenton Murphy [REDACTED]
Subject: Letter supporting. Rezoning (mosaic)
Date: December 17, 2025 at 8:31 AM
To: [REDACTED]



To whom it may concern,

We are owners in the phase 2 development, Lakeside Estates on Great Central Lake. We also have a family lot in phase 1 Trestle Park. We have seen the new development plans that Mahoe Properties has proposed, and we are in full support of this application.

Best Regards,
Brenton Murphy

From: Marla Margetts [redacted] 
Subject: Letter of Support
Date: December 17, 2025 at 10:57 AM
To: [redacted]
Cc: Colin Montgomery [redacted]



To ACRD Board of Directors,

We are writing to express our support for the proposed developments at Great Central Lake. We have seen the proposed land area for rezonement. We believe this will continue to benefit Great Central Lake.

We fully trust the intentions and integrity of Mahoe Properties who have the best interests at heart for this vibrant and beautiful community.

We fully support the application to have the land rezoned.

Respectfully submitted by:
Colin Montgomery and Marla Margetts
Owners of [redacted] at Trestle RV Park, Great Central Lake

Marla Margetts
Principal
James Bay Community School
[redacted] phone

I acknowledge that I live, work and play on the traditional territories of the Songhees and Esquimalt Nations.

The content of this email is confidential and intended for the recipient specified in this message only. It is strictly forbidden to share any part of this message with any third party, without written consent of the sender. If you received this message by mistake, please reply to this message and delete it so I can ensure this mistake does not occur in the future.



From: Kris McInnes [REDACTED]
Subject: Great Central Lake development.
Date: December 17, 2025 at 3:32 PM
To: [REDACTED]



Good afternoon, I am a property owner that is located at [REDACTED] Central lake rd and I was invited to an open house put on by the Marleys on Dec 14/2025. During the open house Mark and Danielle provided a group of us with their plan to potentially develop a large piece of property located near Great Central Lake. After speaking with him and Danielle and reviewing his plan I wanted to write and say that I am in favour of everything they are planning. In my opinion his plan is well thought out and has a great balance of large acreages as well as some smaller pieces near the lagoon and river. It seems like they are really focused on trying to bring more families to the area which I think would be great. I think the Marleys have done a great job with everything they have developed so far at the lake and I believe these new building lots would no different. Thanks very much , Kris McInnes [REDACTED]

From: robin murphy [REDACTED]
Subject: Rezoning
Date: December 18, 2025 at 10:16 AM
To: Mark Marley [REDACTED]



To the Directors of the ACRD:

We have seen the proposed land area that Mahoe Properties has proposed to rezone and are in support of the application. We attended the open house and had an opportunity to view all the proposals and ask questions. We like the lot sizes being 5-10 acre parcels, the idea of small home based businesses, end of the driveway market stands, and public green space and trails.

Sincerely

Robin and Janine Murphy
Owners [REDACTED] Lakeside Estates

From: Margie van Ingen [REDACTED]
Subject: Proposed Rezoning of lands at Great Central Lake by Mahoe Properties
Date: December 18, 2025 at 11:13 AM
To: [REDACTED]



Margie van Ingen
[REDACTED] Pine Street
Lakeside Estates
December 18, 2025

Attention: ACRD Board of Directors

As you can see by the header, my name is Margaret van Ingen, and I am currently building my dream home on [REDACTED] which I own at Great Central Lake.

This letter is being sent to show that I am in support of Mahoe Properties proposed rezoning of the lands outlined in the proposal along Central Lake Road and around the lake.

I grew up at Great Central between 1950 and 1960, when it was a small but thriving community with a Post Office, a General Store, and people who lived in the community and contributed their skills to make it the best place in the world to grow up. Mrs. Vernon, who taught piano lessons to countless kids, Mrs. Roberts, who taught sewing and crafts, Ella Harrison, who taught dance, Mrs. Buck who taught swimming lessons, not to mention people who taught Pro-Rec, a principal of our two room schoolhouse who created a skating rink on the school grounds when we had freezing weather for long enough, and so much more.

I can envision that if Mahoe Properties is successful in having their proposal accepted, that the lands will become populated, over time, by people who have a vested interest in developing and living in a community that will be able to become increasingly self-sufficient over time, as in the past.

Sincerely yours,

Margie van Ingen

Sent from my iPad

Attn: Board of Directors, Alberni-Clayoquot Regional District

Re: Support for Mahoe Properties' Mixed-Use Residential Development Proposal (266 Acres - Great Central Lake)

On behalf of Beaver Creek Home Center, I am writing to formally express our strong support for Mahoe Properties' proposed mixed-use residential development at Great Central Lake. As an active supplier to builders, contractors, and homeowners throughout the Alberni Valley, we are closely connected to the pulse of the local construction industry and the needs of our community.

At present, one of the most significant challenges facing our region is the severe shortage of available buildable lots. Our sub-trade and contractor customers consistently tell us they must travel outside the Alberni Valley for work due to the lack of local development opportunities. This not only affects the viability of their businesses but also impacts families and workers who wish to build their lives and careers here in our community.

Similarly, our own business has experienced a slowdown tied directly to the absence of new housing starts in the region. The lack of residential lot inventory has created a bottleneck that affects the entire construction and supply-chain ecosystem, from tradespeople and suppliers to transportation, local retailers, and professional service providers.

Beyond addressing these immediate needs, Mahoe Properties' development offers several long-term benefits that will positively shape the future of the Alberni Valley by a developer with a proven track record:

- **Housing Availability and Diversity:** The development introduces much-needed residential supply, helping ease local housing pressures and offering future homeowners the opportunity to remain in, or relocate to, the community.



- Alberni Toyota
- Alberni Chrysler
- Alberni Truck and Overland Accessories
- Alberni Auto Spa
- Asia Pacific Investors
- Amada Enterprises
- Seebros Holdings
- Uni-Lock Mini Storage
- Beaver Creek Home Center
- Albertsons Home Center
- Aimi Holdings
- Jowseys Furniture and Mattress

- **Economic Growth and Job Creation:** Increased construction activity will support local trades, suppliers, and service providers, creating stable employment and encouraging investment into the local economy.
- **Enhanced Tax Base for the Region:** New homes and related infrastructure will contribute to the regional tax base, supporting public services, amenities, and long-term community planning initiatives. This needs to be a focus now more than ever as the ask from our current tax base continues to grow faster than the general public can afford.
- **Support for Local Businesses:** A growing residential population brings increased economic activity to local businesses—retail, service, hospitality, and more—helping strengthen the long-term resilience of the region.

In our view, this project represents an important and timely opportunity for the Alberni Valley. By enabling growth in a responsible and structured manner, the ACRD can help remove long-standing barriers that have limited housing availability, constrained economic development, and prevented local businesses from reaching their full potential.

For these reasons, Beaver Creek Home Center fully supports Mahoe Properties' development proposal and encourages the Board to approve this application.

Sincerely;



Brandon Ford

Chief Operating Officer

See Group of Companies



- Alberni Toyota
- Alberni Chrysler
- Alberni Truck and Overland Accessories
- Alberni Auto Spa
- Asia Pacific Investors
- Amada Enterprises
- Seebros Holdings
- Uni-Lock Mini Storage
- Beaver Creek Home Center
- Albertsons Home Center
- Aimi Holdings
- Jowseys Furniture and Mattress

Letter of Support to ACRD – Mahoe Properties Rezoning/Subdivision Proposal

December 18, 2025

Alberni-Clayoquot Regional District (ACRD)

Board of Directors / Planning Department

3008 5th Avenue

Port Alberni, BC V9Y 2E3

Re: Letter of Support – Mahoe Properties Rezoning/Subdivision Proposal, Great Central Lake Area

To the ACRD Board of Directors and Planning Staff,

We are writing to provide this letter in support of the rezoning and phased subdivision proposal being advanced by Mahoe Properties lands along Great Central Lake Road in the Great Central Lake area.

We understand the proposal contemplates a phased approach over many years, with the intent to create primarily larger rural parcels, in the 5–12 acre range, along with a limited number of 2-3 acre in designated areas. Having reviewed the general land area and concept as presented, we support the application with a strong preference that the final zoning and subdivision design deliver the least amount of density possible.

Why we support this proposal:

1. Low-density rural vision (least density possible)

We support a development concept that prioritizes larger acreages, rural character, and responsible land use, rather than higher-density subdivision patterns. In our view, this approach is best aligned with the Great Central Lake area’s long-term character, lifestyle, and environmental sensitivity.

2. Support for small businesses and rural livelihoods on larger lots

We also support allowing appropriately regulated small businesses and home-based enterprises on larger acreages—activities such as small workshops, trades-based businesses, hobby farming, homesteading, and similar low-impact rural uses. These kinds of uses can help local families build sustainable livelihoods without creating an urban-style development footprint.

3. Consideration for buffering and separation between developments

We understand the proposal includes maintaining/adding green space separation adjacent to existing development areas (including the area near Trestle RV), which we see as a positive planning element that helps reduce conflict between neighbouring land uses and supports a more compatible interface.

In supporting the application, we respectfully encourage the ACRD to ensure that any approvals maintain clear conditions that protect the broader community, including:

- Low overall density (keep lot sizes large wherever feasible, limit any smaller-lot areas)
- Environmental protections (runoff, drainage, and lake/watershed sensitivity)
- Septic/water servicing suitability based on lot size and soils
- Traffic and access safety along Great Central Lake Road
- Wildfire and emergency access considerations appropriate for rural development

In summary, we support Mahoe Properties rezoning and subdivision proposal because it reflects a rural, low-density vision and supports affordable rural living and small-scale enterprise on larger acreages. Thank you for considering our comments as part of the application review and any upcoming public process.

Sincerely,

To Whom It May Concern.

December 16, 2025

We are owners at [REDACTED] Central Lake Rd. We have reviewed and understand the application that Mahoe Properties is submitting for the rezoning of the timberlands.

We support this application and are happy to see the intention is not for high density, but for acreages, potential homesteading, and home-based businesses.

Sincerely

Cathy and Vince Ollech

[REDACTED]

Kim and Szymon Kosciak

██████ Pine St

Great Central Lake

January 02, 2026

Alberni-Clayoquot Regional District

Board of Directors

c/o ACRD Planning Department

Re: Letter of Support – Mahoe Properties Rezoning Application (Great Central Lake Road)

Dear Members of the Board,

We are writing to express our support for the rezoning application submitted by Mahoe Properties for the lands located along Great Central Lake Road.

We have reviewed the proposed land area and understand that the application seeks to create a mix of 5–12 acre parcels, along with approximately 2.5 acre lots near the lagoon, and some smaller residential lots (approximately 8,000 sq. ft.) in Area C. We believe this thoughtful range of lot sizes and permitted uses would be a positive addition to the community.

The proposal to allow a mixture of hobby farms, homesteads, small businesses, and residential uses aligns well with the rural character of the area while also providing opportunities for people and families to obtain more affordable properties and establish long-term roots in the community.

Thank you for considering our comments. We respectfully encourage the ACRD Board of Directors to support the rezoning application as proposed by Mahoe Properties.

Sincerely,

Kim and Szymon Kosciak