



Alberni-Clayoquot Regional District

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

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

MEMBERS Roberta Jensen (Chairperson)

PRESENT: Joann Bessler
Mark Marley
Geo Monrufet
Len Watts
Roberta Jensen
Walter Konkin

REGRETS: Sheri Gerigk
Mark Molander
Ken Watts, Chief Councilor, Tseshah First Nations

OTHER PRESENT: Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Rene Lacoursiere, Alternate Director, Electoral Area "D" (Sproat Lake)

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

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/7-4-2026/>

1. **CALL TO ORDER**

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

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

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

2. **APPROVAL OF AGENDA**

The Motion was MOVED and SECONDED

THAT the agenda be approved as circulated.

CARRIED UNANIMOUSLY

3. DECLARATIONS

4. MINUTES

a. Sproat Lake Advisory Planning Commission Meeting held February 17, 2026

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

b. Sproat Lake Advisory Planning Commission Meeting held March 26, 2026

The Motion was MOVED and SECONDED

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

CARRIED UNANIMOUSLY

5. CORRESPONDENCE

P. Cote joined the meeting at 7:11 pm.

6. PLANNING REPORTS

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

Planning staff introduced the Draft Sproat Lake and Area (OCP) to APC members and explained that an OCP is a high-level document. Sections 1.0 through Section 5.0 of the Draft Sproat Lake and Area OCP were presented and explained to APC members with a discussion that followed.

L. Watts joined the meeting at 7:33 pm.

APC members discussed the following items:

- Recommendation to include a history/storytelling section in the Draft Plan, as this would highlight the historical sites.
- Recommendation to add the history/storytelling section after the Land Acknowledgement, with historical photos.
- 2005 Sproat Lake OCP, members would like to receive a copy to review.
- Mapping of OCP area reviewed, with recommendation to include a map insert with a zoomed in area of Taylor Arm Recreational lots.

Definitions Section

- Recommendation to reword the Houseboat definition and include U-bottom boats.
- What “community” means to members.

Section 3.0 – Vision and Goals

- Recommendation to reword float-homes in Section 3.2.1, to provide clarification of legal float-homes.
- Support for including kilometres of trails in the Vision Statement.
- Recommendation for Section 3.3.6 on the second bullet point to include the wording at the end: “and water supply”.
- Support for policies in Section 3.1.1.

Section 4.0 – Land Use Designations

- Recommendation to remove references to ALC regulations.
- Rural Central Lake Designation permitted uses should include accessory dwelling units.
- Recommendation to define “Recreational Residential” as regulating RVs and seasonal trailers.

Section 5.0 – Core Policies

Parks, Trails and Open Space

- Policy j recommendation to revise “explore” wording.
- Policy aa would like governance to bring Great Central Lake boat launch into a Regional Park.

Environment

- Recommendation to include light pollution in policy 5.3.3 section, and support for a nuisance bylaw.
- Section *Water Quality* policy I ii is a service, recommended to move this section. Recommendation to advocate to Province to continue this service, as it is important to community safety and environment.
- Objectives should reflect support for a watershed assessment.

Emergency Management

- Support for encouragement of removal of broom, as highly flammable and invasive.
- Support for advocating for emergency access routes, policy should be worded strongly for this.
- Recommendation for section to include drought, as area is subject to wildfires.

Growth Management

- Support for Civic and Industrial Use on the Lake, recommendation for language around collaboration for a location.

Housing and Affordability

- Support for low-cost housing on Sproat Lake, such as apartment buildings and mobile homes.
- Support for housing at Alberni Valley Airport; however, zoning does not allow for this.

- Suggestion to use reword parts of the Housing Needs Report Section, as targets are not feasible.
- Advocation for water line access for Sproat Lake and Area.
- Recommendation for a policy for designating short-term vacation rentals area.

Employment and Economy

- Support for home-based occupations and resource development.
- Recommendation for this Section to include recreational activities and advocate for access to Forest Service Roads to support recreational activities.

Agriculture and Food Security

- Support for food growing in rural and agriculture areas.
- Advocate for water line access, as irrigation is important to farmers.

Concerns for Sproat Lake and Area:

- Lake water quality,
- Floating islands,
- Road allowances,
- Future development of an airport on Great Central Lake,
- Disruption of fish habitats,
- Short-term rentals on lots not permitted,
- Bylaw enforcement required for non-permitted TUPs,
- Marine Patrol funding,
- Houseboat noise,
- Sustainable population capacity, and
- Drought and water conservation.

7. **LATE BUSINESS**

8. **ADJOURN**

The Motion was MOVED and SECONDED

THAT the meeting be adjourned at 9:30 pm.

CARRIED UNANIMOUSLY

Certified Correct:

Roberta Jensen,
Chairperson

Charlene Harrison,
Planning Assistant