



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Sproat Lake Advisory Planning Commission Meeting

Wednesday, July 8, 2026

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

5:30 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/8-7-2026/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_QUIo_695Ri2g-TcVMY3qzQ#/registration

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.

2. **APPROVAL OF AGENDA**

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

3. **DECLARATIONS**

(conflict of interest)

4. **MINUTES**

a. **Sproat Lake Advisory Planning Commission Meeting held May 26, 2026**

2-7

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

5. **CORRESPONDENCE**

6. **PLANNING APPLICATIONS**

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

8-21

7. **LATE BUSINESS**

8. **ADJOURN**



Alberni-Clayoquot Regional District

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

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

MEMBERS Roberta Jensen (Chairperson)

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

REGRETS: Ken Watts
Mark Molander

OTHERS PRESENT: Penny Cote, Director, Electoral Area "D" (Sproat Lake)
Rene Lacoursiere, Alternate Director, Electoral Area "D" (Sproat Lake)
Don Ferster, applicant (DVD25011)
Aaron Terepocki, applicant (DBD26004)
Frank Limshue, applicant (RD26001)

STAFF PRESENT: Alex Dyer, General Manager of Planning & Development
Jaleen Rousseau, Planning Manager
Kerri Creighton, Planning Technician & Bylaw Enforcement Officer

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/26-5-2026/>

1. **CALL TO ORDER**

The meeting was called to order at 7:01 pm.

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

The Chairperson reported this meeting is being recorded.

Introductions - Committee Members and Staff present in the Boardroom and via Zoom.

2. **APPROVAL OF AGENDA**

THAT the agenda be approved as circulated.

CARRIED

3. **DECLARATIONS**

W. Konkin declared a conflict-of-interest respecting agenda item 6.b. Development Variance Application DVD26003 – 19140 Pacific Rim Highway (Konkin).

M. Marley declared a conflict-of-interest respecting agenda item 6.d Rezoning Application RD26001 – Block 209 Central Lake Road (Mosaic).

4. **MINUTES**

- a. **Sproat Lake Advisory Planning Commission Meeting held April 7, 2026**
- b. **Sproat Lake Advisory Planning Commission Meeting held April 27, 2026**

The Motion was MOVED and SECONDED

THAT the minutes of the Sproat Lake Advisory Planning Commission meeting held on April 7, 2026 be adopted as amended to add Ken Watts to the regrets and THAT the minutes from April 27, 2026, be adopted.

CARRIED

5. **CORRESPONDENCE**

6. **PLANNING APPLICATIONS**

- a. **DVD25011 – 10716 Taylor Arm Drive (Ferster)**

The APC members received an overview of the application; no concerns were addressed.

The Motion was MOVED and SECONDED

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

CARRIED

- b. **DVD26003 – 19140 Pacific Rim Highway (Konkin)**

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

- No geotechnical concerns.
- Property slope, retaining wall and foundation thickness are all factors to the variance being required.

The Motion was MOVED and SECONDED

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

CARRIED

c. DVD26004 – 6381 Salal Road (Terepocki)

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

- Strata regulations
- Maximum lot coverage for accessory buildings

The Motion was MOVED and SECONDED

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

CARRIED

d. RD26001 – Block 209, Central Lake Road (Mosaic)

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

Development & Planning

- Proposal is still evolving, with changes not fully reflected in submitted materials.
- Mismatch between application documents and current proposal (e.g., campsites, homesteading details).
- Desire for more detailed, finalized plans before approval.
- Concern about approving the entire project at once vs. phased approach.

Subdivision & Land Use

- Ongoing subdivision restructuring of parcels adds uncertainty.
- Concern about homestead model (4 dwellings on 5 acres):
 - Potential future pressure to subdivide.
 - Shared ownership/financial complications (e.g., mortgages).
- Lack of clarity on long-term enforcement of covenants and rules.

Housing & Density

- Concern about number of dwellings per lot (up to 4).
- Risk that properties could effectively become rental clusters.
- Uncertainty about actual use vs. intent (family housing vs. investor/rental use).

RVs & Campsites

- Initial proposal changes (from multiple campsites to 1 campsite per large lot) created confusion.
- Concern about:
 - Unregulated RV use becoming semi-permanent housing.
 - Aging or derelict RVs creating visual/fire hazards.

- Difficulty enforcing limits (e.g., “temporary” becoming long-term).
- Fear of informal campground or uncontrolled occupancy.

Traffic & Access

- Major concern about traffic impacts from ~145 new dwellings.
- Impact on Little Germany community roads.
- Request for primary access via resource road instead.
- Need for a comprehensive traffic study before approval.

Infrastructure & Services

- Uncertainty about:
 - Water supply (aquifer capacity, well reliability).
 - Wastewater/septic impacts.
 - Hydro capacity and possible upgrades.
- Lack of clarity on roads, lighting, utilities, servicing standards.

Environmental Concerns

- Protection of rivers, fish habitat, and lake water quality.
- Debate over riparian setbacks (10 m vs. 30 m).
- Concern about increased pressure on natural areas.

Parking, Recreation & Public Use

- Existing boat launch and parking already overcrowded and unsafe.
- Concern development will worsen congestion and safety issues.
- Need for planned parking solutions early in development.
- Questions about parkland configuration and access.

Community Character

- Concern project may shift area from rural/residential to semi-commercial or dense use.
- Risks of:
 - Home-based businesses expanding beyond small scale.
 - Noise/conflicts (e.g., helicopter maintenance).
- Desire to maintain rural character and low intensity use.

Regulation & Enforcement

- Concern about limited capacity of regional district to enforce bylaws and manage compliance.
- Risk that development could “go sideways” over time without strong controls.
- Questions about who is responsible for long-term management.

The Motion was MOVED and SECONDED

THAT the Sproat Lake Advisory Planning Commission supports the application in principle, subject to further development and studies.

CARRIED

7. LATE BUSINESS

- a. **Sproat Lake and Area OCP Update – Project Next Steps (Verbal Update) A. Dyer**
Project Progress & Timeline

- OCP draft released to public on April 23
- Public review period closed on May 25
- Significant work and updates since last APC meeting on April 27
- Goal: first reading by the Board on June 10
- Potential public hearing planned for summer

Public Engagement

- ~ 20 comments received (online, email, in-person)
- Open house held with 40+ attendees
- Multiple engagement activities:
 - APC meetings (6–7 total)
 - Agricultural Advisory Committee meeting
 - Input from community groups and First Nations

Key Feedback Themes

- Reconciliation & Archaeology
 - Requests for clarity on archaeological site requirements
 - Alignment with the *Heritage Conservation Act*
 - Emphasis on partnerships and referral processes with First Nations
- Policies & Projects in OCP
 - OCP includes many community-supported initiatives
 - Clarification that inclusion ≠ guaranteed implementation
 - Projects depend heavily on grant funding and partnerships
 - No anticipated increase in staff/resources tied directly to project list
- Conservation Areas
 - Conservation zones applied only to:
 - Crown land
 - Foreshore areas
 - Sensitive ecological areas (e.g., Two Rivers Arm, Devil's Den Lake)
 - Not intended to impact privately owned parcels or housing
- “Discourage vs Prohibit” Language
 - OCP uses “discourage” rather than “prohibit”
 - Prohibition handled through zoning bylaws instead
 - Example:
 - Commercial houseboats are strongly discouraged (not banned)
 - Still allowed in appropriate marina zones

Next Steps

- Engagement summary report (Phase 4 since Feb 2025) going to board June 10
- Final draft of OCP being prepared
- FAQ document being released to address common questions
- Continued refinements before final draft presentation

Overall Direction

- Focus on clarity, policy alignment, and community input
- Strategic priority: reduce taxpayer impact through grants and partnerships
- Continued collaboration with First Nations and stakeholders

8. ADJOURN

The Motion was MOVED and SECONDED

THAT the meeting be adjourned at 8:48 pm.

CARRIED

Certified Correct:

Roberta Jensen
Chairperson

Kerri Creighton
Planning Technician/Bylaw Enforcement Officer



To: Sproat Lake Advisory Planning Commission

Meeting Date: July 08, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Rezoning RD25006 - 10125 Stirling Arm Crescent (Coulson Forest Products Ltd)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider first reading to Bylaw P1541, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw at a future date, and that notice be given in accordance with Section 467 of the Local Government Act.

That the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaw P1541 is subject to:

- a. The property owner agreeing to the registration of a Restrictive Covenant and Easement to secure connection to the neighbouring communal strata sewage disposal system.***
 - b. The property owner agreeing to the registration of a Restrictive Covenant to secure and maintain the landscaped buffer area along the rear property line, substantially in accordance with the approved site plan.***
 - c. Confirmation from the Sproat Lake Fire Department that access and fire safety measures are in place to provide adequate fire protection to the site.***
 - d. Meeting all technical referral agency requirements.***
-

Background

The subject property was rezoned in October 2024 to a site-specific Stirling Arm Crescent Comprehensive Development (SA CD) District to accommodate the construction of a personal storage building intended for the secure storage of personal vehicles and equipment. The SA CD zone was created to accommodate a large, non-commercial personal storage building that exceeds the scale permitted for a residential accessory structure under BC Building Code, therefore requiring a light industrial type of classification. At this time, the property at 10125 Stirling Arm Crescent is the only parcel with the Stirling Arm Crescent Comprehensive Development (SA CD) District.

At the time of rezoning, the applicant proposed a building footprint of 1,708 square metres, representing 11.65% lot coverage on the subject property. Based on that proposal, the SA CD zone was designed to permit a total of 15% lot coverage. The zone also permits a single-family dwelling, accessory uses and buildings, and home occupations. The SA CD zone does not permit any type of commercial or industrial use and/or storage. Additionally, this zone requires a minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, to be provided and maintained along all lot lines except for necessary vehicular

PL20250088 / RD25006

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

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

access/egress points. This requirement was established with the zone to provide screening and mitigate impacts on adjacent residential uses.

Current Proposal

Following detailed design work, the applicant determined that a building footprint of 2,490 square metres (26,800 square feet) is required for their needs, which represents approximately 17% of lot coverage. In addition, the applicant anticipates additional building footprint needs for a future accessory shed structure to enclose and protect heritage equipment located on the property.

The current application seeks amendments to the existing Stirling Arm Crescent Comprehensive Development (SA CD) District Zone to accommodate revisions to the proposed building footprint and site design, while maintaining the previously approved use of the property for personal storage.

As part of the rezoning application, the applicant is requesting:

- an increase in the maximum permitted lot coverage from 15% to 20%;
- a reduction in the minimum side yard setback from 6.0 m to 5.0 m, and a site-specific exception permitting a 3.0 m setback along the southwest side lot line to accommodate a retaining wall and egress walkway; and
- a reduction in the minimum rear yard setback from 10.0 m to 5.0 m to accommodate retaining walls supporting an accessible walkway. Planning staff recommend a minimum rear yard setback of 7.5 m to maintain an additional buffer area from the south lot line. While the principal building would be subject to a minimum rear yard setback, the applicant proposes to provide an enhanced landscaped buffer along the rear property boundary ranging from approximately 5.0 m Southwest to 17.22 m Southeast in width, as shown on the submitted site plan.

To ensure the long-term retention of this landscaped separation area, the registration of a Restrictive Covenant on title is recommended as a condition of rezoning. The proposed amendments are intended to accommodate the revised building design and future storage needs without changing the approved land use. No commercial or industrial uses are permitted within the SA CD Zone.

May 2026 Update:

At the March 26 Sproat Lake Advisory Planning Commission meeting, concerns were raised regarding site drainage, septic location, building setbacks, and potential encroachment into the landscape buffer required with the establishment of the SA CD zone approved October 2024. Since then, the applicant has clarified how these concerns may be addressed alongside the proposed zoning amendments.

- **Site drainage:** The applicant has submitted a revised site plan identifying a site drainage path with directional arrows based on geodetic survey information. The drawing indicates that drainage is contained on site. A detailed drainage plan will be submitted as part of the building permit stage.
- **Septic location:** The proposed septic system is to be located on the adjacent southwest strata property under the same ownership. The applicant will be required to secure a restrictive covenant and easement to permit the siting of the septic system and connection to the neighbouring communal strata sewage disposal system. This has been included as a condition of rezoning.

- **Building setbacks:** The proposal requires an amendment to the principal side yard setback, reducing it from 6 m to 5 m on both sides, with a further exception along the southwest property line to permit a 3 m setback to accommodate a retaining wall and egress walkway. This impacts the landscape requirement within the SA zone to maintain a minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation. An amendment to the rear yard setback, reducing it from 10 m to 5 m, is also required. Planning staff recommend a minimum rear yard setback of 7.5 m be maintained. The applicant has amended the proposed landscape plan accompanying this application to provide additional reserved landscape area in the rear of the property from 5 metres deep at the southwestern rear parcel and increasing to 17 metres deep at the southeastern rear of the parcel.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission (APC) deferred the application at its March 26 meeting pending additional information. The applicant has since provided the requested information; the APC will reconsider the application at their July 8 meeting.

Property Owner(s): Coulson Forest Products Ltd

Applicant/Primary Contact: Tanis Frame, Architect

Property Information:

Civic Address:	10125 Stirling Arm Crescent				
Legal Description:	LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604				
PID:	023-488-891	Folio:	770-03260.170	ALR? (Y/N):	N
				Lot Area (ha):	1.47 (3.62 ac)

Current Zoning:	Stirling Arm Crescent Comprehensive Development (SA CD) District	Proposed Zoning:	N/A
Current OCP:	Sproat Lake, Residential Use	Proposed OCP:	N/A
Development Permit Area(s):	DPA I – Foreshore & Riparian Areas Protection (Minor:15m)		
Current Use & Description:	The 1.46-hectare (3.62 acre) property is vacant with an access driveway connecting to Stirling Arm Crescent. The property lies adjacent to a three-lot strata development that is also owned by the applicants and primary access into that site would be from the internal common strata road that currently provides access to the applicants' neighbouring residences.		

Surrounding Zoning and Land Use			
North:	Acreage Residential (RA1) District	South:	Acreage Residential (RA1) District
East:	Acreage Residential (RA1) District	West:	Three-lot bare land strata development zoned RA1

Services:

- Sewage Disposal:** On-site sewage disposal. The storage structure would include three bedrooms, bathrooms and kitchen facilities, and would require connection to the neighbouring communal strata

wastewater system, subject to securing the necessary approvals and agreements.

- b) **Water Supply:** On-site water.
- c) **Fire Protection:** Sproat Lake Fire Protection Area. As a condition of rezoning, the proposed development will be referred to the Sproat Lake Fire Department to ensure that adequate fire protection and emergency vehicle access can be provided to the site.
- d) **Access:** There is public road access to the property from Stirling Arm Crescent. There is also internal access from the privately-owned common strata road to the west in the three-lot development where the applicants reside. The primary access to the building would be through the common strata road.

Planning Policy Discussion:

- a) **Official Community Plan:** The Comprehensive Development policies support site-specific land use design that allows for a range of uses and respects the topography and uniqueness of each parcel.

The proposed use remains the same where the subject property would be principally used for personal closed storage, but the building requires an industrial building classification.

This proposal complies with the policies and objectives of the Sproat Lake Official Community Plan. No public hearing will be held.

- b) **Zoning:** The parcel is currently zoned Stirling Arm Crescent Comprehensive Development (SA CD) District in the ACRD Zoning Bylaw.

To accommodate the proposed development, the applicant is requesting to increase the permitted lot coverage from 15% to 20%.

	Current:	Proposed:
Minimum Lot Area (ha)	1 ha	-
Minimum Lot Width (m)	30.5	-
Principal & Accessory Front Yard Setback (m)	15	-
Principal Side Yard Setback (m)	6	3-5
Principal Rear Yard Setback (m)	10	7.5
Accessory Side Yard Setback (m)	0.91	-
Accessory Rear Yard Setback (m)	0.91	-
Lot Coverage	15%	20%

The following is a draft amendment to the Stirling Arm Crescent Comprehensive Development (SA CD) District to support the development proposal. A proposed amendment to the SA CD District would revise the lot coverage regulation as follows:

167. STIRLING ARM CRESCENT COMPREHENSIVE DEVELOPMENT (SA CD) DISTRICT

This site-specific Comprehensive Development District provides for large-scale closed storage of personal vehicles and equipment with screening and buffering guidelines designed to minimize conflict with surrounding uses and to minimize the visual impact of the personal storage use.

167.1 Uses Permitted

- (1) Closed indoor storage for personal vehicles and personal equipment that may be listed for sale, excluding open storage and excluding on-site sales.
- (2) One single family dwelling.
- (3) Accessory buildings and uses.
- (4) Home Occupations

167.2 Conditions of Use

- (1) Closed indoor storage uses shall be for personal vehicles and personal equipment only. There shall be no commercial rental of storage space and no on-site commercial sale of vehicles or equipment.
- (2) All permitted uses shall be housed completely within an enclosed building except for permitted parking areas. A minimum of four (4) parking spaces and a maximum of ten (10) parking spaces shall be provided on the property.
- (3) Building siting shall comply with minimum building setbacks of 5 metres on the east side lot line and 3 metres on the west side lot line.
- (4) A minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, shall be provided and maintained along all lot lines except:
 - a. for necessary vehicular access and egress points; and
 - b. along the southwest lot line where a minimum landscape area of 3 metre is permitted to accommodate the structure, a retaining wall, and egress walkaway.
- (5) Vehicle parking areas shall not be located within any required front, rear, or side yard setback.

Site Development Regulations in the SA CD District (Amended)

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
SA CD	200	1 hectare	20%	50	24.6	See Section 167.2.3	32.8 2 storeys

This proposal does not comply with the ACRD Zoning Bylaw and requires an official zoning text amendment.

Comments:

To accommodate the proposed development, the applicant is requesting to increase the permitted lot coverage from 15% to 20%. The applicants intend to construct a large two-storey structure with a 2,490 square metre footprint on the vacant 1.46 ha (3.62 ac) property. The structure would be used primarily for closed storage of personal vehicles and equipment. The storage would also include 3 bedrooms, bathrooms, and kitchen facilities. The proposed amendments accommodate for a future accessory structure to protect heritage equipment.

The proposed structure would be situated on the south end of the lot in an area that would be screened from the road. The structure would be visible from the neighbouring acreage residential properties to the east and south; however, an expanded landscape buffer is required through the SA CD zone to provide screening and mitigate impacts on adjacent residential uses. The applicant is requesting amendments to the setback requirements to accommodate the proposed building design, including a reduction of the principal rear yard setback from 10 m to 7.5 m (as recommended by staff, the applicant wishes to reduce rear yard to 5 m), and the side yard setbacks from 6 m to 5 m, with a site-specific exception at the southwest boundary to 3 m to allow for a retaining wall and egress walkway.

It is recommended that the Board proceed with the consideration of Bylaw P1541 and that public notice be given in accordance with the *Local Government Act* prior to considering the bylaw for first reading.

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

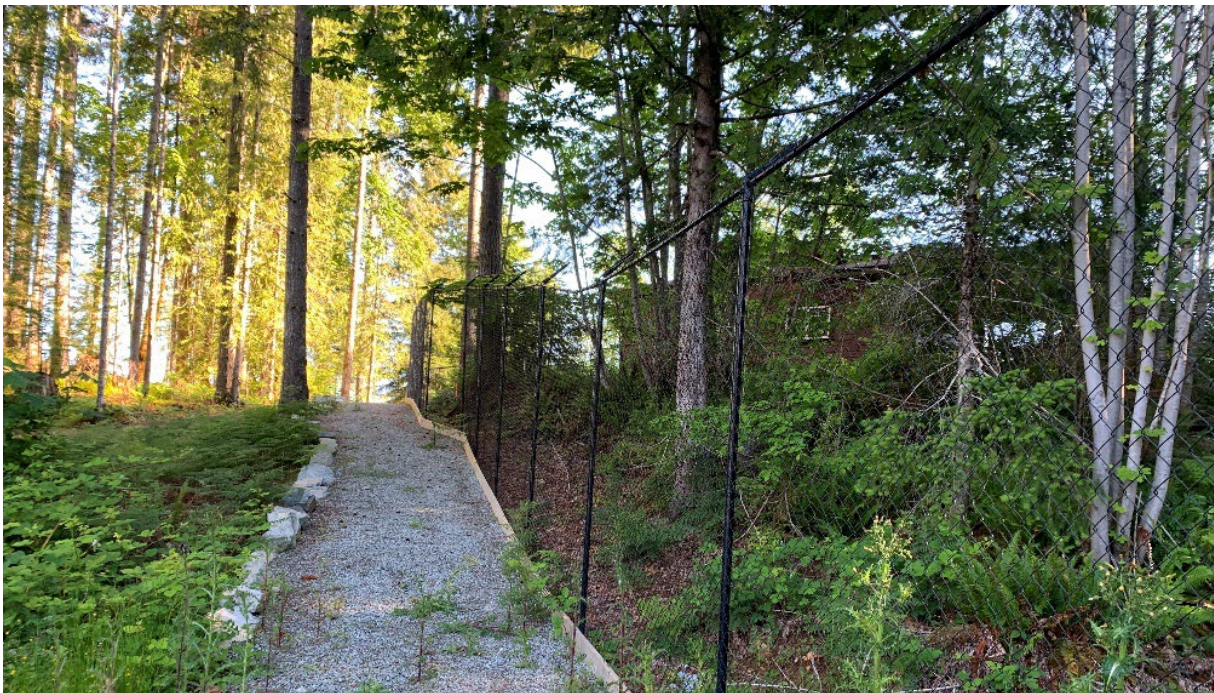
Site Photos



Building site for proposed personal storage structure. Picture looking south.



Building site for proposed personal storage structure. Picture looking southwest.



Fencing along east lot line



Internal access road into the property from the bare land strata development located to the west



Driveway access into the property from Stirling Arm Crescent



SITING CONTEXT
Scale: 1" = 100'-0"

PROJECT DATA

LEGAL ADDRESS
LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN V163604

PARCEL IDENTIFIER
_023-488-891

CIVIC ADDRESS
STIRLING ARM CRESCENT

ZONING
SA CD - STIRLING ARM CRESCENT COMPREHENSIVE DEVELOPMENT DISTRICT

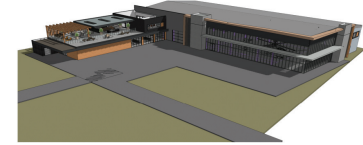
LOT SIZE
1.486 ha - 3.622 ACRES

BUILDING AREAS
2485.77 m² - MAIN FLOOR LVL 1
843.84 m² - MEZZANINE
335.17 m² - BASEMENT
225.25 m² - ROOFTOP PATIO

BUILDING COVERAGE [LVL1 - measured to the outside face of exterior walls]
PROPOSED ALLOWED 20% = 2832m² / PROPOSED 2480 m² 17%

PARKING
ALLOWED - MINIMUM 4 / MAXIMUM 10

BUILDING HEIGHT
ALLOWED 10m - PROPOSED 9.5m



PERSPECTIVE VIEW

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
architecture + design

Tanis Frame Architect AIBC LEED AP
PO BOX 1328 Cumberland BC V0R 1S0
T: 250.650.7901 E: info@thujaarchitecture.ca

NO.	DATE
STEP 1A REVIEW	09-21-2023
RELEASED DEVELOPMENT PERMIT REVIEW	11-07-2023
RELEASED CLIENT REVIEW	12-21-2023
RELEASED CLIENT REVIEW	01-10-2024
BP CORRECTIONS	03-06-2025
RELEASED CLIENT REVIEW	03-18-2025
RELEASED CLIENT REVIEW	10-16-2025
STEP 1A REVIEW	05-15-2026

PROJECT

COULSON AUTOSPORTS

DRAWING

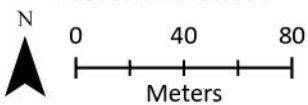
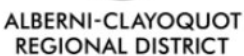
SITE PLAN

SCALE AS NOTED	PROJECT NO. AS24
DATE	DRAWN BY TFJ/SJ/WGA
SHEET	

A1.0

17

**Subject
Property**



Legal Description: LOT 2 SECTION 88 CLAYOQUOT DISTRICT PLAN VIP63604



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1541

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1541.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

a. Amending Section 167 Stirling Arm Crescent Comprehensive Development (SA CD) District – 167.2 Conditions of Use as follows:

- (1) Closed indoor storage uses shall be for personal vehicles and personal equipment only. There shall be no commercial rental of storage space and no on-site commercial sale of vehicles or equipment.
- (2) All permitted uses shall be housed completely within an enclosed building except for permitted parking areas. A minimum of four (4) parking spaces and a maximum of ten (10) parking spaces shall be provided on the property.
- (3) **Building siting shall comply with minimum building setbacks of 5 metres on the east side lot line and 3 metres on the west side lot line.**

- (4) A minimum 5-metre-deep landscaped area, or combination of landscaping, solid screening and native vegetation, shall be provided and maintained along all lot lines except:
- for necessary vehicular access and egress points; and
 - along the southwest lot line where a minimum landscape area of 3 metres is permitted to accommodate the structure, a retaining wall, and egress walkaway.

- (5) Vehicle parking areas shall not be located within any required front, rear, or side yard setback.

- b. Amending Section 200, Schedule II – Bulk and Site Regulations, for the Stirling Arm Crescent Comprehensive Development (SA CD) District as follows:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
SA CD	200	1 hectare	20%	50	24.6	See Section 167.2.3	32.8 2 storeys

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,

Read a second time this day of ,

Read a third time this day of ,

Adopted this day of ,

Corporate Officer

Chair of the Regional Board