



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

NOTICE OF DEVELOPMENT VARIANCE PERMIT

The Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Development Variance Permit at their next meeting.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD office, or electronically on our website at www.acrd.bc.ca/events/24-6-2026/.

MEETING DETAILS

When: Wednesday, June 24, 2026 at 1:30 pm

Where: Electronic or in-person attendance at the Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC

PROVIDE INPUT!

Providing an opportunity for public input is a top priority for the ACRD. Written correspondence can be submitted by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to planning@acrd.bc.ca

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on Tuesday, June 23, 2026.**

Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, June 18, 2026.** For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

WHAT'S THIS ABOUT?

File #: DVD25011

Property Owner/Applicant: D. Ferster

The subject property is located at 10716 Taylor Arm Drive and is legally described as LOT 13, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 12452.

The applicant is requesting to construct a 2-storey 30 ft by 24 ft accessory structure.

- The request is to vary Section 6.5.1.e) of Zoning Bylaw No. 15 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).

ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

HOW CAN I LEARN MORE?

All related information, including background documents, report and permit, is available at the ACRD office and on the ACRD website at www.acrd.bc.ca/events/24-6-2026/.

Planning staff can answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

Alberni-Clayoquot Regional District

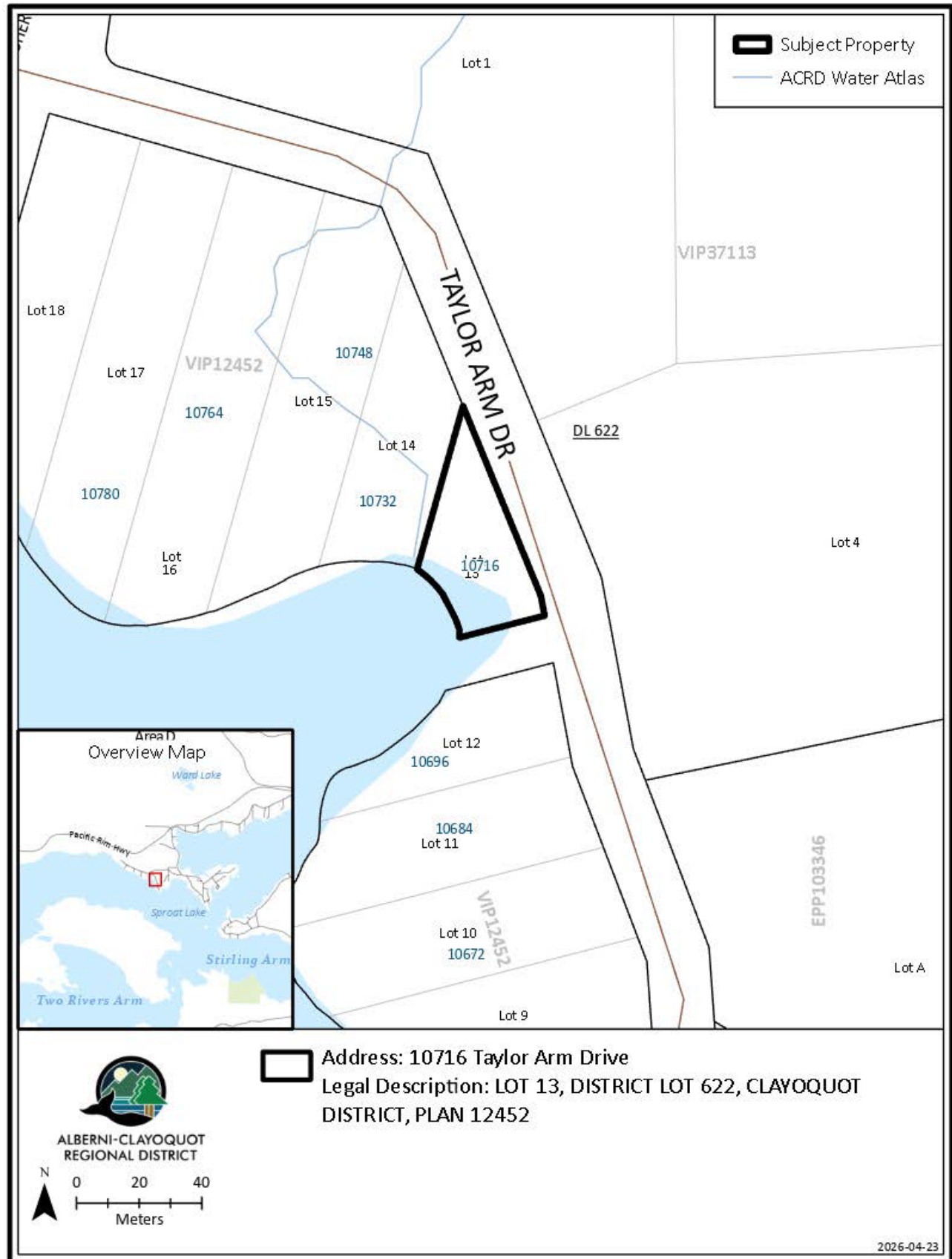
Planning Department

3008 Fifth Ave, Port Alberni, BC V9Y 2E3

Phone: 250-720-2700

Email: planning@acrd.bc.ca

SUBJECT PROPERTY MAP





To: ACRD Board of Directors

Meeting Date: June 10, 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 issuance of 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: The application was considered by the Sproat Lake Advisory Planning Commission (APC) on May 26, 2026 and the APC passed a motion to support the application.

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.						

PL20250092 / DVD25011

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

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

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 (DPD23026), supported by an assessment from a Qualified Environmental Professional, was approved June 6, 2024 for siting of the structure 22 m from the present natural boundary of the lake.

The proposed accessory building complies with the policies of the Sproat Lake OCP. If the variance is issued, the property owner can proceed with a Building Permit Application.

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	No
Side Setback:	3 feet	No
Rear Setback:	3 feet	No
Maximum Height:	15.6 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 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.

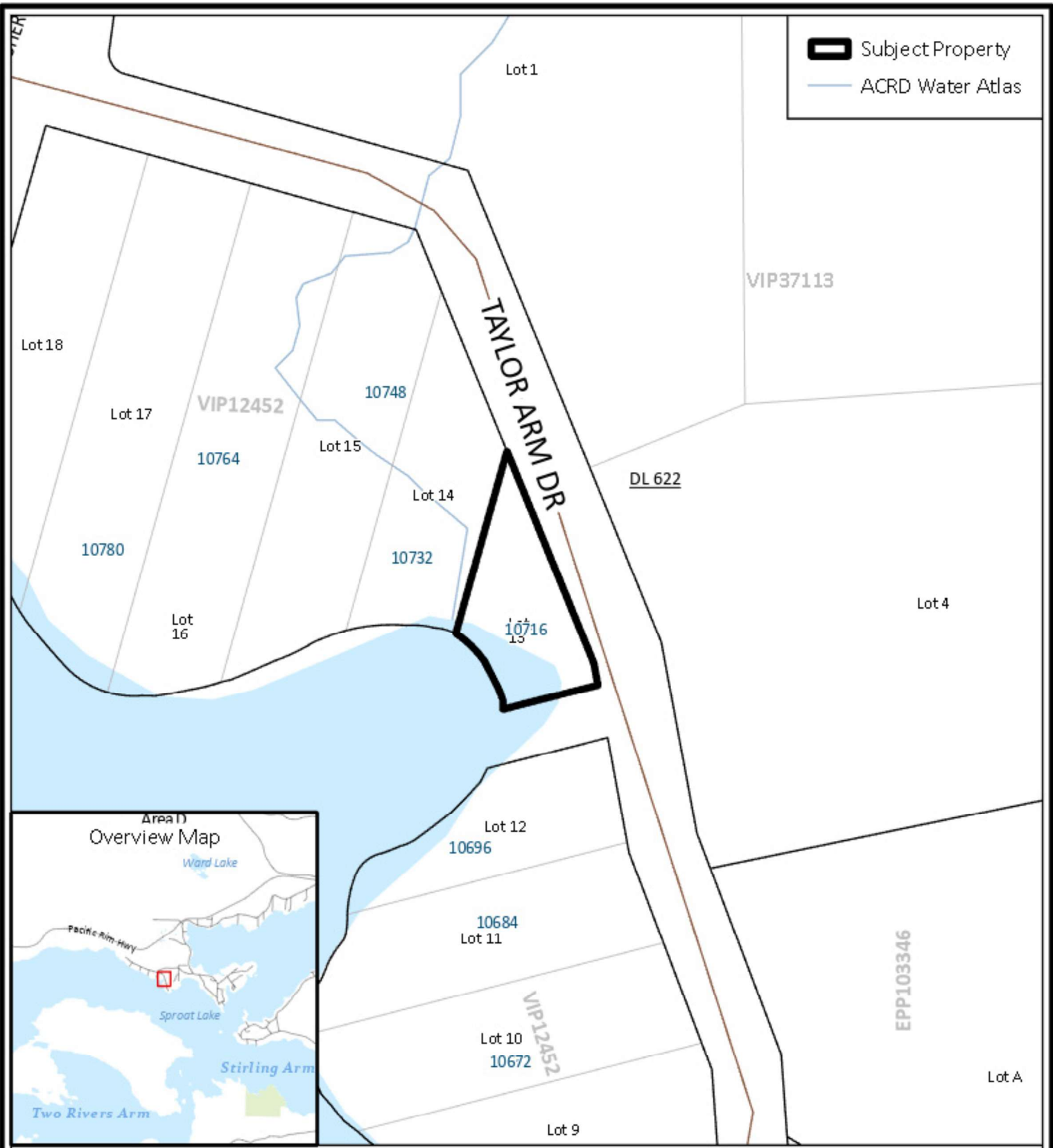
Defer the Variance Request

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.

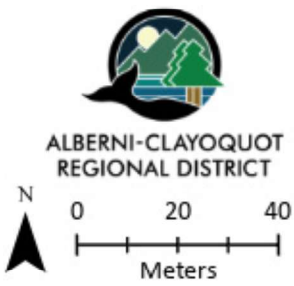
Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, General Manager of Planning & Development

Reviewed by: *Heather Zenner*
Heather Zenner, MA, Manager of Administrative Services

Approved by: *Cynthia Dick*
Cynthia Dick, General Manager of Administrative Services



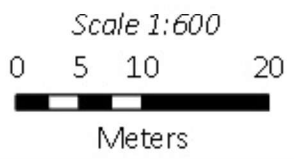
Address: 10716 Taylor Arm Drive
Legal Description: LOT 13, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 12452







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



-  Subject Property
-  ACRD Water Atlas



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

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

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.

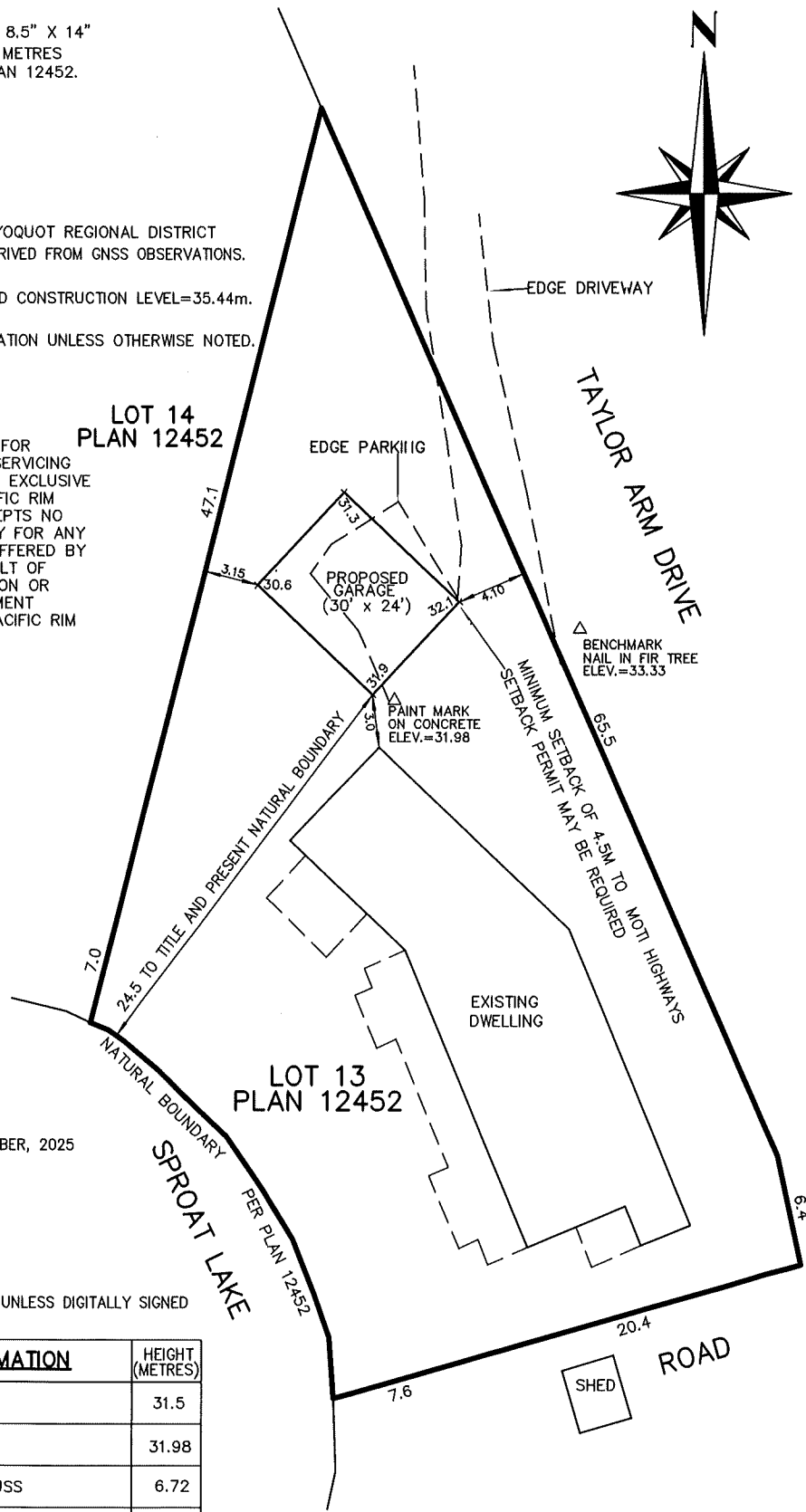
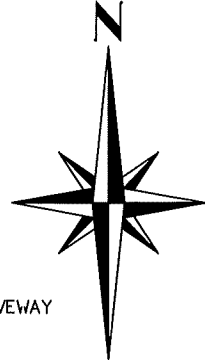
CIVIC ADDRESS:

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

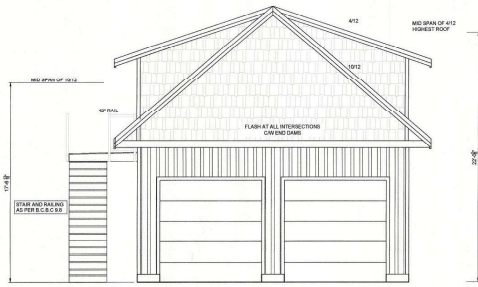
James Bruce
 Digitally signed by James Bruce
 WBNUVN
 Date: 2025.10.07 15:14:47 -07'00'

WBNUVN
 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

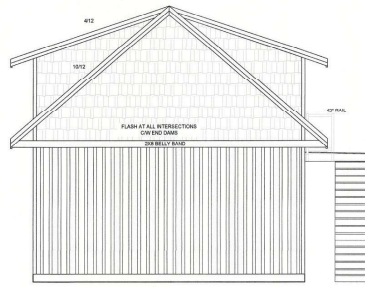
PACIFIC RIM
 LAND SURVEYING LTD.
 PHONE: 250-248-7268
 EMAIL: JAMES@PACIFICRIMSURVEYING.COM
 FILE: 1399 PBP1.DWG
 DATE: 2025-10-07

\\SERVER\DATA\APRIL FERSTER 10716 TAYLOR ARM DR\04 DRAWINGS\REV A\S4981 S03.dwg 2023 8:58:04 AM

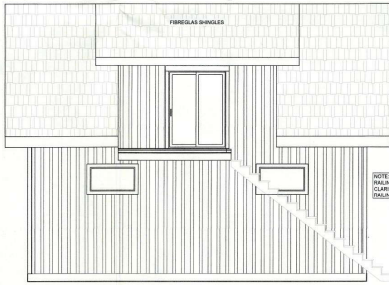


SOUTH ELEVATION
SCALE 1/4" = 1'-0"

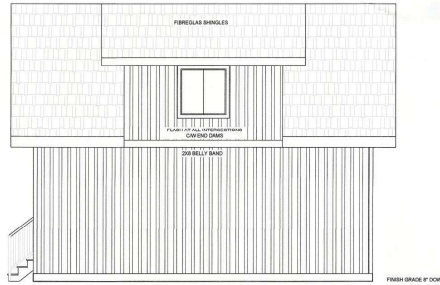
Based on how height is measured in the ACRD Zoning bylaw, the height of this structure is determined to be 19.1 ft.



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



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



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

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NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	2023.04.18	MF	MF
2	ISSUED FOR CONSTRUCTION	2023.04.18	MF	MF



McGILL & ASSOCIATES ENGINEERING LTD.
 PERMIT TO PRACTICE No. 100264
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 email: office@mgaeng.com

FERSTER ACCESSORY BUILDING
 10716 TAYLOR ARM DR. PORT ALBERTA
ELEVATIONS

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



DVD25011

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: C.M Ferster and D.G. Ferster
Address: 10716 TAYLOR ARM DR, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 13, DISTRICT LOT 622, CLAYOQUOT DISTRICT, PLAN 12452
PID: 004-761-961

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

- Development variance of the ACRD Zoning Bylaw, Section 6.5.1.e) to increase the maximum allowable height of an accessory structure 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),

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 "[INSERT DATE]" .

This permit was issued this [DAY] of [MONTH], [YEAR].

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors