



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.

MEETING DETAILS

When: Wednesday, May 13, 2026 at 1:30 pm

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

WHAT'S THIS ABOUT?

File #: DVD25012

Property Owner/Applicant: C. Braiden

The subject property is located at 8467 Bothwell Road and is legally described as LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN EPP128996

The property owner has applied for a development variance permit to reduce the required watercourse setback from 30.48 m (100 ft) to 15 m (49.21 ft) for a single-family dwelling and accessory buildings within proposed strata lot 2.

HOW CAN I LEARN MORE?

All related information, including background documents and report, is available at the ACRD office and linked as supplementary information on the ACRD website at www.acrd.bc.ca/events/13-5-2026.

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.

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/13-5-2026

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, May 12, 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, May 7, 2026.** For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

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:

Alberni-Clayoquot Regional District

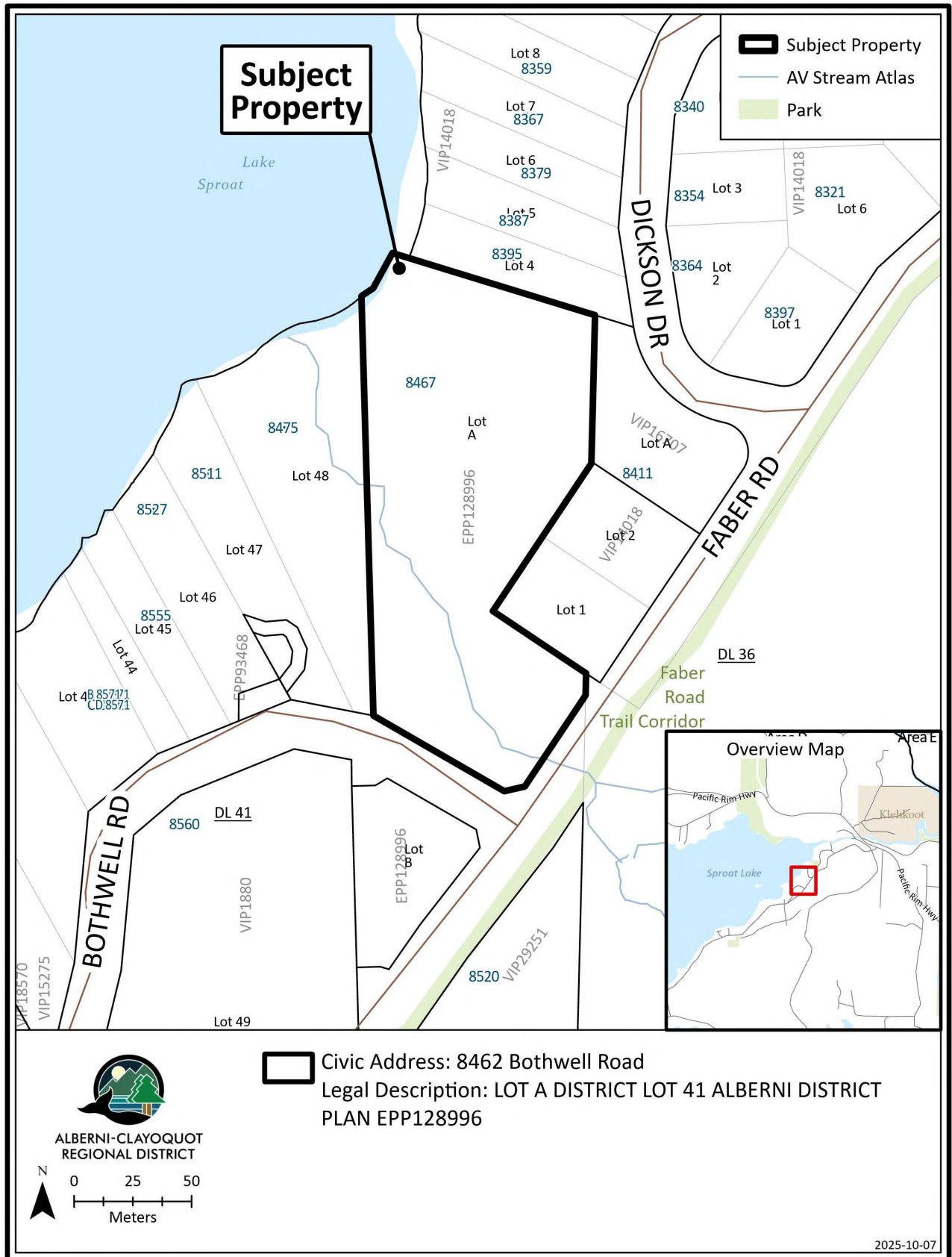
Planning Department

3008 Fifth Ave, Port Alberni, BC V9Y 2E3

Email: planning@acrd.bc.ca

Phone: 250-720-2700

SUBJECT PROPERTY MAP





To: ACRD Board of Directors

Meeting Date: April 8, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD25012 - 8467 Bothwell Rd (Braiden)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD25012 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVD25012:

- i. Development variance of the ACRD Zoning Bylaw, Section 6.2 (4) (a) to reduce the required watercourse setback from 30.48 m (100 ft) to 15 m (49.21 ft) for a single family dwelling and accessory buildings within proposed strata lot 2.

Development Proposal: The property owner has applied for a 2-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 owners have applied for a variance on proposed 0.24 ha (0.6 ac) strata-lot 2 to reduce the watercourse setback from 30.48 m (100 ft) to 15 m (49.21 ft) to increase flexibility when siting the future home and accessory buildings. The requested 15 m setback aligns with Development Permit Area I – Foreshore & Riparian Areas Protection as outlined in the Sproat Lake Official Community Plan.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission (APC) reviewed the application at their March 26, 2026, meeting and passed a motion to support the application as presented.

Property Owner/Applicant: Catherine J Braiden

Property Information:

Civic Address:	8467 Bothwell Rd						
Legal Description:	LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN EPP128996						
PID:	032-090-510	Folio:	770-00781.002	ALR? (Y/N):	N	Lot Area (ha):	1.71 (4.23 ac)
Current Zoning:	RA1 - Acreage Residential District						
Current OCP:	Sproat Lake - Residential Use						
Development Permit Area(s):	DPA I – Foreshore and Riparian Areas Protection						

PL20250097 / DVD25012

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).

Current Use & Description:	The proposed 0.24 ha (0.6 ac) strata lot 2 is forested and almost completely within DPA I. The property generally slopes downward from Faber Road to Sproat Lake.
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Surrounding Zoning and Land Use			
North:	Acreage Residential (RA1) District	South:	Acreage Residential (RA1) District
East:	Acreage Residential (RA1) District Forest Rural (A3) District	West:	Acreage Residential (RA1) District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Onsite water supply.
- c) **Fire Protection:** Sproat Lake Fire Protection Area
- d) **Access:** Bothwell Road and Faber Road.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated as ‘Residential Use’ in the Sproat Lake OCP. The property is affected by DPA I – Foreshore and Riparian Areas Protection (minor:15 m). DPA I applies to land and water within 30 m of the natural boundary of the lake, and lands within 15 m on either side of the minor watercourse running through the property.

The requested variance is located outside of the Development Permit Area. The applicant has provided a report from a Registered Professional Biologist dated January 06, 2026, confirming that sufficient area exists outside the DPA on Strata Lot 2 to support the proposed future development, and that the creation of Strata Lot 2 is suitable for the intended development area.

Any development and/or alteration of land within 15 m (49.21 ft) of the natural boundary of the watercourse will require issuance of a development permit.

This proposal complies with the Sproat Lake Official Community Plan. As a condition of the subdivision application, the property owner is required to apply for a development permit to satisfy the DPA I – Foreshore and Riparian Areas Protection guidelines.

- b) **Zoning:** 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	
Accessory Rear Yard Setback (m)	0.9	
Watercourse Setback (m)	30.48 m (100 ft)	15 m (49.21 ft)

This proposal does not comply with section 6.2 (4) (a) of the ACRD Zoning Bylaw. A variance to reduce the required watercourse setback, to align with the OCP's DPA I, has been requested to increase flexibility when siting the future home and accessory buildings.

Comments:

The property owner has applied for a 2-lot strata subdivision. The proposed strata subdivision 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 property falls within DPA I – Foreshore and Riparian Protection Areas (minor:15 m) and is zoned Acreage Residential (RA1) District.

Proposed Strata Lot 2, 0.24 ha (0.6 ac) is predominantly constrained by the 15 m DPA I- Foreshore and Riparian Protection Area associated with the on-site watercourse, resulting in limited land available for development outside the DPA. Additionally, the ACRD Zoning Bylaw has a 30.48 m (100 ft) building setback on either side of the watercourse. Development within these setbacks would require a development permit and a development variance permit. As a condition of subdivision approval, a development variance permit is required to reduce the watercourse setback from 30.48 m (100 ft) to 15 m (49.21 ft) in order to establish a viable building area on the proposed lot.

The applicant has submitted an environmental assessment prepared by a Registered Professional Biologist dated January 06, 2026. The report confirms that an area of approximately 0.27 ac (0.11 ha) on proposed Strata Lot 2 is located outside the 15 m DPA I and is suitable for future development. The biologist notes that access from Faber Road would avoid disturbance within the DPA and identifies standard mitigation measures for future construction. The assessment concludes that creation of Strata Lot 2 is appropriate based on the available developable area outside the Riparian DPA.

Any development within 15 m of the natural boundary of the watercourse would require issuance of a development permit including an assessment completed by a Qualified Environmental Professional (QEP).

Planning staff feels the variance is reasonable and recommends consideration beginning with neighbour notification.

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

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

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

Figure 2. June 2023 Air Photo of 8467 Bothwell Road with proposed lot line and features

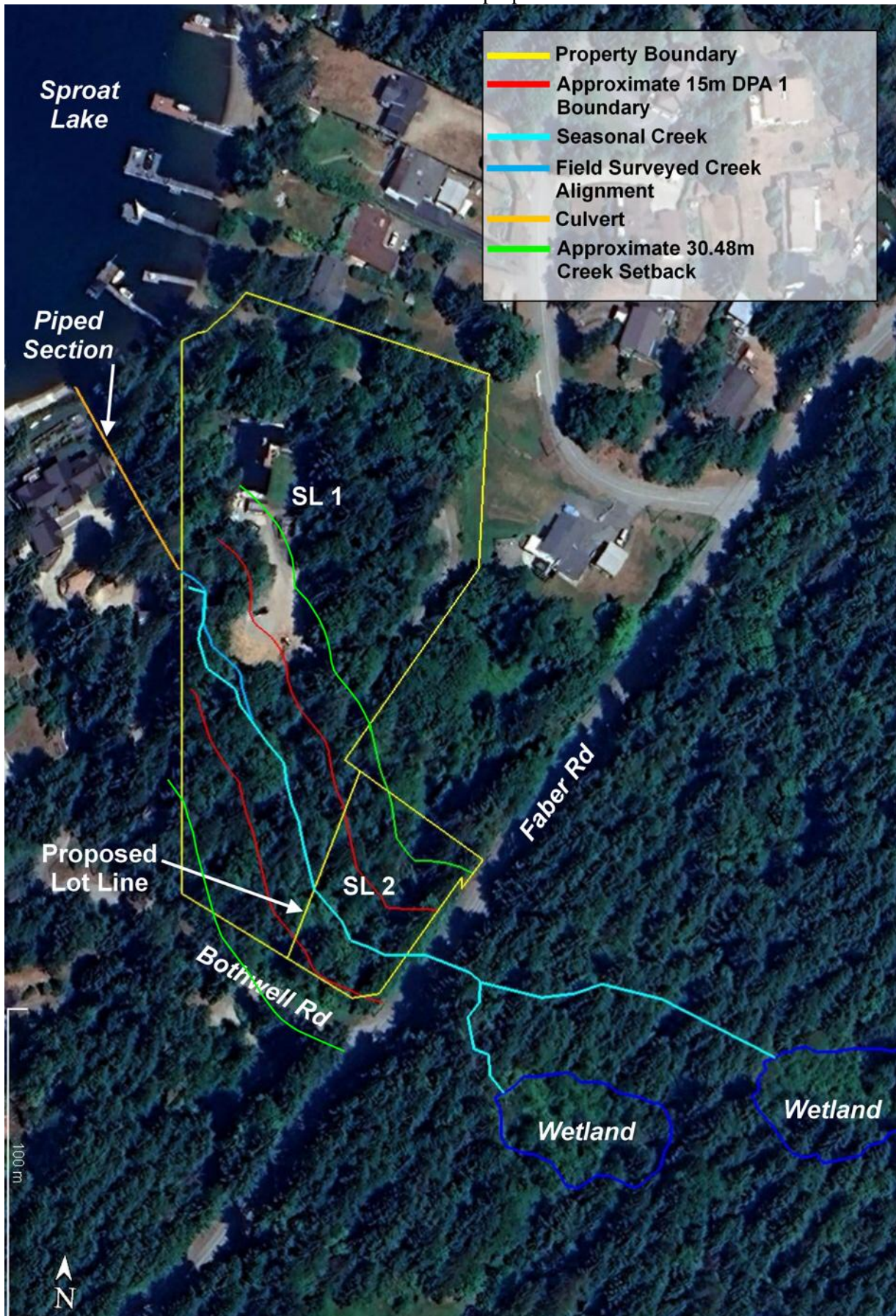
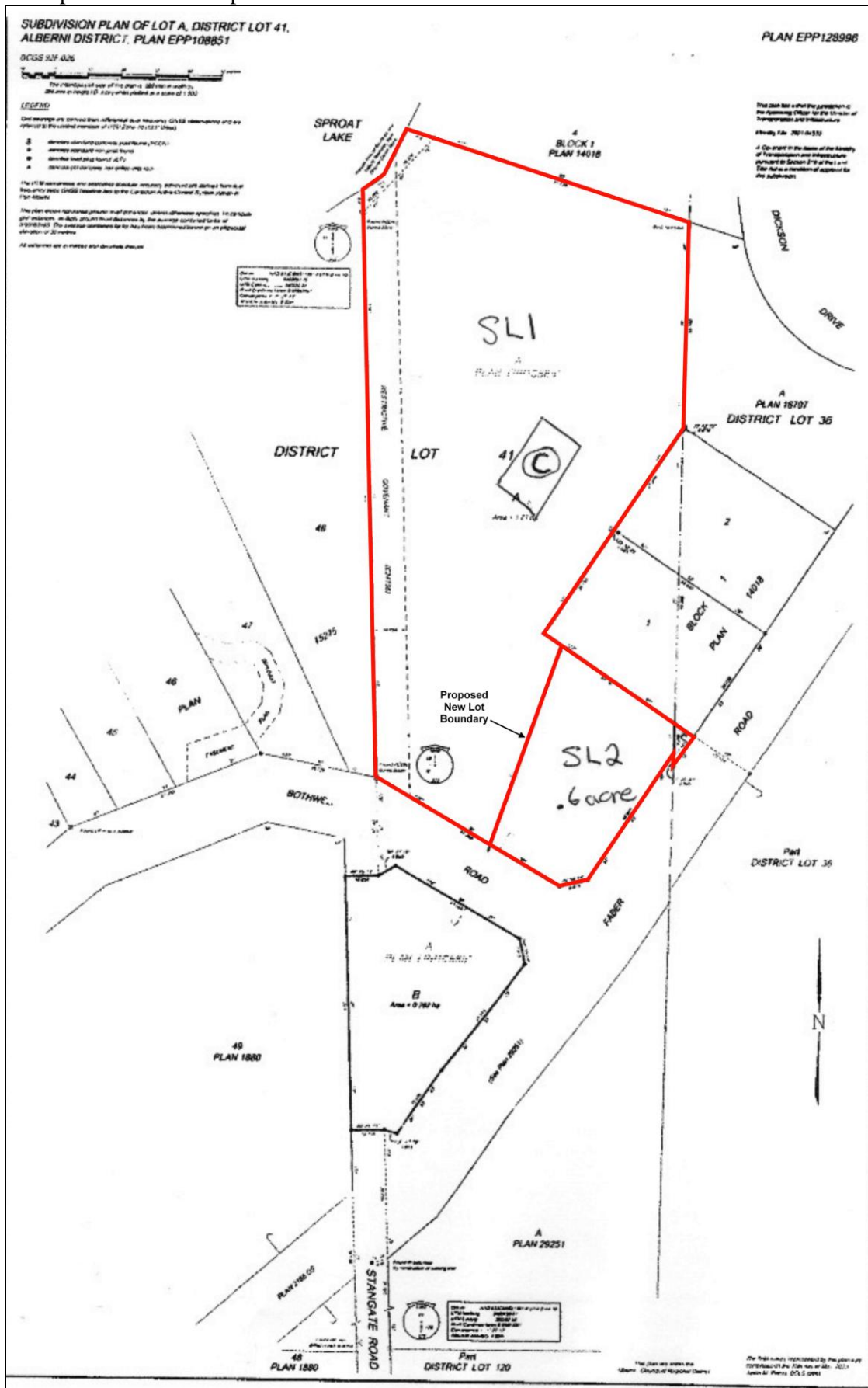


Figure 1. Proposed subdivision plan



Site Visit – March 13th, 2026



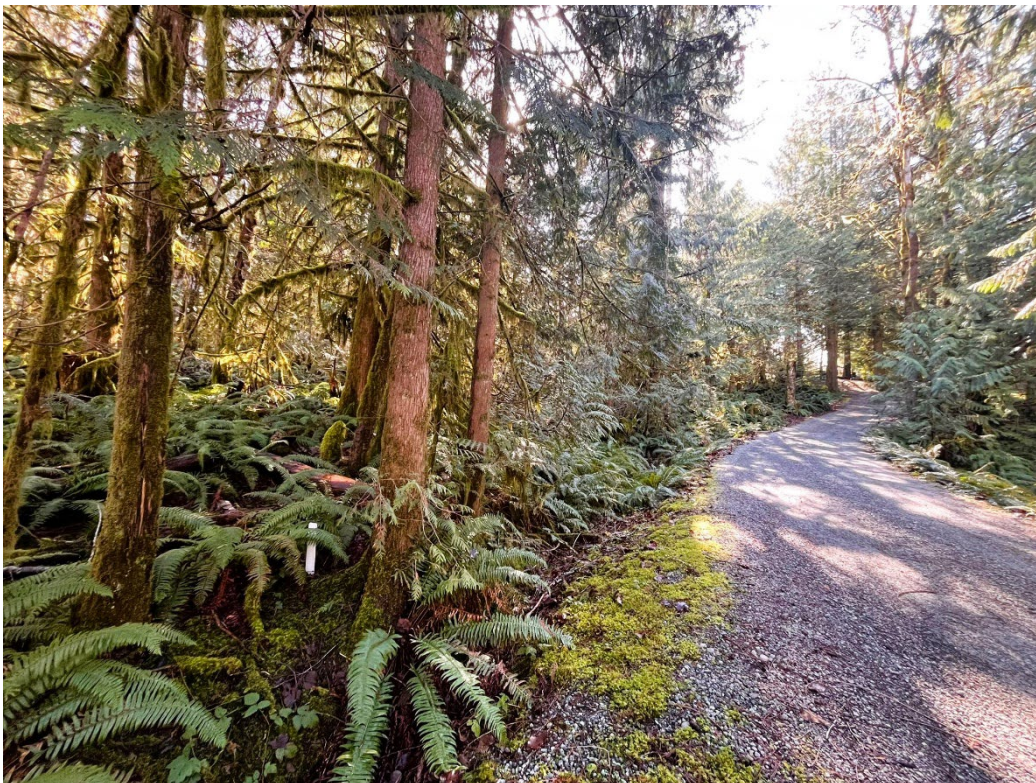
Looking south towards watercourse



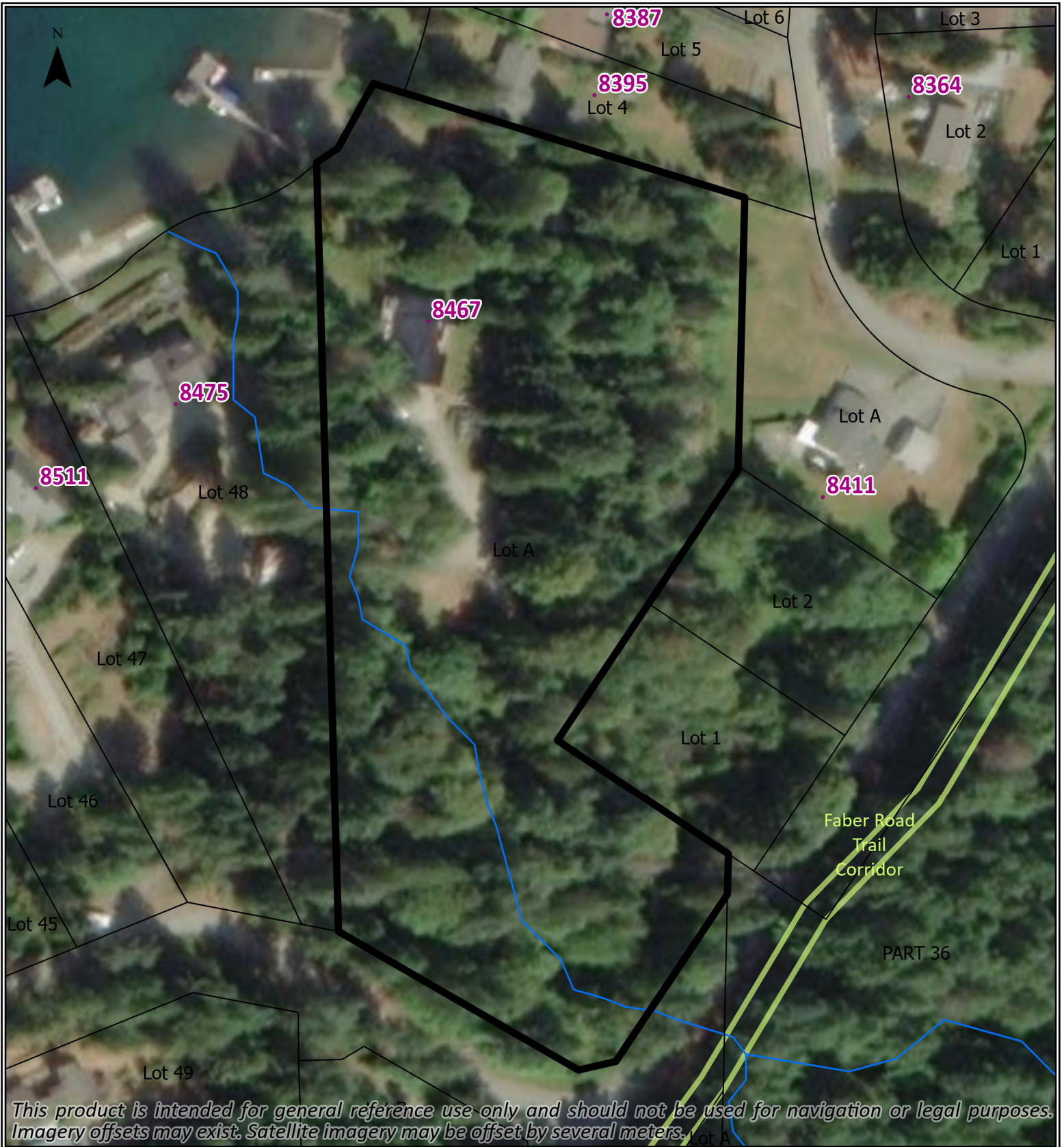
Looking south across the DPA I – Foreshore & Riparian Areas Protection (minor: 15 m)



Looking northeast toward the portion of the lot located outside the DPA I boundary

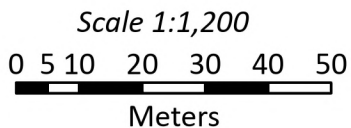




Showing the north corner of Strata Lot 2 at the rear of the property, with property pin visible



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8462 Bothwell Road
 LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN
 EPP128996



-  Subject Property
-  Parcels



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-10-07
 Sources: Maxar, Microsoft,
 ParcelMapBC; ACRD



DVD25012

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: Catherine J Braiden
Address: 8467 Bothwell Rd, Port Alberni, BC

With respect to:

Legal Description: LOT A DISTRICT LOT 41 ALBERNI DISTRICT PLAN EPP128996
PID: 032-090-510

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 6.2 (4) (a) to reduce the required watercourse setback from 30.48 m (100 ft) to 15 m (49.21 ft) for a single family dwelling and accessory buildings within proposed strata lot 2.

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