



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

MEETING DETAILS

When: Wednesday, March 25, 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

WHAT'S THIS ABOUT?

File #: DVD26001

Property Owner/Applicant: Mark Debruyne & Shari Rehill

The subject property is located at 10170 Kyunim Road and is legally described as STRATA LOT 2, PLAN VIS6741, DISTRICT LOT 192, ALBERNI LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

The property owners have applied for a development variance to increase the maximum allowable height of an accessory building from 12 ft (3.65 m) to 17 ft (5.18 m).

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/25-3-2026/.

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.

NOTICE OF DEVELOPMENT VARIANCE PERMIT

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/25-3-2026/.

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, March 24, 2026.**

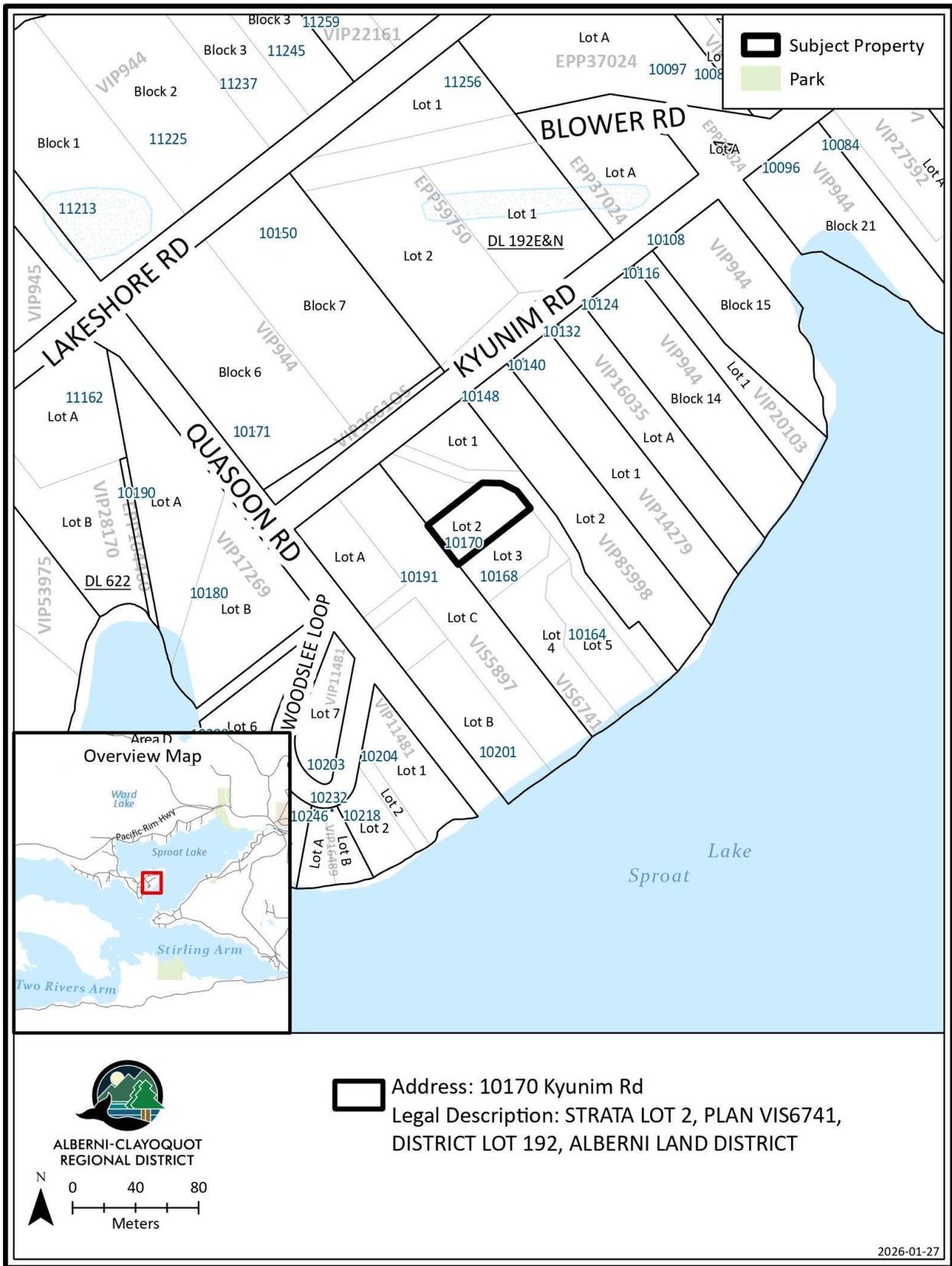
Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, March 19, 2026.** For further information or assistance 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: February 25, 2026

From: Jaleen Rousseau, Planning Manager

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD26001 - 10170 Kyunim Rd (DEBRUYNE & REHILL)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuance of Development Variance Permit No. DVD26001 to vary Section 6.5.1.e to increase the maximum allowable height of an accessory structure in an RA1 zone from 12 ft (3.65 m) to 17 ft (5.18 m), subject to completion of public notification in accordance with S. 499 of the Local Government Act.

Development Proposal:

The applicant is requesting to construct an accessory building that is over the maximum allowable height to accommodate boat storage and general garage use.

Development Variance DVD26001:

To vary Section 6.5.1.e) to increase the maximum allowable height of an accessory structure in an RA1 zone from 12 ft (3.65 m) to 17 ft (5.18 m).

Advisory Planning Commission Recommendation:

The application was considered by the Sproat Lake Advisory Planning Commission on February 17, 2026 and a motion was carried to support the application.

Property Owner(s): MARK A DEBRUYNE & SHARI L REHILL

Applicant/Primary Contact: DARREN SMITH C/O SMITTY CONSTRUCTION

Property Information:

The subject property is a residential strata lot zoned Acreage Residential District (RA1) and containing a single detached dwelling constructed in 2017 located in the Sproat Lake area.

PL20260001 / DVD26001

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).

Civic Address:	10170 Kyunim Rd
Legal Description:	STRATA LOT 2, PLAN VIS6741, DISTRICT LOT 192, ALBERNI LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID:	027-778-193
Folio:	770-01996.012
ALR? (Y/N):	No
Lot Area (ha):	0.17 (0.43 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 house.

Surrounding Zoning and Land Use			
North:	Internal strata Road that serves as an extension of Kyunim Road for accessing the residential strata properties	South:	Acreage Residential District (RA1) parcel that is largely vegetated and undeveloped
East:	Acreage Residential District (RA1) parcel that is developed	West:	Acreage Residential District (RA1) parcel that is common property of the strata. It has been cleared and is utilized to accommodate a community strata septic system

Services:

- a) **Sewage Disposal:** The property is serviced through a community strata septic system is a shared, on-site sewage treatment and disposal system located that services five (5) strata lots.
- b) **Water Supply:** The property is serviced through a community strata water system is a shared, on-site sewage treatment and disposal system located that services five (5) strata lots. The strata lot owners have a communal Condition Water License (No. 124745) issued by the Province, which allows for individual licensing that serves each of the five (5) lots with up to 500/gallons/day.
- c) **Fire Protection:** The property is located within the Sproat Lake Fire Protection Service Area.
- d) **Access:** The property is accessed from an internal strata road that extends from Kyunim Road into the strata subdivision that serves a total of multiple parcels.

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 property is not impacted by any Development Permit Areas.
- b) **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</i>		<i>Proposed Accessory Building at 10170 Kyunim</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:	12 feet	17 feet	Yes

The development proposal complies with the regulations for siting but does not comply with the regulations for height. They are requesting to build the accessory structure 5 ft more than the maximum permitted height to accommodate boat storage. To facilitate this development proposal, approval of a Development Variance is required.

Comments:

The applicant is proposing to construct an accessory building that is 5 ft taller than the maximum allowable *Accessory Building* height. The rationale for the height increase is to accommodate boat storage.

Building Design

The building design proposes a single storey rectangular footprint with a large mono-slope (single-pitch) roof (*details attached*). The applicant has designed and located the building in a manner that situates the highest portion of the roof closest to the adjacent property utilized for the community strata septic system to reduce the impact to neighbours. The property owner has stated that due to site topography, it is not possible to relocate the structure further into the rear of the property.

Letters of Support

The applicant has included two letters of support from the property owners abutting the side (east) and rear (south) parcel boundaries of the subject property. (*letters are attached*).

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 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.

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* has been situated in a manner to minimize the potential impacts of height to neighbouring properties, where possible;
- The applicant has provided two letters of support from property owners abutting the subject property confirming no objection to the application; and
- The Sproat Lake Advisory Planning Commission recommended approval of the variance request.

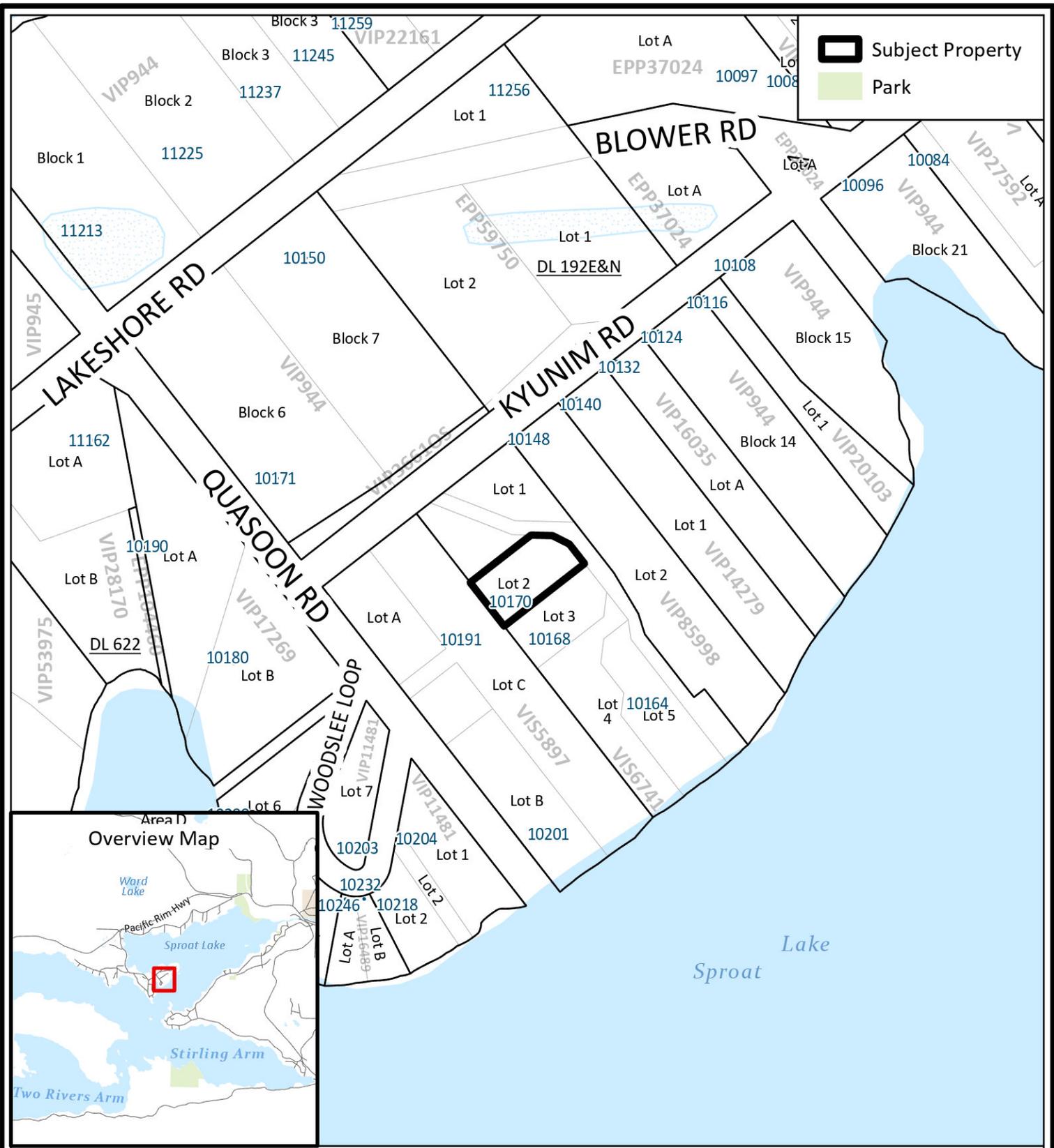
Next Steps

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 tenants within 100 m radius of the subject property. The application will be brought back to the Board in March, 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*
Cynthia Dick, General Manager of Administrative Services

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



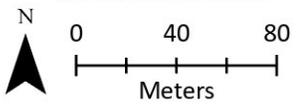
 Subject Property
 Park



 Address: 10170 Kyunim Rd
 Legal Description: STRATA LOT 2, PLAN VIS6741,
 DISTRICT LOT 192, ALBERNI LAND DISTRICT



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





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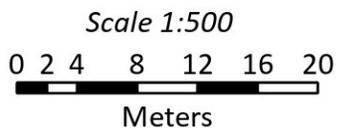
10170 Kyunim Rd
 STRATA LOT 2, PLAN VIS6741, DISTRICT
 LOT 192, ALBERNI LAND DISTRICT

 Subject Property



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2026-01-27
 Sources: Microsoft, VantorProv. BC,
 ParcelMapBC; ACRD



B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

STRATA LOT 2, DISTRICT LOT 192, ALBERNI DISTRICT, PLAN VIS6741.

SCALE 1:300

ALL DISTANCES ARE METRIC AND ARE DERIVED FROM PLAN VIS6741.

JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT

PID NO: 027-778-193

THIS LOT IS SUBJECT TO LTO CHARGE NUMBERS:
FB239915, FB260569 AND FB260570

CIVIC ADDRESS: 10170 KYUNIM RD,
SPROAT LAKE, BC

THIS SURVEY IS NOT VALID UNLESS
DIGITALLY SIGNED.

THIS SURVEY IS PROTECTED BY COPYRIGHT
AND MAY NOT BE REPRODUCED.

CERTIFIED CORRECT THIS 17TH DAY
OF OCTOBER, 2016 ACCORDING
TO LAND TITLE AND SURVEY AUTHORITY
RECORDS AND FIELD SURVEYS.
UNREGISTERED INTERESTS HAVE NOT
BEEN INCLUDED OR CONSIDERED.

**MICHAEL
SIMS XXJIDU**

Digitally signed by MICHAEL SIMS
XXJIDU
DN: c=CA, cn=MICHAEL SIMS
XXJIDU, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cdn?id=XXJIDU
Date: 2017.10.20 10:05:21 -0700

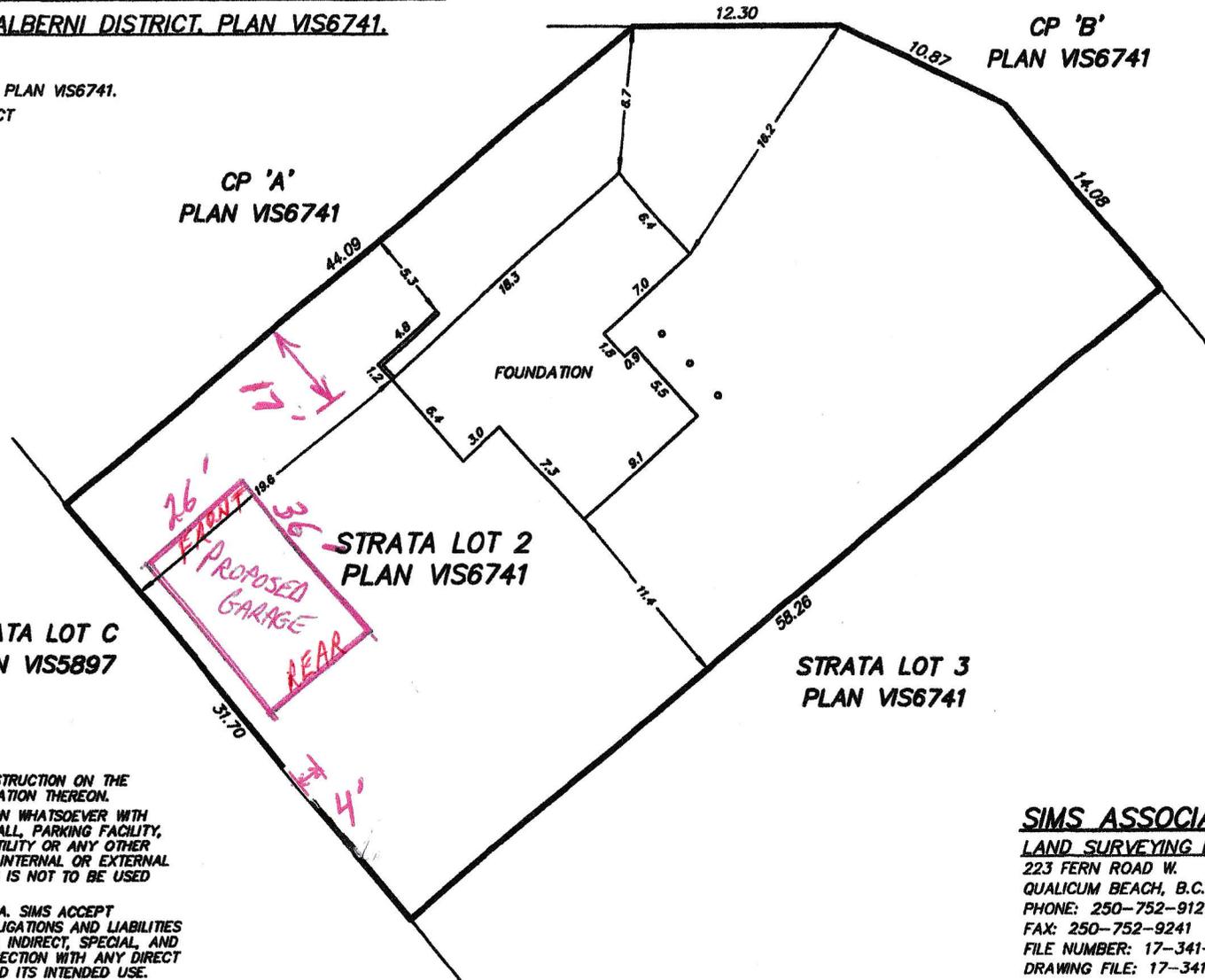
**STRATA LOT C
PLAN VIS5897**

**CP 'A'
PLAN VIS6741**

**STRATA LOT 2
PLAN VIS6741**

**STRATA LOT 3
PLAN VIS6741**

**CP 'B'
PLAN VIS6741**



NOTE:

1. THIS SURVEY PURPORTS TO SHOW ONLY THE NEW CONSTRUCTION ON THE ABOVE DESCRIBED PARCEL(S) AND THEIR RELATIVE LOCATION THEREON.
2. THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO ANY OTHER BUILDING, PATIO, RETAINING WALL, PARKING FACILITY, FENCE, UNDERGROUND, ABOVEGROUND OR OVERHEAD UTILITY OR ANY OTHER IMPROVEMENTS AND THEIR RELATIVE LOCATION TO ANY INTERNAL OR EXTERNAL BOUNDARIES OF THE ABOVE DESCRIBED PARCEL(S) AND IS NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
3. SIMS ASSOCIATES LAND SURVEYING LTD. AND MICHAEL A. SIMS ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

SIMS ASSOCIATES

LAND SURVEYING LTD.

223 FERN ROAD W.

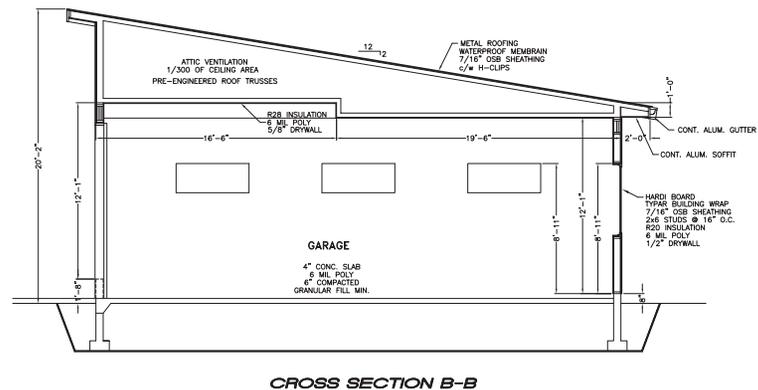
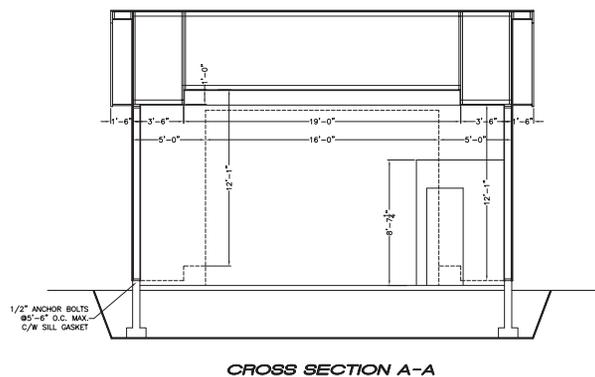
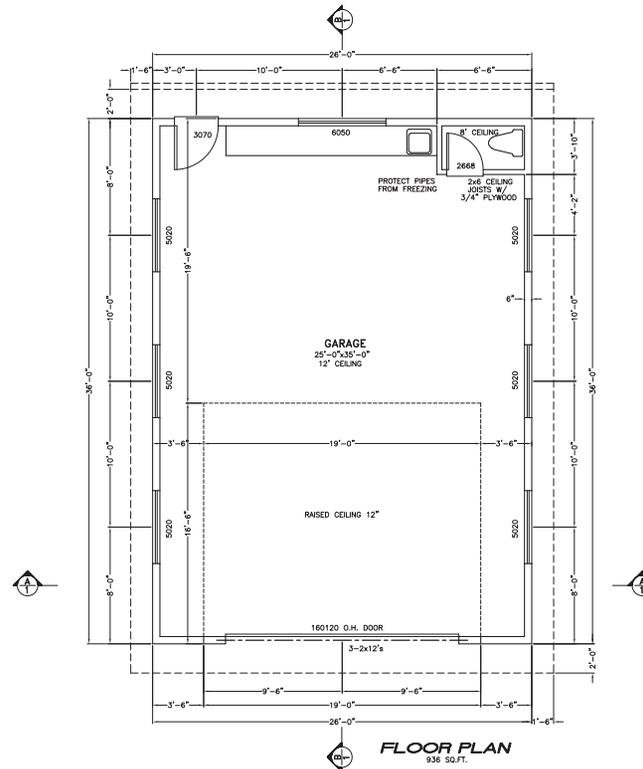
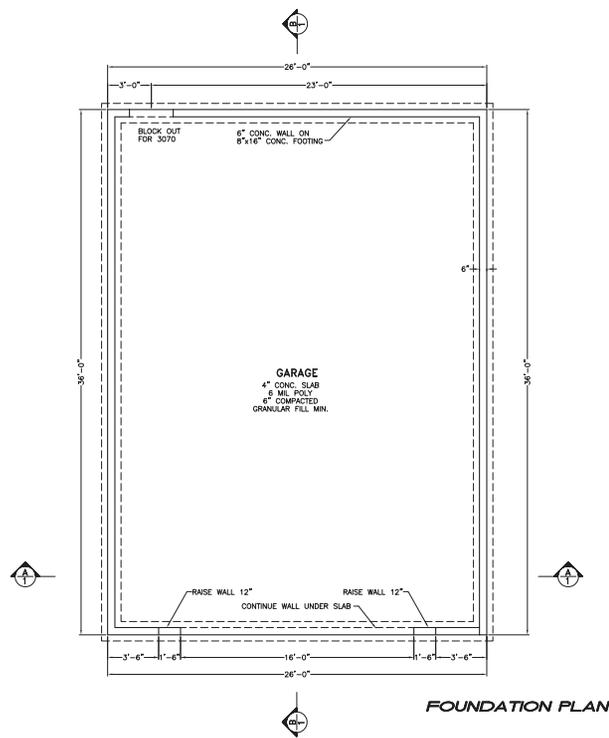
QUALICUM BEACH, B.C. V9K 1S4

PHONE: 250-752-9121

FAX: 250-752-9241

FILE NUMBER: 17-341-BL

DRAWING FILE: 17-341-BLC1.dwg



PREPARED BY:

LINDBERG CAD SERVICES
885 FISHERMAN'S CIRCLE, PARKSVILLE, B.C. V9P-1Z4 248-5449

GENERAL NOTES:

BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
ALL CONSTRUCTION TO COMPLY WITH THE LATEST B.C. BUILDING CODE
HEADER SIZES SHALL BE SUPPLIED BY TRUSS MANUFACTURER
DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR EMISSIONS
UNLESS ADVISED IN WRITING PRIOR TO ANY CONSTRUCTION.

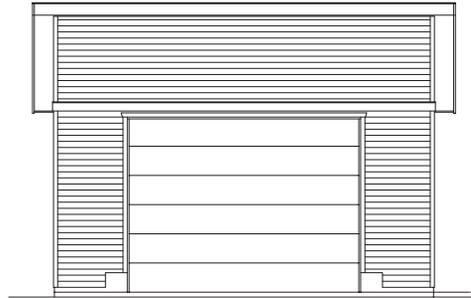
LEGEND:

PROPOSED GARAGE

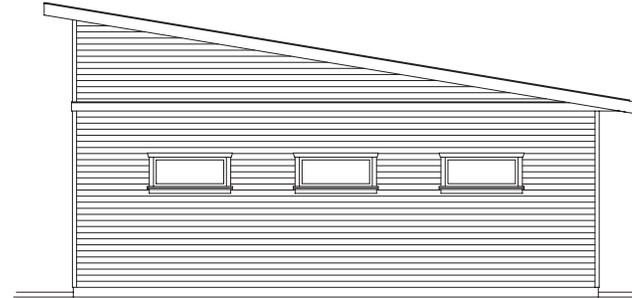
DATE: 11-21-23 PREPARED FOR: **SMITTY CONSTRUCTION** DRAWN BY: L.L.
SCALE: 1/4"=1'-0" REVISED:

FLOOR PLANS AND CROSS SECTIONS

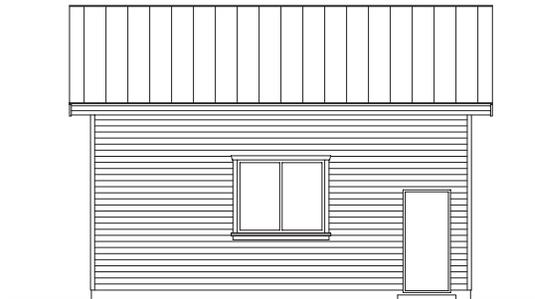
SHEET: 1 OF 2 APPROVED BY: PLAN NO: 25-046



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PREPARED BY:

LINDBERG CAD SERVICES
885 FISHERMAN'S CIRCLE, PARKSVILLE, B.C. V9P-1Z4 248-5449

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DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR EMISSIONS
UNLESS ADVISED IN WRITING PRIOR TO ANY CONSTRUCTION.

LEGEND:

PROPOSED GARAGE

DATE: 11-21-25 PREPARED FOR: **SMITTY CONSTRUCTION** DRAWN BY: L.L.
SCALE: 1/4"=1'-0" REVISED:

ELEVATIONS

SHEET: 2 OF 2 APPROVED BY: PLAN NO: 25-046

DVD26001 – Smith, 10170 Kyunim Road

Site Photos Taken February 9, 2026



Figure 1: Looking from neighbouring strata parcel where community strata septic system is located. Proposed location of accessory structure shown with red arrow.



Figure 2 : Looking from internal strata road where proposed accessory structure will be located (shown with red arrow).

January 30, 2026

Harmony Dyck
[REDACTED] Kyunim Rd
Port Alberni BC

Dear Harmony,
Mark and Shari from 10170 Kyunim are writing this letter saying you have seen the proposed building plans for our new garage and support or have no issues with the building being overheight.

Thank you
Mark DeBruyne

Harmony Dyck
[REDACTED]

January 30, 2026

Ian Fatt

[REDACTED] Quasoon Rd

Port Alberni BC

Dear Ian,

Mark and Shari from 10170 Kyunim are writing this letter saying you have seen the proposed building plans for our new garage and support or have no issues with the building being overheight.

Thank you

Mark DeBruyne

Ian Fatt

[REDACTED]