



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/10-6-2026.

MEETING DETAILS

When: Wednesday, June 10, 2026, at 1:30pm

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 9, 2026**.

WHAT'S THIS ABOUT?

File #: DVD26002

Property Owner/Applicant: Albert and Diana Girard

The subject property is located at 8925 Faber Road and is legally described as LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275.

The property owner has applied for a development variance permit to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single-family dwelling.

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 4, 2026**. For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

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/10-6-2026.

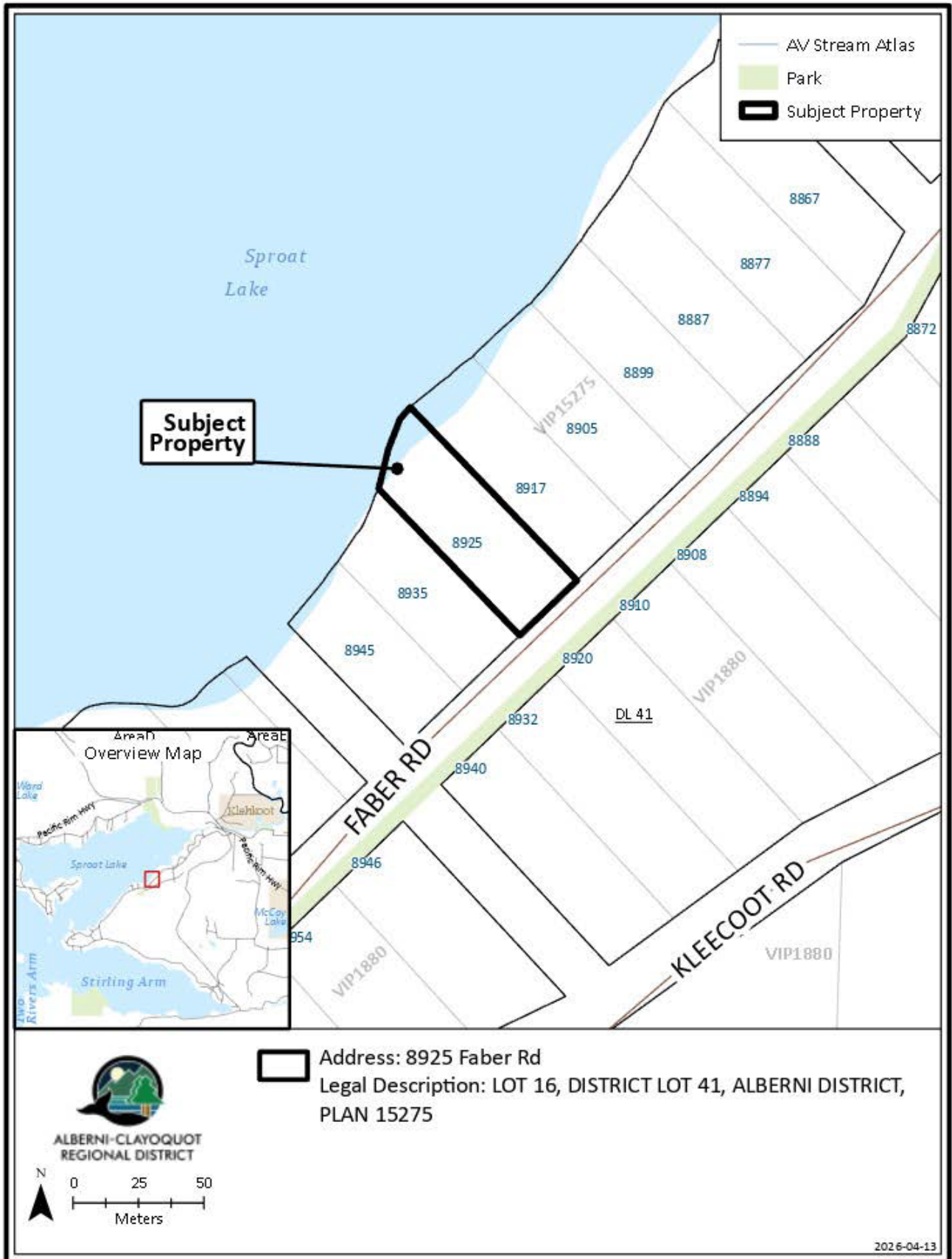
ASK US!

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:

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: May 13, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: D - Sproat Lake

Subject: Development Variance Permit DVD26002 - 8925 Faber Rd (Girard)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing development variance permit DVD26002 subject to neighbour notification as per Local Government Act s. 499.

Development Variance DVD26002: Development Variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single family dwelling.

Development Proposal: The property owner has applied for a variance to reduce the south side yard setback in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single-family dwelling. The 0.26 ha (0.65 ac) lakefront property contains an existing garage with a 9 ft south side yard setback. The subject property contains an existing single-family dwelling. Demolition of the dwelling may be considered in the future, subject to approval of the requested variance. The requested variance relates to the future single-family dwelling and is intended to maintain a consistent south side yard setback with the existing garage structure.

Advisory Planning Commission Recommendation: The Sproat Lake Advisory Planning Commission meeting was held on April 27th for information purposes only; quorum was not achieved. Four (4) members in attendance reviewed the application and supported the proposal as presented.

Property Owner(s)/Applicant: Albert and Diana Girard

Property Information:

Civic Address:	8925 Faber Rd						
Legal Description:	LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275						
PID:	004-207-688	Folio:	770-00795.000	ALR? (Y/N):	N	Lot Area (ha):	0.26 (0.65 ac)
Current Zoning:	Acreage Residential (RA1) District						
Current OCP:	Sproat Lake, Residential Use						

PL20260007 / DVD26002

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, Yuułuʔiłʔatḥ, 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).

Development Permit Area(s):	DPA I – Foreshore & Riparian Areas Protection (Major: 30m)
Current Use & Description:	The property is currently utilized as a residential property with an existing single-family dwelling and a garage structure onsite.

Surrounding Zoning and Land Use			
North:	Acreage Residential (RA1) District	South:	Acreage Residential (RA1) District
East:	Acreage Residential (RA1) District	West:	Waterfront (WF1) District

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Onsite water supply.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- d) **Access:** The property is accessed by a driveway on Faber Rd.

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 (major: 30 m). DPA I applies to Land, foreshore, and water areas 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. Any future development within the Development Permit Area is subject to a Development Permit and must satisfy the requirements of DPA I.

This proposal complies with the objectives and policies of the Sproat Lake OCP.

- b) **Zoning:** The parcel is zoned 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	2.7
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	

The ACRD Zoning Bylaw requires a 4.6 m (15 ft) side yard setback for single family dwellings in the RA1 District.

This proposal is not in compliance with the ACRD Zoning Bylaw. A development variance permit is required to reduce the south side yard setback from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a future single-family dwelling.

Comments:

The applicant is seeking a variance to reduce the south side yard setback from 4.6 m (15 ft) to 2.7 m (9 ft) to facilitate the future construction of a single-family dwelling in alignment with the existing accessory building which is located 2.7 m (9 ft) from the south side yard setback. The applicant has submitted a preliminary sketch for reference.

The property is affected by DPA I – Foreshore & Riparian Areas Protection (major: 30 m). Any development within 30 m of the natural boundary of the lake would require issuance of a development permit including an assessment completed by a Qualified Environmental Professional (QEP).

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 future development to maintain a consistent 2.7 m (9 ft) south side yard setback with the existing accessory building.

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*.

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 residents within 100 m radius of the subject property. The application will be brought back to the Board, 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

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

Site Photos



Existing garage structure with a 9 ft south side yard setback



Existing garage structure



Looking toward the existing principal dwelling fronting the lake



View toward the principal dwelling unit and accessory garage structure



Existing driveway access from Faber Road

TOPOGRAPHIC SITE PLAN OF LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275.

SCALE 1:400



THE INTENDED PLOT SIZE IS 280mm IN WIDTH AND 432mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

NOTES:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
UNLESS OTHERWISE INDICATED.

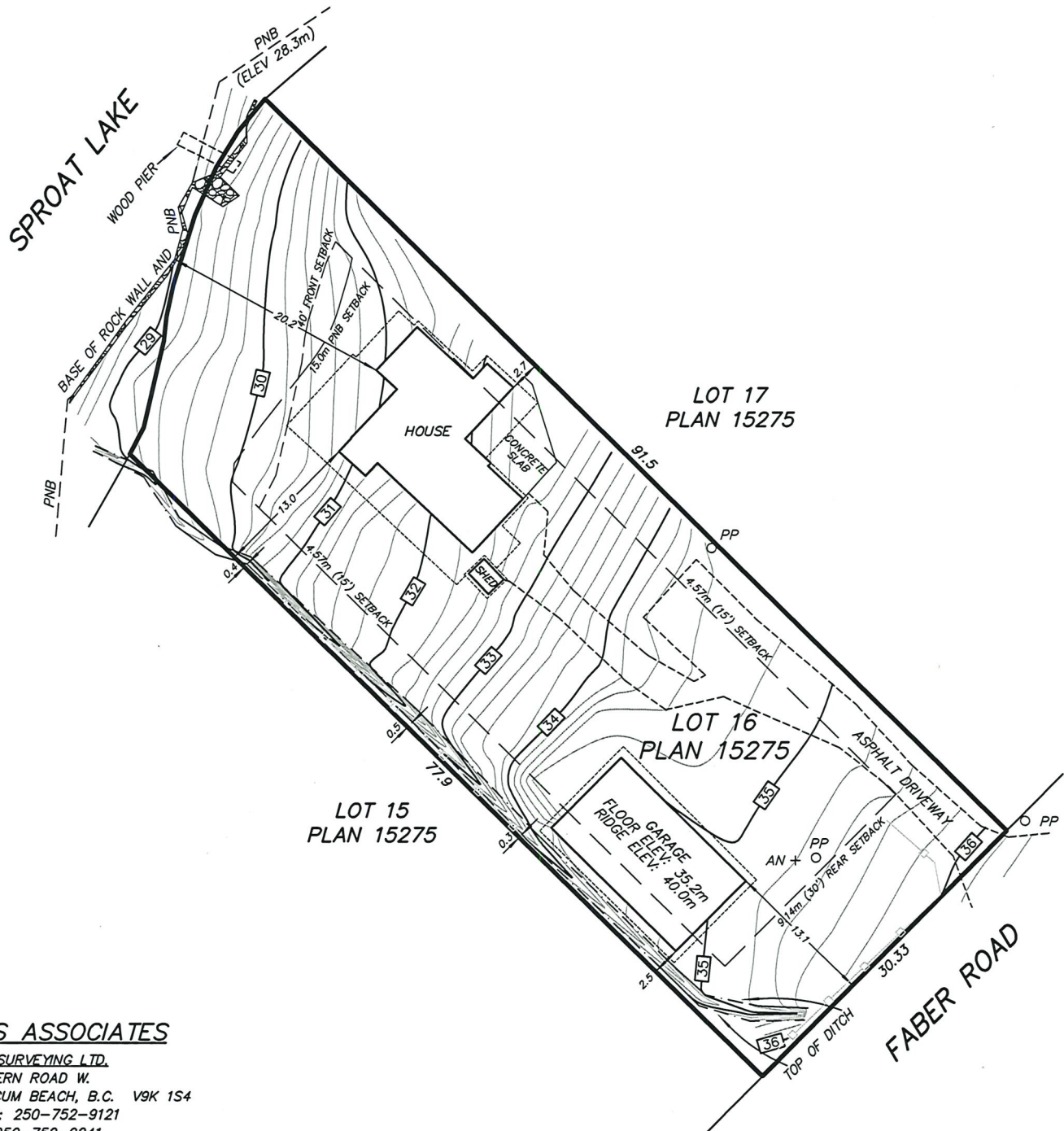
CONTOUR INTERVAL IS 0.2 METRES.

ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013
DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS
OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCES
CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

CIVIC ADDRESS: 8925 FABER ROAD,
PORT ALBERNI, BC

LEGEND:

- PP ○ DENOTES POWER POLE
- PNB — DENOTES PRESENT NATURAL BOUNDARY
- DENOTES ROOF OVERHANG
- DENOTES WOOD FENCE
- AN + DENOTES HYDRO ANCHOR



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: 21-094-BL
DRAWING NUMBER: 21-094 T1.dwg
DATE: 2021/05/04

Faber

Koad

Drive
way

K 9°

W 28' X 48' L

SHOP

48°

W 28' X 36' L

W 3 BAY'S

36°

UTILITY
+ BATH

Bedroom

Bedroom

58°

MAIN
Bedroom

ENTRANCE
↓

Kitchen

Dinning

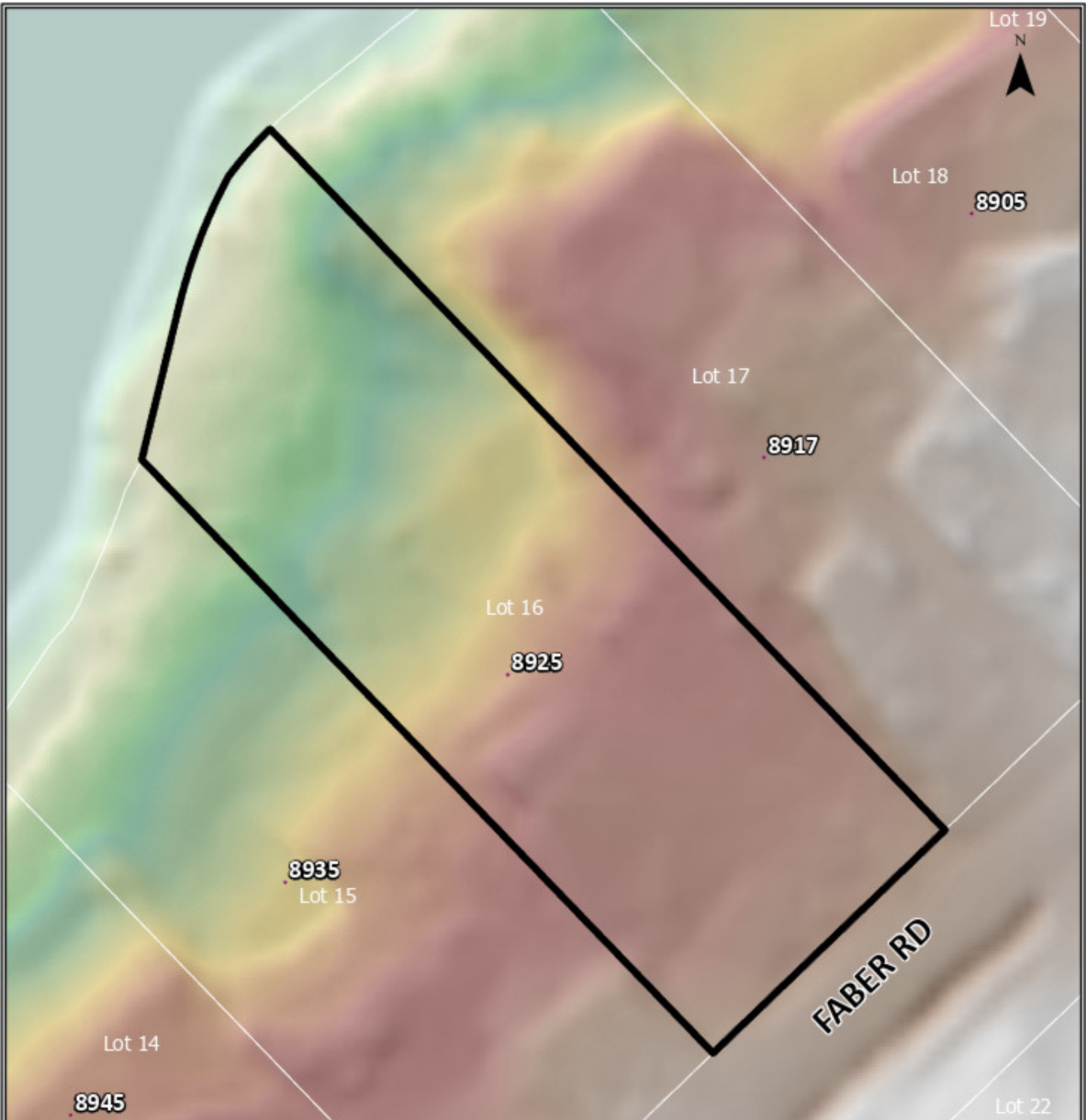
Living

32°

56°

5000 sqft.
IN TOTAL.

LAKE



This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.


LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275


 Subject Property



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Elevation (m)

 40.121

 27.253

Prepared 2026-04-13
Sources: Prov. BC, ParcelMapBC; ACRD

Scale 1:500

0 5 10 20



Meters



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**LOT 16, DISTRICT LOT 41, ALBERNI
DISTRICT, PLAN 15275**

 Subject Property



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**




Prepared 2026-04-13
Sources: Microsoft, VantorProv. BC,
ParcelMapBC; ACRD

Scale 1:650

0 5 10 20




Meters

-  AV Stream Atlas
-  Park
-  Subject Property


Sproat Lake

Subject Property

**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

N
0 25 50
Meters

 Address: 8925 Faber Rd
 Legal Description: LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT,
 PLAN 15275



DVD26002

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: ALBERT R GIRARD, DIANA M GIRARD

Address: 8925 FABER RD, PORT ALBERNI, BC

With respect to:

Legal Description: LOT 16, DISTRICT LOT 41, ALBERNI DISTRICT, PLAN 15275

PID: 004-207-688

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

- Development Variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required side yard setback on the south lot line in the Acreage Residential (RA1) District from 4.6 m (15 ft) to 2.7 m (9 ft) to allow for the construction of a single family dwelling.

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