



## 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.

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.

### 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

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/](http://www.acrd.bc.ca/events/24-6-2026/).

### 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](mailto:planning@acrd.bc.ca)

### WHAT'S THIS ABOUT?

**File #:** DVD26004

**Property Owner/Applicant:** A. Terepocki

**The subject property** is located at 6381 Salal Road and is legally described as STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

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.**

**The applicant is requesting to build a two-bay garage with a low sloped roof to reduce overall building height. No water or sewer connections are proposed.**

- **The request to vary section 6.5.1.e) to increase the maximum allowable height of an accessory structure in the Acreage Residential (RA1) District from 3.66 m (12 ft) to 4.9 m (16 ft).**

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](http://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.

### ASK US!

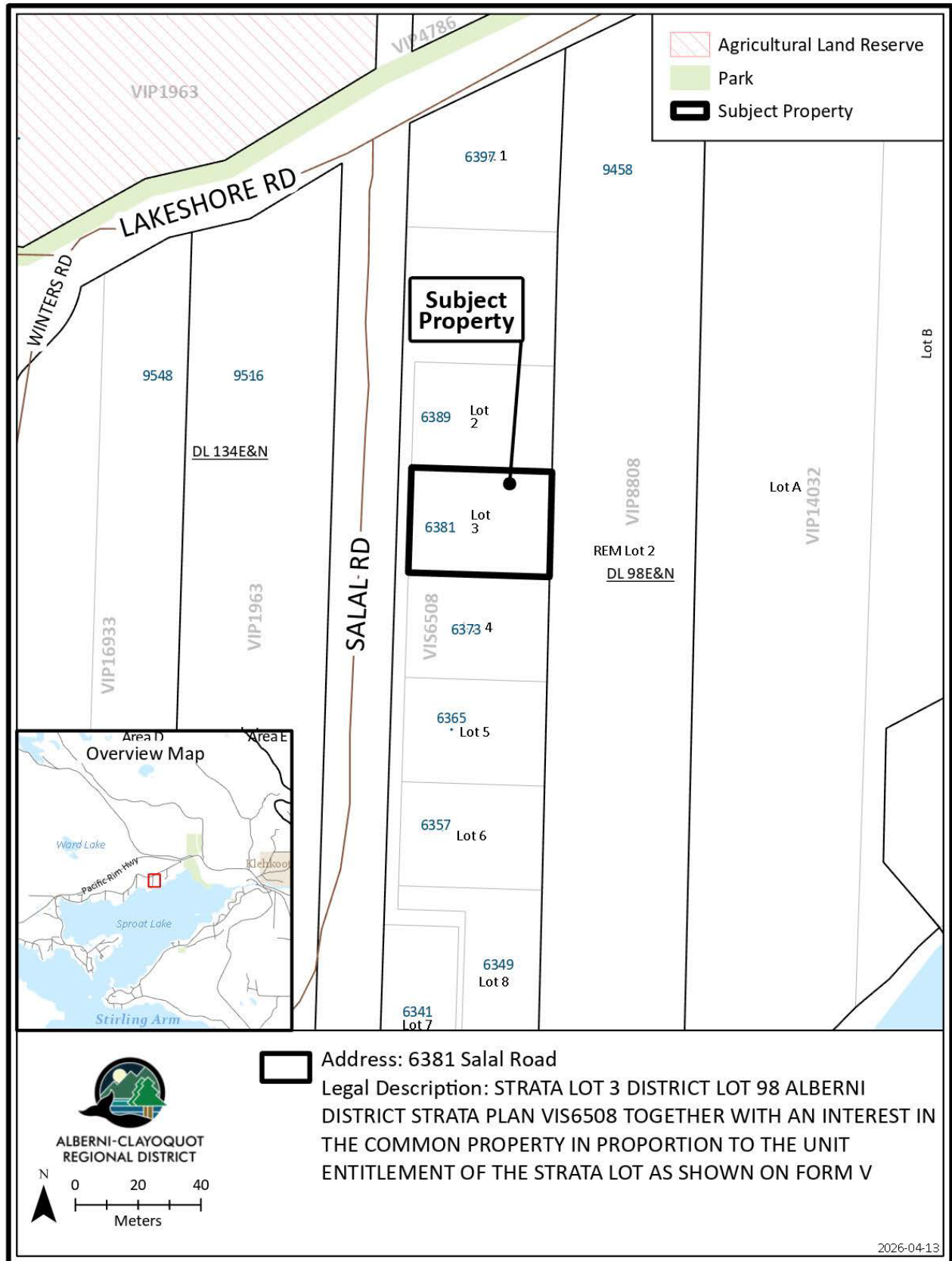
If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

### 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/](http://www.acrd.bc.ca/events/24-6-2026/).

**Alberni-Clayoquot Regional District**  
Planning Department  
3008 Fifth Ave, Port Alberni, BC V9Y 2E3  
Phone: 250-720-2700  
Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)

# SUBJECT PROPERTY MAP





**To:** ACRD Board of Directors

**Meeting Date:** June 10, 2026

**From:** Alima Khoja, Planner 1

**Voting Structure:** Electoral Area Directors

**Electoral Area:** D - Sproat Lake

**Subject:** Development Variance Permit DVD26004 - 6381 Salal Rd (Terepocki)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider issuance of Development Variance Permit DVD26004 subject to neighbour notification as per Local Government Act s. 499.**

**Development Variance DVD26004:** Development variance of the ACRD Zoning Bylaw, to vary section 6.5.1.e) to increase the maximum allowable height of an accessory structure in the Acreage Residential (RA1) District from 3.66 m (12 ft) to 4.9 m (16 ft).

**Development Proposal:** The property owner has applied for a variance to allow the construction of an accessory building that exceeds the maximum allowable height. The proposal is to build a two-bay garage with a low sloped roof to reduce overall building height. No water or sewer connections are proposed.

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

**Property Owner(s):** Robyn and Aaron Terepocki

**Applicant/Primary Contact:** Aaron Terepocki

**Property Information:**

Civic Address:	6381 Salal Rd			
Legal Description:	STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V			
PID:	027-414-540	Folio:	770-01173.003	ALR? (Y/N): N
Lot Area (ha):	0.15 (0.37 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 single-family dwelling unit. The parcel is located within a bare land strata development.			

**PL20260015 / DVD26004**

**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:	Acreage Residential (RA1) District, Vacant Parcel	South:	Acreage Residential (RA1) District, Part of Strata
East:	Acreage Residential (RA1) District, Single family dwelling lakefront property	West:	Acreage Residential (RA1) District, Single family dwelling lakefront property

**Services:**

- a) **Sewage Disposal:** The property is serviced through a community strata septic system.
- b) **Water Supply:** The property is serviced through a community strata water system.
- c) **Fire Protection:** The property is located within the Sproat Lake Fire Protection Service Area.
- d) **Access:** The property is accessed via Salal Road, which extends from Lakeshore Road.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The property is designated as Residential Use in the Sproat Lake Official Community Plan. The Sproat Lake area contains a range of residential uses and lot sizes. This diversity provides for a mix of housing options. The proposed development is not affected by a development permit area.

*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	
Principal Rear Yard Setback (m)	9.1	
Accessory Side Yard Setback (m)	0.9	1
Accessory Rear Yard Setback (m)	0.9	1
<b>Accessory Building Height (m)</b>	<b>3.66</b>	<b>4.88</b>

According to the ACRD Zoning Bylaw section 6.5.1.e), an accessory building shall not exceed 3.66 meters [12 feet] in height except as otherwise provided for in this By-law. The proposed siting of the building is 1 m from the rear and side lot line and there is no graduated height allowance at the proposed siting. The building height would exceed the maximum permitted height by 1.22 m [4 feet] and result in an overall building height of 4.88 m (16 ft).

*This proposal complies with the regulations for siting but does not comply with height regulations. A Development Variance Permit is required to accommodate the design.*

**Comments:**

The applicant is seeking a variance to permit the construction of a two-bay garage that exceeds the maximum permitted height for an accessory building. The proposed structure has an overall ridge height of 18 ft, with a midspan height of 16 ft, resulting in a height that is 4 ft (1.22 m) greater than the maximum allowable height. The applicant has indicated that a low-sloped roof is proposed in order to reduce the overall height and massing of the structure. Section 6.5.1.e) of the ACRD Zoning Bylaw permits a maximum accessory building height of 12 ft. As such, the proposed development requires a Development Variance Permit to allow an increase of 4 ft above the permitted height.

The applicant is proposing a 1.0 m side yard setback and a 1.0 m rear yard setback, which comply with the siting regulations for accessory buildings. The ACRD Zoning Bylaw requires a minimum setback of 0.9 m from both the side and rear property lines, and the proposed development meets these requirements.

*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 a Building Permit to construct the over-height structure as sited in the attached site plan.

*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 complies with the siting regulation as per the ACRD Zoning Bylaw.
- The proposed Accessory Building has been situated in a manner to minimize the potential impacts of height to neighbouring properties, where possible;
- The ACRD has received six (6) letters of support from strata property owners in support of the application, including from the upland property owner that would be most impacted by the construction.

*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

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

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

Site Photos



Proposed location of the structure at the north-east corner of the lot



Proposed location of the structure looking north



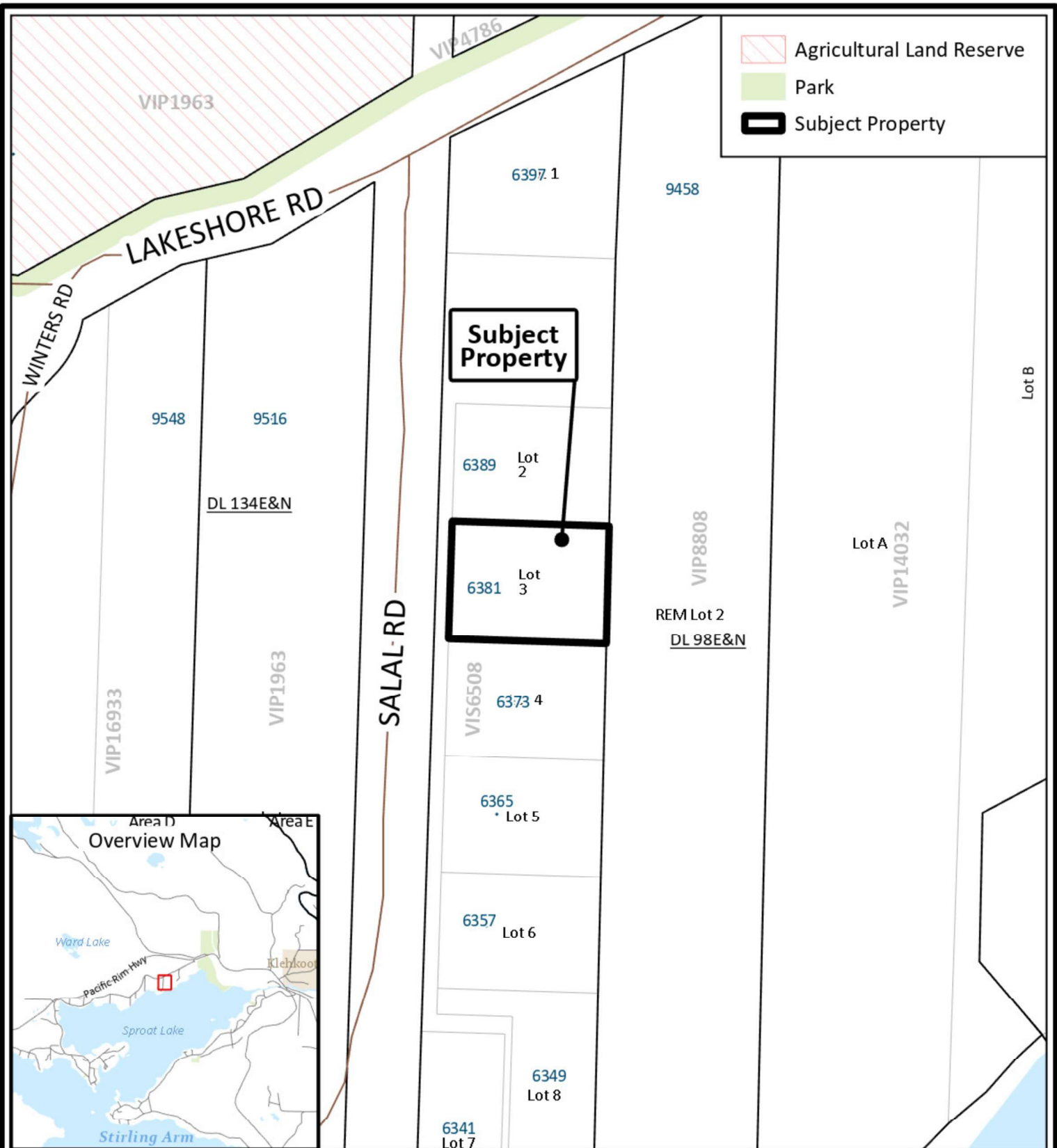
Front façade of the property looking east



Back façade of the property looking west



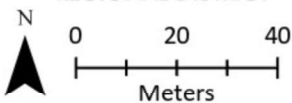
Existing driveway access from Salal Road



Address: 6381 Salal Road  
 Legal Description: STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V



ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT



6389

Lot 2



6381

Lot 3

REM Lot 2

Lot 4

6373

*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.*

STRATA LOT 3 DISTRICT LOT 98 ALBERNI  
DISTRICT STRATA PLAN VIS6508

 Subject Property



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

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

Scale 1:350

0 5 10 20



Meters

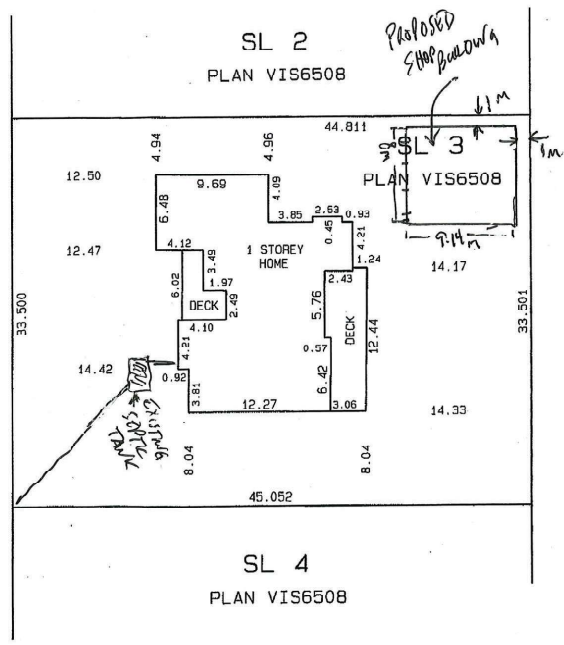
6381 SALAL RD

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION FOR  
STRATA LOT 3, DISTRICT LOT 98, ALBERNI DISTRICT, STRATA PLAN VIS6508.

SL 3 SALAL ROAD, PORT ALBERNI  
SCALE 1 : 350 (METRIC)

NOTES:  
OFFSETS SHOWN ARE NOT TO BE USED FOR  
DEFINING LOT BOUNDARIES.  
LOT DIMENSIONS AND OFFSET DISTANCES SHOWN COULD VARY  
UPON A COMPLETE RESURVEY OF THE SUBJECT PROPERTY.  
THIS CERTIFICATE OF SITE SURVEY IS FOR CURRENT  
BUILDING ACCEPTANCE PURPOSES ONLY.

COMMON PROPERTY



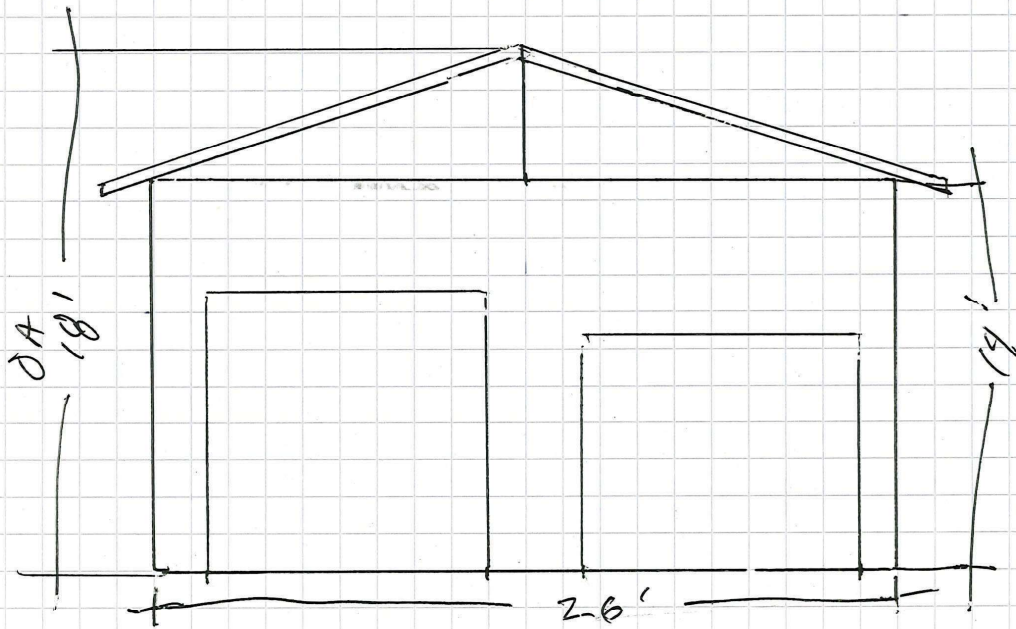
Rem. 2  
PLAN 8808

*[Signature]*  
JULY 7, 2021 B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

HOERBURGER LAND SURVEYORS  
COMOX, B.C. © 2021  
(250) 890-0100  
FILE: 2081LT3 FB. 05/150

6381 SALAL RD. TEREPOCKE  
PROPOSED SHOP BUILDING FRONTAGE



## Alima Khoja

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**From:** Gary Sutton <[REDACTED]>  
**Sent:** May 19, 2026 9:10 AM  
**To:** Alima Khoja  
**Subject:** 6381 Sala rd variance-Terepocki

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**[CAUTION]** This email originated from outside of the ACRD

Good morning, Gary and Sonja Sutton have no objection to the building of the shop proposed by Aaron and Robyn Terepocki at 6381 Salal rd. Sincerely Gary&Sonja Sutton  
[REDACTED] Salal Rd.

## Alima Khoja

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**From:** Sonja Sutton [REDACTED]  
**Sent:** May 18, 2026 7:53 PM  
**To:** Alima Khoja  
**Cc:** Robyn Terepocki; Aaron Terepocki  
**Subject:** 6381 Salal Rd Variance

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**[CAUTION]** This email originated from outside of the ACRD

We are neighbours with Aaron and Robyn Terepocki and support their proposal to build a shop.

Thank you.  
Gary and Sonja Sutton  
[REDACTED] Salal Road

## Alima Khoja

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**From:** April Rommel [REDACTED]  
**Sent:** May 19, 2026 10:44 AM  
**To:** Alima Khoja  
**Subject:** 6381 Salal Rd, Port Alberni

**[CAUTION]** This email originated from outside of the ACRD

Please accept this email as my letter of agreement for the proposed building variance requested at the above noted address.

--

April Rommel  
[REDACTED] Salal Rd  
Port Alberni, BC  
[REDACTED]

## Alima Khoja

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**From:** Gail and Terry Waterland [REDACTED]  
**Sent:** May 19, 2026 12:18 PM  
**To:** Alima Khoja  
**Subject:** Fwd: Variance application

**[CAUTION]** This email originated from outside of the ACRD

Dear Alima Khoja,

We are located at [REDACTED] Salal Rd. And we have no issues with the variance request from the Terepockis as described below.

Sincerely,  
Gail & Terry Waterland

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**From:** Robyn [REDACTED]  
**To:** Sonja [REDACTED]; Chris [REDACTED]; April [REDACTED]; Jack [REDACTED]; Don [REDACTED]; Terry [REDACTED]; Gary [REDACTED]; Aaron [REDACTED]; [REDACTED]; Jim [REDACTED]; rene [REDACTED]  
**Date:** Monday, 18 May 2026 6:23 PM PDT  
**Subject:** Variance application

Hello All,

We, at [REDACTED] Salal Road (Robyn & Aaron Terepocki), are planning to build a two-bay garage on the northeast corner of our property. The proposed building will be approximately 700 square feet and within the permitted lot coverage for our property.

As part of the project, we have applied to the Alberni-Clayoquot Regional District (ACRD) for a building variance related to building height. We are requesting approval for a 14-foot ceiling height while proposing a low-pitch roof to keep overall height at approximately 18 feet to help ensure the overall building height remains reasonable and in keeping with the area.

The ACRD has visited the site and indicated that it would be helpful to the application process if adjacent neighbours who are supportive of the proposal wished to provide a brief note of agreement.

The planner is hoping to forward the proposal to the Planning Committee on May 26 and has requested that any comments from affected parties be submitted this week. As part of the variance process, all property owners within a 100-metre radius will receive formal notification; however, any early letters of support would be greatly appreciated.

If you are comfortable providing a note of agreement, it can be sent to Alima Khoja in the Planning Department at [akhoja@acrd.bc.ca](mailto:akhoja@acrd.bc.ca).

Thank you very much for your consideration.

Aaron and Robyn Terepocki  
[REDACTED] Salal Road

Sent from my iPhone

## Alima Khoja

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**From:** Chris Rommel <[REDACTED]>  
**Sent:** May 19, 2026 10:44 AM  
**To:** Alima Khoja  
**Cc:** [REDACTED]  
**Subject:** Garage Build at 6381 Salal Rd, Sproat Lake

**[CAUTION]** This email originated from outside of the ACRD

Good Morning,

I am writing in support for a garage build and height variance at the above address. We live at [REDACTED] Salal and have a garage similar to what Aaron and Robyn are hoping to build.

Please do not hesitate to reach out with any questions

Chris Rommel

BLC Construction Ltd.

[REDACTED]

**From:** [REDACTED]  
**To:** [Alima Khoja](#)  
**Subject:** 6381 Salal Rd Variance Permit  
**Date:** May 25, 2026 2:06:26 PM

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[CAUTION] This email originated from outside of the ACRD

Good Afternoon Alima

I am writing in as a neighbour of Aaron & Robyn Terepocki.

I live at [REDACTED] Salal Rd.

We have no problem with the variance on their proposed shop.

Please contact the undersigned if you need any more information.

Regards,

Don & Wendy May



**DVD26004**

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:** ROBYN M TEREPOCKI, AARON F TEREPOCKI,  
**Address:** 6381 SALAL RD, PORT ALBERNI, BC

With respect to:

**Legal Description:** STRATA LOT 3 DISTRICT LOT 98 ALBERNI DISTRICT STRATA PLAN VIS6508 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**PID:** 027-414-540

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

- Development variance of the ACRD Zoning Bylaw, to vary section 6.5.1.e to increase the maximum allowable height of an accessory structure in the Acreage Residential (RA1) District from 3.66 m (12 ft) to 4.88 m (16 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].

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Daniel Sailland, MBA  
Chief Administrative Officer

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Chair of the Board of Directors