



April 12, 2026

Alberni Clayoquot Regional District

To Whom It May Concern,

We are writing as immediate neighbouring residents to the property subject to the proposed covenant amendment (FB194074 and FB194076) at Sproat Lake.

While we oppose the amendment in principle, our primary concerns relate to safety, congestion, and quality of life for surrounding residents.

1. Increased Density and Short-Term Rentals

The proposal will significantly increase the number of occupants on a relatively small property. A higher density of short-term vacationers will inevitably lead to:

Increased noise, particularly during late hours

Disruptions to residents who work regular schedules

Greater strain on shared infrastructure

Short-term rental use in this setting requires full-time, on-site management to ensure compliance with noise bylaws, responsible alcohol use, and proper waste management. Without this, issues will escalate quickly.

2. Existing Congestion and Safety Risks

The area is already experiencing congestion due to:

A busy marina and boat moorage

Approximately 10 homes sharing dock and beach access

Limited parking

Current conditions already present safety concerns:

Vehicles, trailers, and trucks frequently park partially on the road

Increased pedestrian and vehicle conflict in a constrained space

Limited visibility and lack of traffic control measures

An expansion of use will only worsen these issues.

3. Parking and Traffic Management

Parking is currently inadequate and unmanaged. To prevent spillover into neighbouring properties and roadways, the following must be addressed:

Clearly marked and expanded parking areas

Paving and defined parking limits

Road markings, signage, and crosswalks

Enforcement of boundaries to prevent encroachment on neighbouring access

Without these measures, the area risks becoming unsafe and unmanageable.

4. Beach Access and Water Safety

The shared beach area is already congested and presents safety concerns:

Swimmers, including children, are using waters adjacent to active boat moorage
Increased activity raises the risk of accidents
We strongly recommend:

Relocating the primary swimming area away from moorage zones
Creating a clearly designated, protected swimming area
Exploring shared use with adjacent public beach access to improve safety and reduce congestion

5. Enforcement and Accountability
Developments of this nature must include:

Full-time, on-site staff or management
Enforced quiet hours, similar to regulated campgrounds
Ongoing monitoring of noise, garbage, and behaviour
Without strict enforcement, the negative impacts on neighbouring residents will be significant and ongoing.

Conclusion
The increase in density, combined with short-term rental use, raises serious concerns regarding safety, congestion, and community well-being.

We respectfully urge the ACRD to:

At minimum, require substantial safeguards, infrastructure improvements, and full-time on-site management before any approval is considered.

Thank you for your time and consideration.

Sincerely,
Nancy and Ron MacKnight
[REDACTED] Lakeshore Rd

[REDACTED]

[REDACTED]

Alberni-Clayoquot Regional District
Planning Department
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3



Re: Application # MI5625009 – Covenant Amendment
Subject Property: 10412 Lakeshore Road, Port Alberni, BC

Dear Planning Staff,

We would like to provide comments regarding the proposed covenant amendment for 10412 Lakeshore Road as neighbouring property owners.

We understand that development in the area is evolving, and we appreciate the opportunity to provide input. Our intent is not to oppose development, but to ensure that any changes proceed in a way that is sustainable, safe, and fair for all parties involved.

The proposed increase in allowable dwelling size from approximately 1,200 square feet to up to 2,000 square feet per unit represents a notable increase in overall usage and would require a significantly greater volume of water. Given that our strata is located at the top of the hill, we have concerns that increased demand could impact water pressure and overall reliability of service for existing users.

We do, however, have several important considerations regarding the proposed use of the existing private water system that services our strata. Based on our review, we have not seen any clear documentation confirming that there is a legal right to access or connect to this system. The easement appears to be limited to access for maintenance and repair purposes, and it is unclear whether it permits additional connections or expanded use.

We are aware that there are differing interpretations regarding access and use of the existing water infrastructure, and that assertions of access appear to be based on an understanding rather than clearly defined and registered documentation. Clarification on this point would be important prior to any approvals moving forward.

We have significant concerns regarding the capacity of the existing well and pump system to support additional units. Based on the number of additional units being considered, it is our understanding that the current system would not be sufficient without upgrades. The developer has indicated that upgrades may be required at their cost; however, this raises important concerns regarding long-term responsibility for maintenance, repairs, and replacement.

We have some concerns related to access and traffic. Aldan Road is relatively narrow and already used by residents, service vehicles, and recreational traffic, including boats and trailers. Additional access points and increased density may impact traffic flow and safety, including emergency vehicle access.

Overall, we respectfully suggest that these matters be clearly addressed and resolved as part of the review process.

Thank you for your time and consideration.

Sincerely,

Robert & Sherry Defelice
[REDACTED] Marina Vista Dr.
[REDACTED]