



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

**Cherry Creek Advisory Planning Commission Meeting**

**Monday, December 8, 2025**

Zoom/Boardroom (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

7:00 PM

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**Regular Agenda**

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Watch the meeting live at: <https://www.acrd.bc.ca/events/8-12-2025/>

Register to participate via Zoom Webinar at:

[https://acrd-bc-ca.zoom.us/webinar/register/WN\\_dGUivk9-QJWnoW-np\\_Slug](https://acrd-bc-ca.zoom.us/webinar/register/WN_dGUivk9-QJWnoW-np_Slug)

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**1. CALL TO ORDER**

**Recognition of Territories.**

Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.

**2. APPROVAL OF AGENDA**

**3. DECLARATIONS**

*(conflict of interest)*

**4. MINUTES**

**5. CORRESPONDENCE**

**6. PLANNING APPLICATIONS**

a. RF24008 – 551 Franklin River Road (Tilley's Plumbing and Heating)

**7. LATE BUSINESS**

**8. ADJOURN**



**To:** Cherry Creek Advisory Planning Commission

**Meeting Date:** December 8, 2025

**From:** Alima Khoja, Planner I

**Voting Structure:** Electoral Area Directors

**Electoral Area:** "F" Cherry Creek

**Subject:** Rezoning Application RF24008 – 551 Franklin River Road (Tilley's Plumbing and Heating)

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**Recommendation:**

***THAT Bylaw P1533, Cherry Creek Official Community Plan Amendment Bylaw, be read a first time.***

***THAT Bylaw P1534, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.***

***THAT the public hearing for Bylaws P1533 and P1534 be delegated to the Director for Electoral Area 'F', the Alternate Director, or the Chairperson of the Regional District.***

***THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaws P1533 and P1534 are subject to:***

- a. The property owners agreeing to the registration of a Restrictive Covenant that would limit the industrial uses within the M2 District to offices and workshops for enterprises within the Construction Industry, closed storage and warehousing, open storage, motor vehicle and commercial truck repair, and the wholesale and retail sale of sand and gravel.***
- b. Confirmation from a Registered On-site Wastewater Practitioner (ROWP) that the property can support on-site sewage disposal to accommodate the proposed uses in the M2 District and the proposed full build-out of the campground in the MAC District.***
- c. Confirmation of support from the Ministry of Transportation and Transit for the accesses to the industrial uses on the north side and campground uses on the south side, and the issuance of a Commercial Access Permit.***
- d. Confirmation of support from Island Health for the operation of a private water system to service the campground in compliance with the requirements of the Drinking Water Protection Act and Regulations.***
- e. Remediation of any land on the property used for the storage of debris and construction waste.***
- f. Including the property within the Cherry Creek OCP Development Permit Area III – Objectives for Form and Character.***
- g. Meeting all other technical referral agency requirements.***

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**Development Proposal:** The 15.3 ha (37.8 ac) property is split by Franklin River Road and the applicants propose the upper eastern portion to be rezoned to Light Industrial (M2) District and the lower western portion to Mixed Accommodation Commercial (MAC) District to allow for a mix of cottages for short term-rental and campsites for recreational vehicles. A preliminary report has been prepared for discussion with the Cherry Creek Advisory Planning Commission (APC).

The Light Industrial (M2) District would support the applicant's business including a workshop, outdoor equipment storage, employee marshalling, and gravel sales. The applicants propose developing the access from Franklin River Road, where a driveway rises from the road to the centre of the parcel where the proposed workshop would be located.

**PL20240071 / RF24008**

**Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | [www.acrd.bc.ca](http://www.acrd.bc.ca)**

*Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?ił'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).*

The MAC District zoned lower portion would encompass space for up to 50 RV campsites or 25 cottages for short term rentals. The property owners propose an internal access road connecting to the south side of Franklin River Road. On-site sewer and water servicing will be required, in addition to an internal road network that is accessible for emergency vehicles, to service the proposed campground development.

**Advisory Planning Commission Recommendation:** The Cherry Creek Advisory Planning Commission will review the rezoning application at their December 8<sup>th</sup> meeting and provide their recommendations to the ACRD Board of Directors.

**Property Owner(s)/Applicant(s):** Tilly's Plumbing and Heating Ltd.      **Agent:** Tyson and Penny Tilly

#### Property Information:

Civic Address	551 Franklin River Road						
Legal Description	DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW						
PID	008-691-703	Folio	002101.000	ALR? (Y/N)	N	Lot Size	15.3 ha (37.8 ac)

Current Zoning	Rural (A2) District	Proposed Zoning	Light Industrial (M2) District and Mixed Accommodation Commercial (MAC) District
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Current OCP	Rural Use	Proposed OCP	Industrial and Commercial
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Development Permit Area(s)	DPA I – Riparian Protection Areas
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Current Use & Description      The 15.3 ha (37.8 ac) parcel is vacant and partially cleared. The +/- 9.8 ha portion to the property north of Franklin River Road is mostly cleared and is undeveloped except for an internal road with three landings cleared and leveled.

During a site visit, staff noted several accumulations of construction debris. It is staff's understanding that the applicants have been working with ACRD Bylaw and the Province to address any concerns. There are several drainage channels present on the parcel.

The lower +/- 5.2 ha portion of the property is completely forested except for the internal road making it difficult to view the entirety of the lower portion. Cox Lake which runs into North McFarland Creek is located to the southwest of the parcel.

Access to the lower portion of the parcel may be challenging. A referral response was received from The Ministry of Transportation and Transit (MOTT). No preliminary concerns were raised for the subject property for future use. However, a Commercial Access Permit will be required for a detailed MOTT review for acceptance.

There is currently no waste disposal systems installed on either the upper or lower portions of the parcel. The applicant has submitted a letter from a Registered Onsite Wastewater Practitioner (ROWP) with the confirmation that the property can support onsite sewage disposal.

Surrounding Zoning and Land Use			
North	Forest Reserve (A4) District	South	Forest Rural (A3) District

East	Forest Reserve (A4) District	West	Forest Rural (A3) District
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**Services:**

- a) **Sewage Disposal:** The applicants have submitted a preliminary letter from a Registered Onsite Wastewater Practitioner (ROWP) dated October 30, 2025 that confirms that the parcel has been assessed and that it has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. Type “1” wastewater disposal is being proposed for the development of the RV campground and the design is to be undertaken by a ROWP. Additional on-site sewage capacity review will be required as a condition of rezoning to determine whether the site has capacity for the overall build-out of the campground and cottage development as well as the industrial uses.
- b) **Water Supply:** On-site water. The property owners will need to provide potable water for the proposed development and the private water system for the campground will require approval by Island Health under the *Drinking Water Protection Act* and Regulations.
- c) **Fire Protection:** The parcel is not within a fire protection area.
- d) **Access:** Both portions of the property are accessed from Franklin River Road. The upper portion rises fairly steeply from Franklin River Road to the top of the parcel. The proposed campground on the lower portion has two access points on Franklin River Road and is located where the road curves slightly to the south. A referral response was received from the Ministry of Transportation and Transit (MOTT). No preliminary concerns were raised for the subject property for future use. However, a Commercial Access Permit will be required for a detailed MOTT review for acceptance.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The parcel is designated as Rural Use in the Cherry Creek Official Community Plan. The objective to the designation is to maintain the primarily rural character of the area. As part of this application, the property owners are proposing to redesignate the upper portion as Industrial Use, and the lower portion to Commercial Use, to allow for the operation of a mix of industrial and commercial campground uses. The northern portion of the parcel would contain workshops, marshalling, outdoor storage of heavy equipment, and sand and gravel sales, while the southern portion would contain accommodations for visitors in either small cottages, campsites, or a combination of both.

Planning staff recommend including the property within the Cherry Creek Official Community Plan as DPA III – Form and Character. The intent of DPA III is to encourage high quality design and screening of new industrial and commercial development along transportation corridors and to minimize the impacts on the transportation network. This corridor is the southern gateway to the Alberni Valley and the City of Port Alberni. Since recent road improvements, an increasing number of visitors and residents use the corridor to travel to and from Bamfield. Including this area in the Cherry Creek OCP form and character development permit area will require an amendment and can be completed concurrently with the amendment to rezoning. A development permit would be required to satisfy the guidelines of DPA III prior to any commercial or industrial development of the property.

***This proposal is not in compliance with the Cherry Creek OCP. An OCP amendment is required to redesignate the parcel to Industrial Use and Commercial Use to allow the combined operation of the applicant’s industrial business and a commercial tourist accommodation business. As an OCP amendment is required to facilitate the rezoning, a public hearing will be required.***

- b) Zoning:** The parcel is zoned Rural (A2) District. The applicants intend to create a split-zoned parcel where the portion north of Franklin River Road would be zoned Light Industrial (M2) and the portion south of the road would be zoned Mixed Accommodation Campground (MAC) District. The M2-zoned portion would be limited by Restrictive Covenant to the use of the property for offices and workshops for enterprises within the Construction Industry, closed storage and warehousing, open storage, motor vehicle and commercial truck repair, and the wholesale and retail sale of sand and gravel. The MAC-zoned portion would accommodate a campground with a mix of camping sites and small cottages with a maximum density of 50 camping sites, or 25 cottages, or a mix of the two uses.

	Current: A2	Proposed: M2	Proposed: MAC
Minimum Lot Area (ha)	2.02	0.09	1
Minimum Lot Width (m)	100.5	30.4	10
Principal & Accessory Front Yard Setback (m)	15.2	3.0	10
Principal Side Yard Setback (m)	4.5	Total of both side yards not less than 6m	10
Principal Rear Yard Setback (m)	9.1	3.0	10
Accessory Side Yard Setback (m)	4.5	0.9	0.9
Accessory Rear Yard Setback (m)	4.5	0.9	0.9
Watercourse Setback (m)	30	30	30

***The proposed combination of industrial uses limited to mechanic workshops, outdoor storage of heavy equipment, and sand and gravel sales, mixed with commercial campground uses for RV sites and cottages, does not comply with the ACRD Zoning Bylaw. The proposed rezoning to a split-zone of M2 and MAC would accommodate the proposed development.***

**Comments:** The property is steep from Franklin River Road and rises to three cleared landings. While walking the site, staff observed several drainages running from the top of the parcel, under Franklin River Road and draining to the lake and watercourse below the lower portion of the parcel. The larger drainage is partially culverted at the top of the parcel while it is filled in with debris lower on the upper parcel as seen in the images below. A development permit would be required for any development within 15 metres of a natural watercourse and the property owners would need to engage a Qualified Environmental Professional (QEP) to assess the drainages for potential habitat and impacts on Cox Lake and North McFarland Creek to the southwest of the parcel.

While visiting the parcel in September 2024, staff observed several accumulations of construction debris and garbage. Staff recommend the applicant be required to remediate the debris prior to rezoning the upper portion of the property.

The parcel spans Franklin River Road where the road curves to the south. The vegetation along the road on the south side of the parcel is overgrown and hinders visibility. An initial referral response was received from the Ministry of Transportation and Transit (MOTT) and they have noted no preliminary concerns for the subject property for future use. A Commercial Access Permit will be required for a detailed MOTT review and the issuance of a Commercial Access Permit would be required as a condition of rezoning.

Residents and visitors enter the City of Port Alberni via Franklin River Road from Bamfield on the West Coast and southern Vancouver Island. The area is not currently encompassed by DPA III – Form and Character, however planning

staff recommend this corridor be included in the DP area to require a development plan that would provide for adequate screening of industrial and commercial development, safe access/egress, parking, landscaping, and signage.

It is recommend that the Cherry Creek APC provide initial input on the application that would be compiled for the ACRD Board to consider as the bylaws are considered for first reading.

Reviewed by: Alex Dyer  
Alex Dyer, MCIP, RPP, General Manager of Planning & Development

Reviewed by: \_\_\_\_\_  
Cynthia Dick, General Manager of Administrative Services

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer

**Site Photos – September 2024**



Access to top of parcel from Franklin River Road. Driveway climbs for approximately 200 to the top of the development.



Looking East, first lower landing. The drainage is hidden by the logs in the centre of the image and continues downhill under Franklin River Road. There is a second landing slightly above and to the left of the image.



Construction debris at uppermost landing. Drainage to the top right of the image.



Construction debris at uppermost landing. Debris pushed in drainage channel.



Uppermost landing location of proposed shop. Property slopes up to the right of image.



Looking south toward Franklin River Road at culverted drainage downstream at uppermost landing.



Looking east from first landing toward upper landing. Debris in drainage channel.



Looking south from first landing toward Franklin River Road. Same drainage channel as the image above.



Looking east from Franklin River Road from easternmost proposed access to campground on lower portion of parcel. Neighbour's driveway visible in centre of image. Franklin River Road curves to the right.



Looking west from Franklin River Road from easternmost proposed access to campground on lower portion of parcel. The road curves to the left.

Proposed access has a gentle slope and curves to the right.



Looking south from Franklin River Road from easternmost proposed access to campground on lower portion of parcel.

Proposed access has a gentle slope and curves to the right.



Looking south from proposed internal road. Site plan suggest proposed septic would be installed here. The land slopes toward the wetland at the end of the lake.

Internal road has a gentle slope and curves to the right.

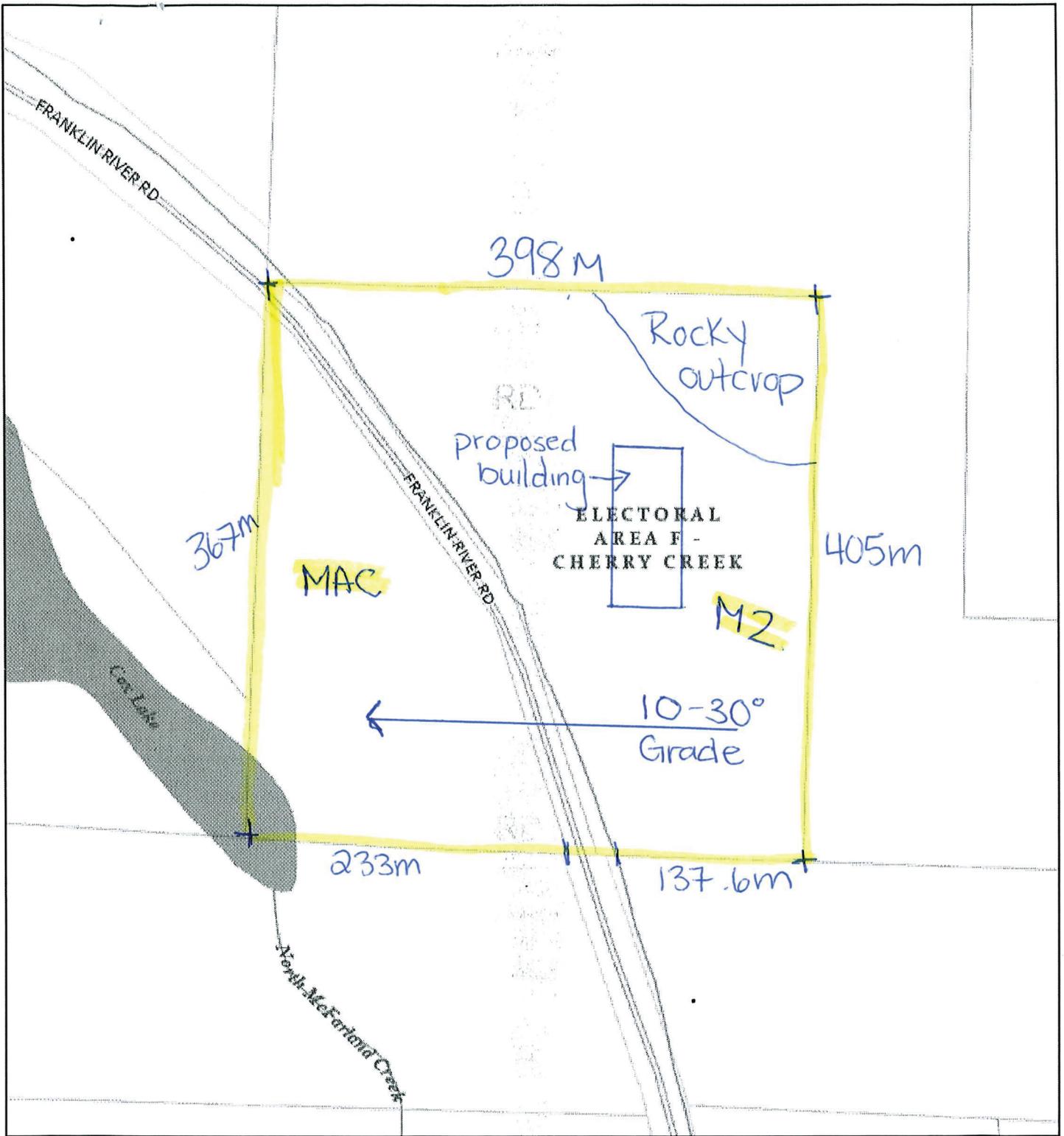


Looking south from internal road.  
Drainage originates from top portion  
of the parcel. The land continues to  
slope to lake.



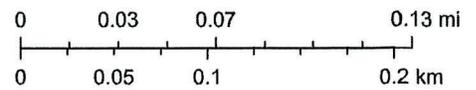
Looking northeast from internal road  
toward Franklin River Road. Drainage  
originates from top portion of the  
parcel. The land continues to slope  
down to lake.

# ACRD iMap



8/6/2024, 12:24:26 PM

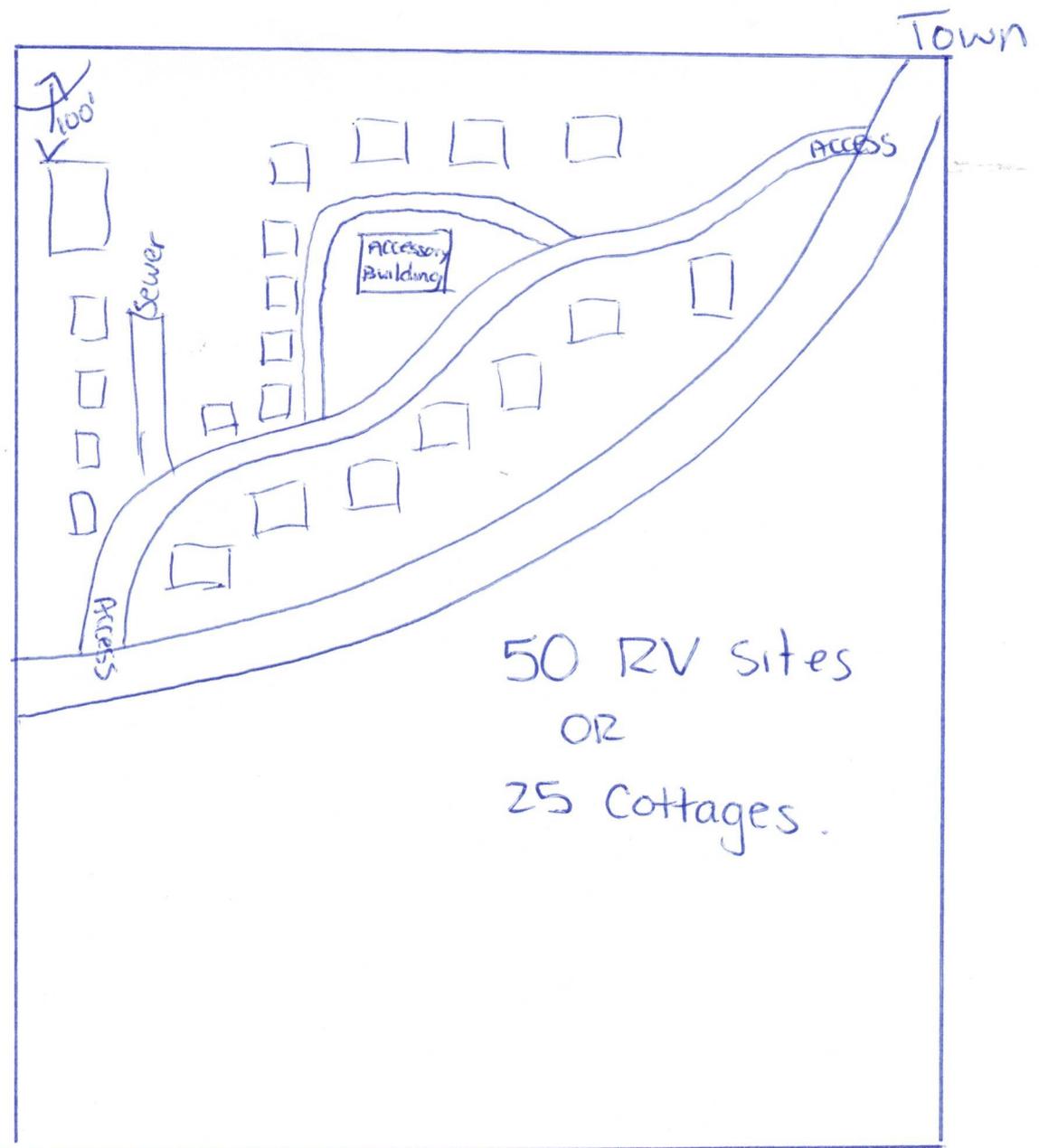
1:4,000



- Civic Address
- Property Information

ACRD

551 Franklin River Rd



50 RV sites  
OR  
25 Cottages.



# SAVE-ON-SEPTIC SERVICES INC



Tilley Trucking  
[REDACTED]  
Port Alberni, B.C.

October 30, 2025

**Project Reference: Feasibility study and Assessment of site conditions on 551 Franklin River Road ( P.I.D # 008-691-703) for suitability for development of a wastewater treatment and dispersal system- Port Alberni, B.C.**

Attn: Mr. Tyson Tilley,

**Background:**

Mr. Tyson Tilley (owner) is proposing a residential recreational use development and retail gravel services located at 551 Franklin River Road near Port Alberni, B.C. This report will provide information on the feasibility of providing an on-site wastewater treatment and dispersal system for this project. I will provide the soils testing data and a conceptual design of the wastewater treatment and dispersal system that will meet or exceed the requirements of the Standards of Practice Manual (SPM). I will outline our approach to minimize the environmental impact on the site.

**Scope of Work:**

The soil investigation involved digging 1.2m deep test pits with a machine to determine the soil characteristics and ability to renovate wastewater. I was also investigating the winter water table depths and surface features such as storm water run-off impact, proximity to a drinking water source and property boundaries. There appears to be no limiting layer at 1.2m depths or below. The site tends to slope in a southwesterly direction towards Cox Lake. There is a drinking water well 100 meters northeast of the test area and we anticipate very little the impact on this potable water source. 4-1.2m deep test pits were dug and logged for characteristics and are included in this report. To test the permeability of the soils several test holes were dug and perk tests performed to document the suitability of the soil to renovate wastewater. The site conditions and soils will meet the strict guidelines set out in the SPM to minimize any environmental impact. This report also reviews the various options for pre-treatment and discuss the most appropriate level of treatment prior to dispersal.

**Site Evaluation:**

The property tends to slope towards the southwest corner at an overall slope of 15% and the upper half having a gentler slope about 10%. The site has had impact from tree removal and vehicle traffic from previous logging activities. The soils in the test area located west of Franklin River Road 150 feet downslope appears to be less impacted by previous development.

2...

I saw no evidence of stormwater erosion or impact from stormwater runoff and the site appears to be well drained. According to regional maps the principal soil type is a well drained Saturna soil. The location of the well was situated about 100 meters upslope above Franklin River Road. No other neighboring wells were encountered during this investigation. This well exceeds the setback distance (30m) and should pose no environmental impact from the dispersal area. Both the dispersal area and the receiving area shall have sufficient depths of soil to adequately renovate the wastewater discharge to mitigate the environmental impact on the site.

#### **Test Pits:**

There are a total of 4 test pits that were machine dug to a depth of about 1.2m and no limiting layer was encountered. There were 2 holes that were deeper to verify deep root penetration and were mapped as an area for development. These test pits were then compared with the SPM requirements and other factors such as root penetration into the soils as well as soil mottling indicating no presence of the winter watertable above 1.2m

The results of this testing determined that there was +120cm of permeable soil and no restrictive layer was encountered. The SPM requires a minimum separation of 60 cm for type 1,2&3 effluent discharges. We have sufficient depth for all 3 types with a Type 1 trench design per the SPM. There is sufficient area to support a type 1 drain field design. Based on calculated daily flows of 8500L per day and soil permeability the required field length would need to be approximately 250m (820 feet) in total with a minimum length per run of 30.5m (100 feet) to meet the linear loading requirements of the SPM.

#### **Percolation Testing:**

There were 3 percolation tests performed on the site within the test area.(see attached test results) This test determines the ability of the soil to effectively move downward through the soil to renovate the wastewater prior to coming into contact with the under-laying ground water. The more porous the soils allow the wastewater to move quickly move down through the soil. In our case the soils proved to be in the class of coarse sandy gravel and has a very high permeability. This class of soils allows the wastewater to move through the soil particles to quickly thus only partially treating the wastewater. In order to overcome this we need to pressure dose the field and limit the amount of effluent per dose. This will allow the wastewater to be held between the soil particles by osmosis allowing it to come into contact with the micro-organisms for a longer duration thus providing better treatment of the wastewater prior to reaching the limiting layer. For coarse textured soils the hydraulic loading rate would be 40L/m<sup>2</sup>/ day.

#### **Percolation Results:**

PH #1- Average 1:50 mins. /inch

PH #2- Average 2:00 mins. /inch

PH #3- Average 1:15 mins. /inch

#### **Coarse Sandy Soils:**

The soil log results indicate that the characteristics of the permeable layer encountered on site are predominantly coarse sandy gravel with 10-15% cobbles. This has a loading rate in the SPM of 40L/m<sup>2</sup>/day for Type 1 discharges. These soils are very well drained and with certain design

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considerations are capable of effectively removing contaminants from the wastewater. These design considerations are pressure dosing and timed dosing per the SPM.

**Daily Design Peak Flows:**

The estimated flows generated from the proposed development are as follows:

- 50 RV sites @ 170L/day= 8500L per day.
- Office washroom for gravel sales= 300L per day.

**Characteristics of the Wastewater:**

The RV wastewater is considered to be Type '1' residential strength wastewater. Normal BOD/TSS levels can be effectively treated in an appropriately sized septic tank prior to being dosed into the drain field (Per SPM).

**Area for Drain Field for RV sites:**

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$\text{AIS} = \frac{8500\text{L}}{40} = \underline{212.5 \text{ m}^2}$$

$$\text{Total Length of Field} = \frac{212.5\text{m}^2}{0.91\text{m}} = \underline{233.5 \text{ Lineal Metres}} \text{ (766 lineal feet)}$$

0.91m (Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{8500\text{L}}{330} = \underline{25.8\text{m}} \text{ (This is the minimum length of trench per SPM)}$$

The drain field laterals would be 100 feet long and center fed from a central 2" Dia. manifold. There would be 8 laterals evenly spaced at 6 feet on centre. The area required for the drain field would need to be 110 feet long by 54 feet wide and be positioned perpendicular to the slope. The position of the drain field would have to meet all setback requirements of the SPM. The test area would be large enough to accommodate this field design. There is also an area more than enough area be developed for a 100% reserve area should problems arise with the primary drain field.

**Area for Drain Field for office:**

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$\text{AIS} = \frac{300\text{L}}{40} = \underline{7.5 \text{ m}^2}$$

$$\text{Total Length of Field} = \frac{7.5\text{m}^2}{0.91\text{m}} = \underline{8.24 \text{ Lineal Metres}} \text{ (27 lineal feet)}$$

0.91m (Maximum Width of Trench per SPM)

**Local Area Water Wells:**

There is only one well within close proximity of the wastewater system. This drilled well services our site and is located upslope approximately 100m away from the proposed drain field test site. The location of the only well in the area exceeds the 30m setback requirements of the SPM.

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**Appropriate Design Considerations:**

- All components of the wastewater system meet or exceed the requirements of the SPM.
- Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

**Conclusion:**

551 Franklin River Road (P.I.D. 008-691-703) has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. All of the setback and regulatory requirements within the SPM can be met by the designer. Since Type '1' waste strength wastewater is being proposed for this development, the design is required to be undertaken by an ROWP and all documents must be stamped prior to submission to Vancouver Island Health Authority.

**Environmental Impact:**

Once discharges start the pre-treatment tanks and treatment devices will provide a wastewater discharge suitable to be dispersed into the ground safely. Once dispersed into the soils natural processes will complete the full renovation of the wastewater. The risk to the environment shall be eliminated by choosing appropriate septic tank volumes to reduce the wastewater to Type 1 treatment levels prior to discharge.

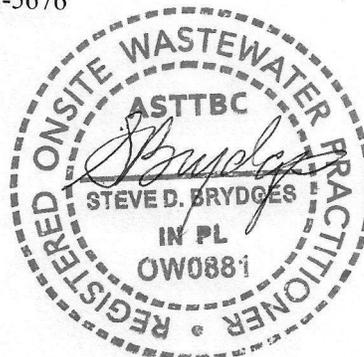
**Operation & Maintenance:**

The SPM dictates that on-going maintenance must be performed on all septic systems to ensure proper operating levels are met. The annual maintenance must be performed by a qualified service provider (ROWP). An Operations and Maintenance manual will be provided to the owner by the ROWP designer per the SPM.

If you have any questions, please contact me at 250-748-5676

Kind Regards,

  
Steve Brydges, ROWP  
Save On Septic Services Inc.



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WCB: 571685-AQ



551 FRANKLIN RIVER ROAD, FORT ALBERNI, B.C.

TP #: 2 Site:

Date: 07/18/25

Profile Description

Slope: 15% Veg: FERNS + SMALL TREES.

Depth		Matrix Colour	Texture	C. Frags Kind, %	Structure		Consis.	Roots Depth, sz/qty	Mottles Depth, qty.	Moist Seepg.
From	To				Grade	Type				
0	211 cm	TAN	SANDY GRAVEL	15-20%	F	SLG	LOOSE	ABUNDANT	0	0

Notes (Pores, cracks, other tests, samples):

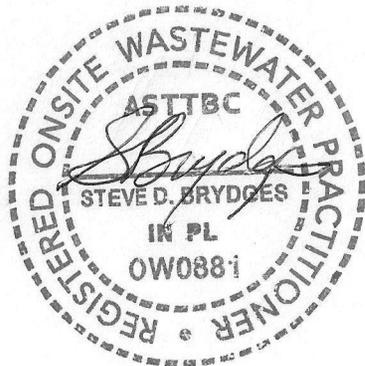
- No mottles encountered
- roots to 211 cm.

Estimated WT:

SHWT:

R. Layer (Type, depth):

Usable soil depth to limiting layer:





551 FRANKLIN RIVER ROAD, PORT ALBERTA, BC.

TP #4 Site: 09/18/25 10- Profile Description  
 Date: Slope: 15% Veg.: FERNS + SMALL TREES.

Depth		Matrix Colour	Texture	C. Frags Kind, %	Structure		Consis.	Roots Depth, sz/qty	Mottles Depth, qty.	Moist Seepg.
From	To				Grade	Type				
0	136	TAN	SANDY GRAVEL	15%	F	S.G.	LOOSE	YES	0	0
	CM									

Notes (Pores, cracks, other tests, samples):  
 - No mottles encountered  
 - roots to 136cm.

Estimated WT: SHWT: R. Layer (Type, depth): Usable soil depth to limiting layer:





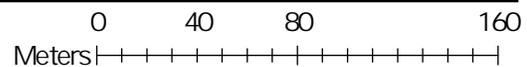
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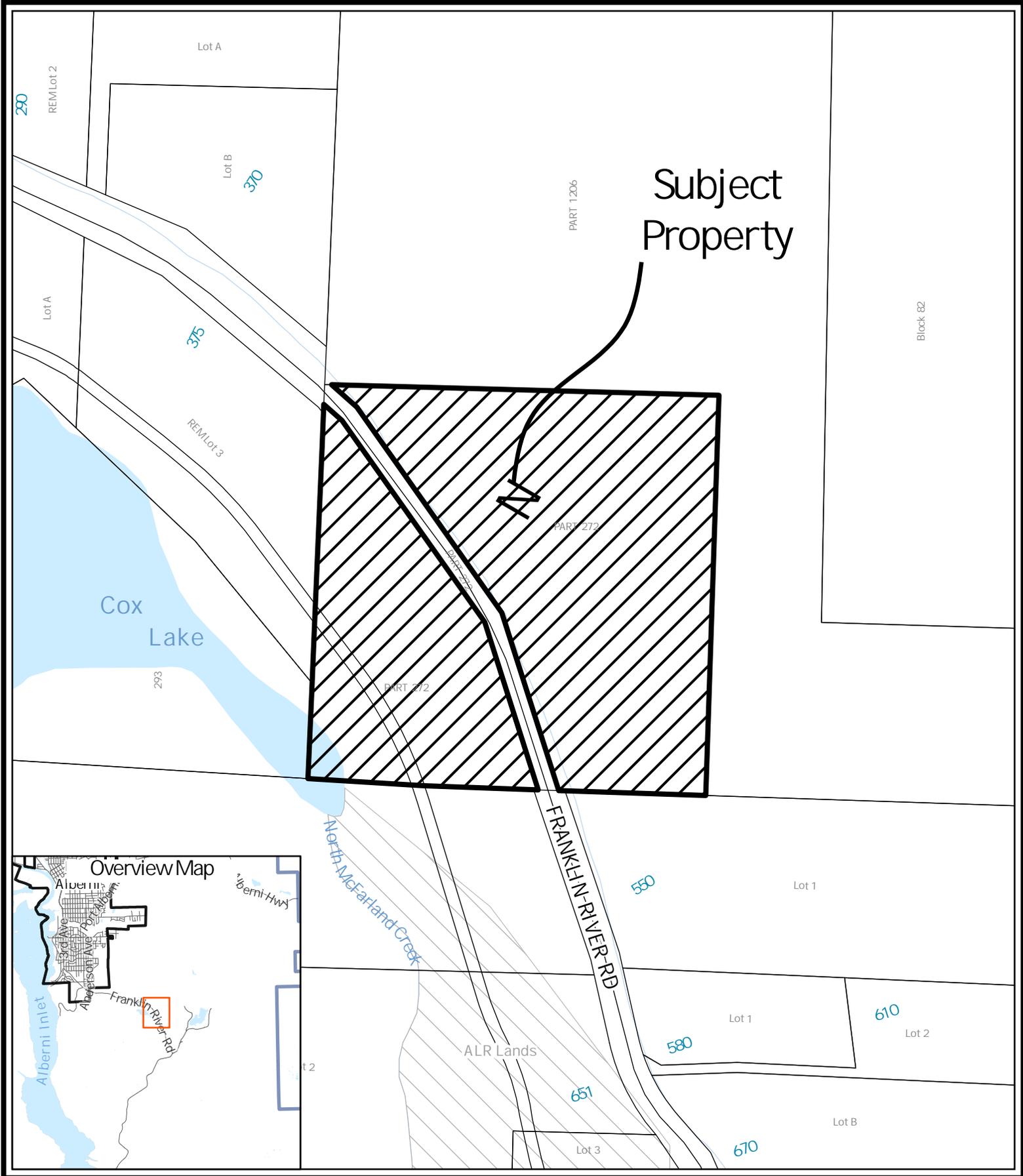


RF21015 - 1267492 BC Ltd (Powers)/Knight

Legal description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW



Prepared 2 March 2022, ACRD  
Satellite imagery, OpenStreetMap, 2021

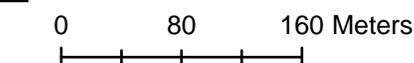


Subject Property

Cox Lake

Overview Map

ALR Lands



 Legal description: DISTRICT LOT 272 ALBERNI DISTRICT EXCEPT PART IN PLAN 149 RW