



July 24, 2025

## SPROAT LAKE ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Monday, July 28, 2025 at 7:00 pm** in a hybrid format in the ACRD Board Room, with the option to join electronically via Zoom.

Please find enclosed the following applications for your review and consideration:

- RD24007 – 7775 Pacific Rim Highway (Zeller)
- DVD25009 – 10672 Lakeshore Road (Hayes)

Your recommendations will be provided to the Board of Directors at the August 27, 2025 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)



**To:** ACRD Board of Directors

**Meeting Date:** August 27, 2025

**From:** Brooke Eschuk, Planner I

**Voting Structure:** Electoral Area Directors

**Electoral Area:** D - Sproat Lake

**Subject:** Rezoning RD24007 - 7775 Pacific Rim Highway (Zeller)

**Recommendation:**

***THAT Bylaw P1526, Sproat Lake Official Community Plan Amendment Bylaw, be read a first time.***

***THAT Bylaw P1527, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.***

***THAT the public hearing for Bylaws P1526 and P1527 be delegated to the Director of Electoral Area 'D', the Alternate Director, or the Chairperson of the Regional District.***

***THAT the Alberni-Clayoquot Regional District Board of Directors confirm that the adoption of Bylaws P1526 and P1527 are subject to:***

- a. Confirmation from a Registered On-site Wastewater Practitioner that the parcel can support on-site sewage disposal to a density of 0.24 ha.***
- b. The applicant agreeing to discharge Restrictive Covenant EF95869.***
- c. Meeting all technical referral agency requirements.***

**Development Proposal:** The property owners are applying to rezone the parcel to reflect a change in use of the property from a mix of commercial uses to a primary residential use. The applicant intends to rezone the property from Commercial Highway (C4) District to Acreage Residential (RA3) District and redesignate the property from Commercial Use to Residential Use in the Sproat Lake Official Community Plan. There are no longer any commercial businesses on the property. This rezoning application will require a public hearing as an amendment to the OCP will be required.

**Advisory Planning Commission Recommendation:** The Sproat Lake Advisory Planning Commission will review the application at their July 28, 2025, meeting and provide their recommendations to the ACRD Board of Directors.

**Property Owner(s):** MATTHEUES F ZELLER, LENDA S VENEMA

**Applicant/Primary Contact:** MATTHEUES F ZELLER

**Property Information:**

Civic Address:	7775 PACIFIC RIM HWY				
Legal Description:	LOT A, (DD EH144608), DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 7298				
PID:	019-012-101	Folio:	770-01770.000	ALR? (Y/N)	N Lot Size (ha): 0.30 (0.75 ac)

Current Zoning:	C4 - Highway Commercial District	Proposed Zoning:	Acreage Residential (RA3) District
Current OCP:	Commercial Use	Proposed OCP:	Residential Use
Development Permit Area(s):	DPA III – Form and Character		
Current Use & Description:	<p>The property is located adjacent to the Pacific Rim Highway. There were historical commercial uses on this property but no commercial businesses operating presently. The property contains a single family dwelling with an attached garage. The front yard is fenced and setback from the Highway. The front yard of the property contains a large parking area that was previously used for the business and is accessed from Seaton Avenue. A pull-out exists along the frontage of the Pacific Rim Highway. A covenant is registered on the property title limiting the commercial activity permitted on the parcel. As a condition of rezoning, the applicant will be asked to agree to discharge the restrictive covenant recognizing the intended residential use of the property.</p>		

Surrounding Zoning and Land Use			
North	Acreage Residential (RA2) District	South	Rural (A2) District
East	Small Holdings (A1) District	West	Small Holdings (A1) District

#### Services:

- a) **Sewage Disposal:** The parcel is serviced by an on-site sewage disposal system. The applicant is required to submit a report from a Registered On-site Wastewater Practitioner indicating the property can support on-site waste disposal to a density of 0.24 ha.
- b) **Water Supply:** The parcel is serviced by an on-site water system.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- d) **Access:** The property is primarily accessed from a driveway on Seaton Avenue. There is also a large pull-out area and former driveway access directly adjacent to the Pacific Rim Highway.

#### Planning Policy Discussion:

**Official Community Plan:** The property is designated as Commercial Use. This land use focuses on smaller, community service focused businesses and the OCP provides that the City of Port Alberni will continue to be the primary retail and commercial centre for the Alberni Valley. Maintaining land for commercial uses provides opportunities for future investment and benefit to the local economy. There are very few commercially-designated parcels in the Sproat Lake Electoral Area.

The applicant is applying to amend the Sproat Lake Official Community Plan to redesignate the parcel to 'Residential Use' as there is no longer any commercial activity taking place on the property. The property is impacted by DPA III – Form and Character but these guidelines only apply to commercial, industrial, or institutional development, and residential development is exempt from the form and character guidelines.

***This proposal requires an OCP amendment as the residential rezoning proposal does not comply with the Sproat Lake Official Community Plan. As an OCP amendment is required to facilitate the rezoning, a public hearing will be required.***

- a) **Zoning:** The parcel is currently zoned Highway Commercial (C4) District. The property owner does not intend to operate a commercial business on the parcel. The property owner is applying to rezone the parcel to Acreage Residential (RA3) District with a minimum lot size of 0.24 ha.

Sproat Lake has very few commercially-zoned parcels. The C4 District permits a range of automotive, retail, personal service, restaurant, and accessory commercial uses. This application would remove the Commercial zoning from the parcel and rezone the entire parcel to a residential use.

	Current: C4	Proposed: RA3
Minimum Lot Area (ha)	0.09	0.24
Minimum Lot Width (m)	30	30
Principal & Accessory Front Yard Setback (m)	9.1	12.1
Principal Side Yard Setback (m)	6	4.5
Principal Rear Yard Setback (m)	6	9.1
Accessory Side Yard Setback (m)	0.9	0.9
Accessory Rear Yard Setback (m)	0.9	0.9
Watercourse Setback (m)	30	30

***The applicant is applying for a Zoning Bylaw amendment to rezone the parcel to Acreage Residential (RA3) District, which includes a minimum lot size of 0.24 ha for subdivision. The property owner does not intend to operate a commercial business on the parcel.***

**Comments:**

In 1992, an application to rezone the parcel from Small Holdings (A1) District to Highway Commercial (C4) District was approved by the Board subject to the registration of a covenant restricting the types of commercial uses permitted on the property. The covenant restricted the use to the operation of a roadside snack bar, hotdog stand and giftshop. Although the ownership of the parcel has changed, and the uses have changed since that time, the covenant remains in place. As a condition of rezoning, the applicant will be required to agree to discharge the covenant registered on title.

Commercial parcels are limited in the area and primarily focused along the eastern end of Sproat Lake with a few parcels located along the Pacific Rim Highway. Generally, properties designated as commercial use are located along transportation corridors, easily accessed by the public. The ACRD is reviewing and updating the Sproat Lake OCP where planning staff will engage with residents and the Advisory Planning Commission on policy development that will guide where commercial, residential and resource use parcels should be located. This process helps to ensure the most efficient and best use of the land within the electoral area. While the intended use of this parcel by the property owners is residential, it is recommended that properties along the highway corridor be considered for future commercial uses, where appropriate and where supported by the Sproat Lake OCP.

It is recommended that the Board proceed with first reading of Bylaws P1526 and P1527, subject to the conditions outlined in the report, and that a public hearing is delegated to gather community input on the zoning and OCP amendment application.

Reviewed by: *Alex Dyer*  
 Alex Dyer, MCIP, RPP, Planning Manager

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

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

### Site Photos



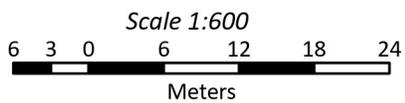








7775 Pacific Rim Highway  
 LOT A, (DD EH144608), DISTRICT LOT 140,  
 ALBERNI DISTRICT, PLAN 7298



-  Subject Property
-  Agricultural Land Reserve
-  Jurisdictional Boundary
-  Parcels



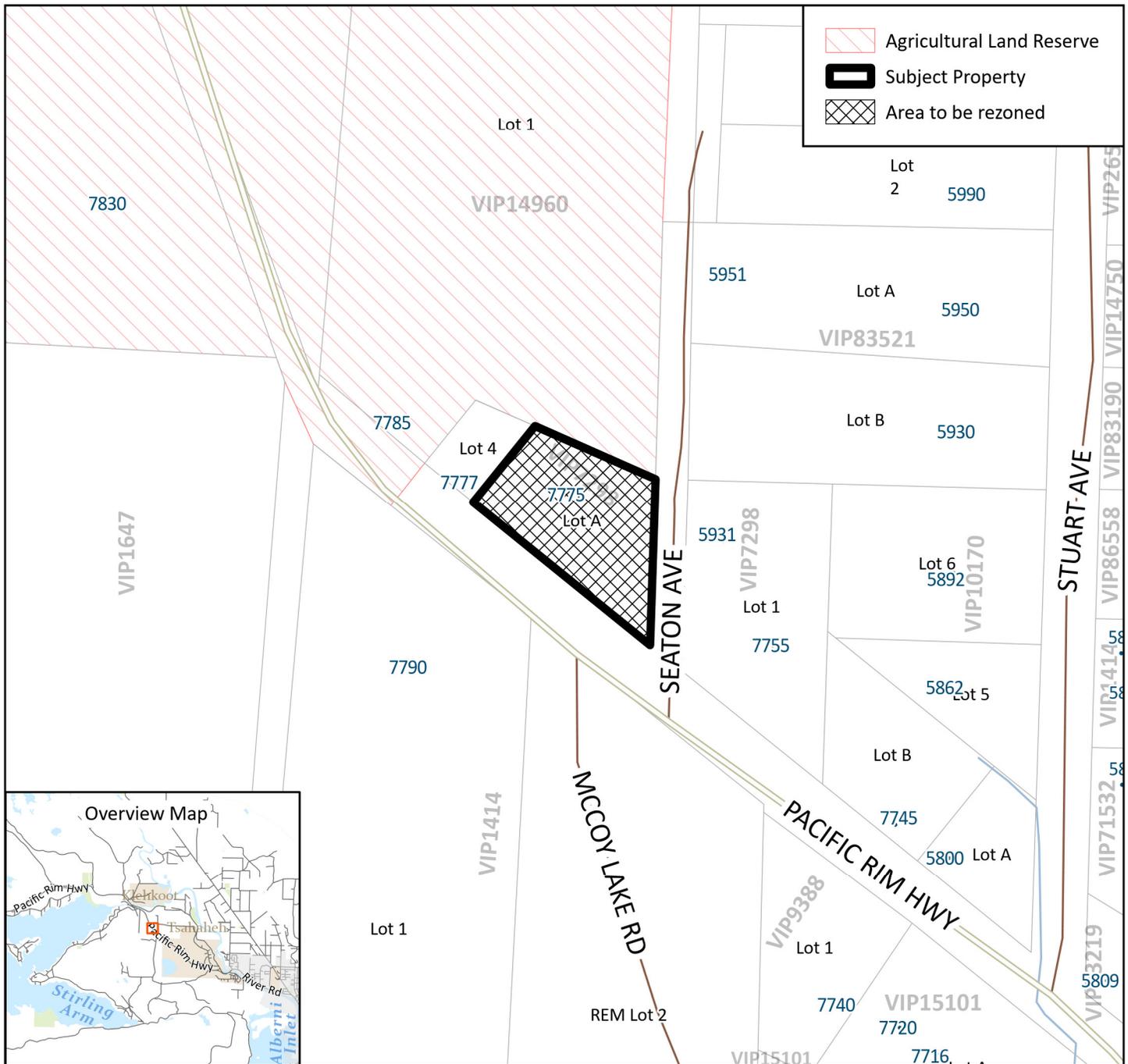
Prepared 2025-05-07  
 Sources: Maxar, Microsoft, LidarBC (DEM, Hillshade) 2019, ParcelMapBC; ACRD, City of Port Alberni

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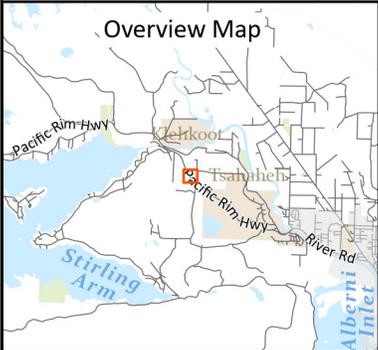


# Schedule 'A'

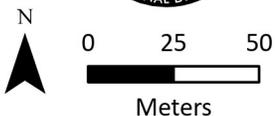
This schedule is attached to and forms part of Bylaw No. P1526, Sproat Lake Official Community Plan Amendment Bylaw, 2025



-  Agricultural Land Reserve
-  Subject Property
-  Area to be rezoned



Legal Description: LOT A, (DD EH144608), DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 7298  
 Address: 7775 Pacific Rim HWY

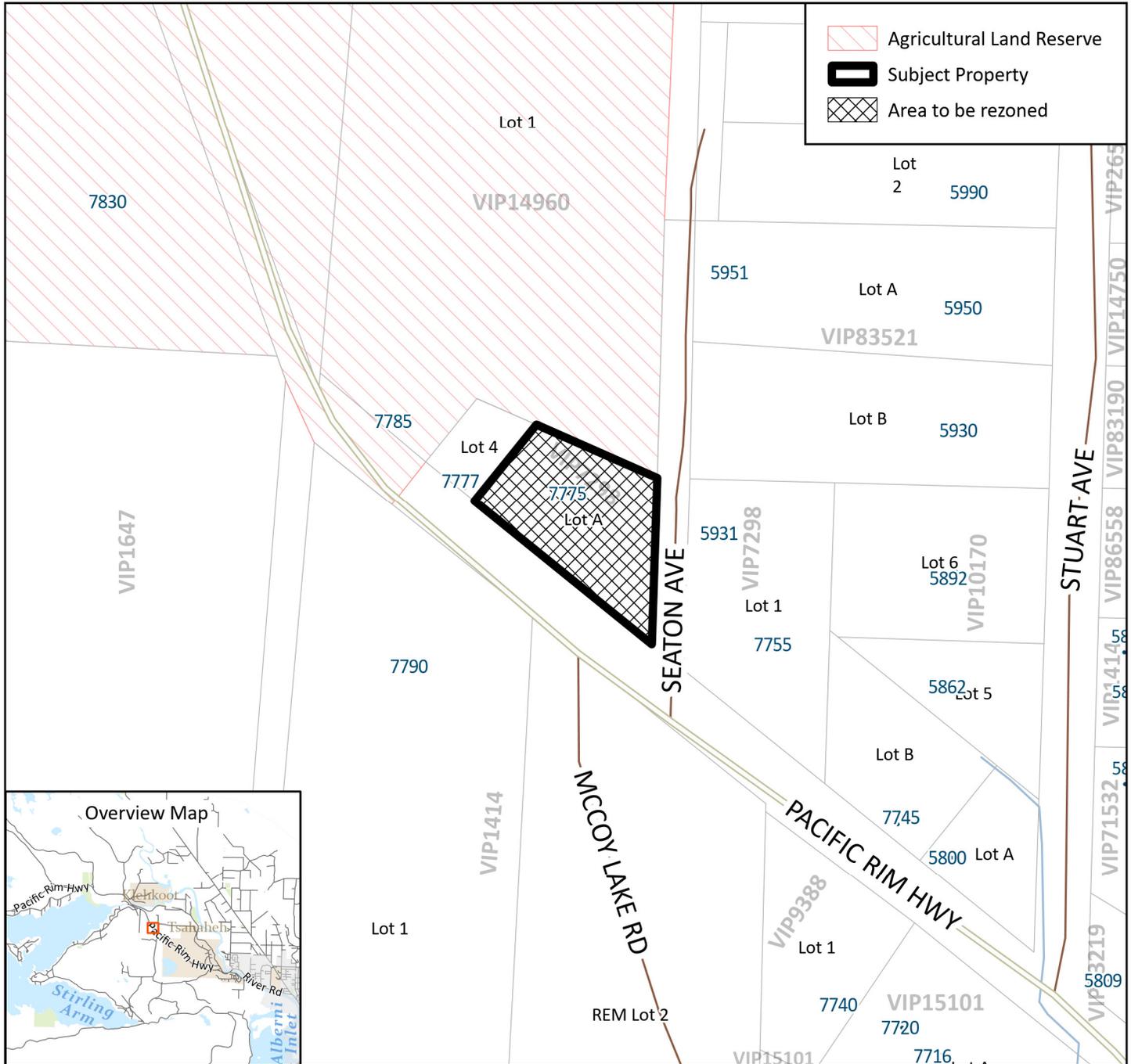


 To be redesignated from Commercial Use to Residential Use.

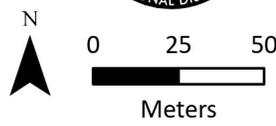


# Schedule 'A'

This schedule is attached to and forms part of Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1527, 2025



Legal Description: LOT A, (DD EH144608), DISTRICT LOT 140, ALBERNI DISTRICT, PLAN 7298  
 Address: 7775 Pacific Rim HWY



 To be rezoned from Highway Commercial (C4) District to Acreage Residential (RA3) District.



**To:** ACRD Board of Directors

**Meeting Date:** August 27, 2025

**From:** Brooke Eschuk, Planner I

**Voting Structure:** Electoral Area Directors

**Electoral Area:** D - Sproat Lake

**Subject:** Development Variance Permit DVD25009 - 10672 Taylor Arm Drive (Hayes)

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**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing Development Variance Permit DVD25009 subject to:**

- a. Issuance of Development Permit DPD25008
- b. Neighbour notification as per Local Government Act s. 499

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**Development Proposal:** The property owners are proposing to install an elevated 34 m<sup>2</sup> deck and an approximate 16 metre ramp to a floating dock system. The applicants have additionally applied for the extension of an existing deck attached a single family dwelling located 16.4 m from the edge of the proposed elevated deck. The applicants have applied for a building permit to complete the expansion of the existing deck.

A Stop Work Order was issued by the ACRD Building Inspector regarding the work that had been completed without approval on the lower deck and dock approach within the development permit area. The proposed elevated deck extends to the present natural boundary of the lake. The property owner has applied for all required permits and the applicants are requesting a development variance of 12.1 m for encroachment into the front yard setback.

**Development Variance DVD25009:**

- i. Development variance of the ACRD Zoning Bylaw, Schedule II Bulk and Site Regulations to reduce the required front yard setback from the present natural boundary from 12.1 m to 0 m.

**Advisory Planning Commission Recommendation:** That the Sproat Lake Advisory Planning Commission review the application at their July 28, 2025, meeting and forward their recommendations to the ACRD Board of Directors

**Property Owner(s):** STEPHEN A HAYES & COLETTE T HAYES

**Applicant/Primary Contact:** GRANT TAYLOR C/O FLOAT DOCKS

**Property Information:**

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Civic Address: 10672 TAYLOR ARM DR

Legal Description: LOT 10, DISTRICT LOT 622, CLAYOQUOT DISTRICT PLAN 12452

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PL20250048 / DVD25009

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).*

PID:	004-369-564	Folio:	770-03513.020	ALR? (Y/N):	No	Lot Area (ha):	0.32 (0.80 ac)
Current Zoning:	RA1 - Acreage Residential District						
Current OCP:	Sproat Lake, Residential Use						
Development Permit Area(s):	DPA I – Foreshore and Riparian Areas Protection (30 m)						
Current Use & Description:	<p>The property is oriented in an east/west direction and is largely forested. A single family dwelling is sited to the west of the parcel while an accessory dwelling unit is sited to the east closer to Taylor Arm Drive. The property is comprised of slope areas 30% or greater within the foreshore and riparian development permit area.</p> <p>An existing staircase extends from the single family dwelling and attached deck to the foreshore area which has historically been cleared as water access. An existing floating dock will be replaced to prevent floats from grounding during periods of low water.</p>						
Surrounding Zoning and Land Use							
North:	Acreage Residential (RA1) District			South:	Acreage Residential (RA1) District		
East:	Waterfront (WF1) District			West:	Acreage Residential (RA1) District		

**Services:**

- a) **Sewage Disposal:** The parcel is serviced by an on-site wastewater disposal system.
- b) **Water Supply:** The parcel utilizes an on-site water system with an intake from the lake.
- c) **Fire Protection:** The parcel is within the Sproat Lake Fire Protection Area.
- d) **Access:** Access to the parcel is from Taylor Arm Drive.

**Planning Policy Discussion:**

- a) **Official Community Plan:** The property is designated as Residential Use in the Sproat Lake Official Community Plan.

The parcel is impacted by DPA I (30 m) Foreshore and Riparian Areas Protection. The applicant has provided a report from a Professional Biologist which indicates the project can be completed without negatively impacting the environment provided all recommendations listed within the protection plan are followed. The report indicates the worksite must be inspected by a Qualified Environmental Professional (QEP) during construction to ensure the protection measures are followed. The report and recommendations, dated May 31, 2025, will be included as part of the development permit that would be issued in conjunction with the development variance.

***This proposal complies with the policies and objectives of the Residential Use designation in the Sproat Lake Official Community Plan and a development permit must be issued as a condition of variance approval.***

b) **Zoning:** The parcel is zoned Acreage Residential (RA1) District.

	Current:	Proposed:
Minimum Lot Area (ha)	0.16	
Minimum Lot Width (m)	27.4	
<b>Principal &amp; Accessory Front Yard Setback (m)</b>	<b>12.1</b>	<b>0.0</b>
Principal Side Yard Setback (m)	4.5	
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	

***This proposal does not comply with the ACRD Zoning Bylaw. The property owners have applied for a development variance to reduce the required front yard setback from 12.1 m to 0 m to allow the siting of a 34 m<sup>2</sup> elevated deck structure within the front yard adjacent to the lake.***

**Comments:** After receiving a complaint, the ACRD Building Inspector discovered work had been completed within the development permit area extending beyond the present natural boundary of Sproat Lake. Multiple concrete pilings and footings were poured below the high-water mark without obtaining a building permit or without seeking the recommendations of a biologist. A Stop Work Order was issued at that time. The applicants have since applied for all applicable permits and have submitted a report from a Registered Professional Biologist.

The QEP has provided recommendations regarding how to proceed with the project without causing additional damage to the riparian area. The development permit would be issued according to the recommendations provided in the QEP report, dated May 31, 2025, to ensure no further damage is caused. Staff recommend that the Board proceed with the public notification process to gather input on the variance application prior to making a decision.

Submitted by: *Alex Dyer*  
 Alex Dyer, MCIP, RPP, Planning Manager

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

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

Site Photos  
Images provided by D. R. Clough Consulting



Looking east. Existing staircase within DPA I.



Looking west. New footings for elevated deck below present natural boundary.

Dock approach to be removed and replaced.



Looking west. New footings for elevated deck and existing dock to be removed and replaced.



Looking north. New footings for elevated deck within DPA I.

## **D. R. Clough Consulting**

*Fisheries Resource Consultants*

6966 Leland Road Lantzville B.C. V0R 2H0

Ph/fax: [REDACTED] email: [REDACTED]

May 31, 2025

Attn Tony Hayes

10672 Taylor Arm Drive, Port Alberni BC

### **RE: 10672 Taylor Arm, Sproat Lake DPA, Environmental Assessment.**

#### **Introduction:**

This is a DPA environmental assessment for the replacement of a dock access ramp and deck at 10672 Taylor Arm Drive in Port Alberni. This document addresses the development plans with respect to the foreshore Development Permit Area (DPA) on Sproat Lake within the Alberni-Clayoquot Regional District (ACRD).

#### **Methods:**

Grant Taylor, Site contractor, and Brad West, McGill Engineering Ltd provided the background information on site December 6, 2024.

#### **Site Location:**

The subject property is 10672 Taylor Arm Drive. This property looks west over Sproat Lake (Fig.1). Lot 12, District Lot 622, Clayoquot District Plan 12452. A recent land survey was supplied by Prism Land Surveying Ltd. (Fig.2).

#### **Lot Description:**

The DPA area of the property is on a steep hill that drops nearly 12m from Taylor Arm Drive to the Sproat Lake high water mark. The narrow beach has fractured bedrock and cobbles that abut to a bedrock slope. There is an existing access to the beach with a trail, wood staircase leading down three flights to the beach. There are concrete pedestals at the end of the walkway. There is an existing float from the shoreline 15m to the lake.

#### **DPA Plant Community:**

The adjacent plant community is sparse due to the bedrock outcrop it is located on. Within the DPA there is a mix of natural vegetation scattered within opportunistic pockets of bedrock outcrops. This includes Douglas Fir (*Pseudotsuga menziesii*), Red Cedar (*Thuja plicata*) and Shore Pine (*Pinus contorta*) and Arbutus (*Arbutus menziesii*). The trees are 10-35 cm diameter and spaced 3-5m apart. There is a shrubby understory mostly of Evergreen Huckleberry (*Vaccinium ovatum*), with scattered Nootka Rose (*Rosa nutkana*), Ocean Spray (*Holodiscus discolor*), Salal (*Gaultheria shallon*) and ferns; Deer (*Struthiopteris spicant*), Sword (*Polystichum munitum*) and Bracken (*Pteridium aquillinum*). The open rock areas were covered in a layer of Step Moss (*Hylocomium splendens*).

#### **DPA Area:**

The ACRD Sec. 20 DPA 1 Foreshore and Riparian Areas Protection along Sproat Lake is 30.0m perpendicular to the Natural Boundary. The previously built deck may be slightly inside the DPA area; a digital measure indicates 27m from the shore to edge of deck. The property is approximately 34m wide (based on digital map measure) along the shore.

The current stairway and float works were historically established in the DPA area. They represent an approximate 1.0m wide access through the DPA area to the lake shore. This previous work starts at the deck of the house and descends a steep bank that has three wood surface landings and staircases to the shoreline. The staircases had their supports built on natural or placed ballast rock in terraces descending to the lake. The route appears to have been chosen to avoid or minimize tree removal along the route.

At the lake the previous access to lake consists of three walkway float segments extending . 12m. They attach to a 6m x 10m floating dock which attached to a 6mx7m dock. The first walkway segment was grounded out on the lake shore. There were no stiff legs or cables/chains visibly attaching to the shoreline. The anchoring system of the floats was not confirmed but appear to be submerged under the structure.

The current new structures in the DPA are 12 concrete pedestals. There are 11 single posts, each approximately 0.45m square footprint. With one larger approx. 1.2 m by 0.45m twin pedestal closest to the water. The vertical round columns are approx. 0.3-1.2m in ht. the pedestals are not embedded in the beach and were cast in place on top of the beach gravel.

#### **DPA Development Plans:**

- 1.) Remove the 12 concrete piles from the DPA area  
These pieces are expected to hand lifted to a sling from a mini excavator or hand carried out. A jack hammer or similar device to be used to split heavier items.
- 2.) Install a pour in place concrete pad above the Natural Boundary (drawing to be supplied)  
The pad will be hand framed and then concrete carried in buckets to fill the form.
- 3.) Install a 34.5m<sup>2</sup> deck to extend from the bottom landing of stairs to the ramp within the 25m setback from the Natural Boundary.
- 4.) Remove existing grounded floats and replace with a ramp (length to be confirmed)

#### **DPA Protection Plan:**

The proposed work activities lie directly within the DPA and work must proceed with environmental caution. There is the possibility the contractor will locate an excavator on the bank above the natural boundary to assist in extraction of the recent concrete material. All other work is expected to be by hand. The following environmental procedures are expected during construction activities:

##### **Plant Community in DPA**

- 1.) There must be no damage to existing native trees within the DPA, all trees will be flagged or located in the pre-work to protect from equipment damage. The Deck area is located in the cleared area used historically for access. There will be no trees or shrubbery removed in this location.
- 2.) Protect tree roots from compaction impacts of equipment with blast mats or wood sheets.
- 3.) Hand prune with sharp cuts any branches in the way of construction.
- 4.) Protect the site from ground and shrubbery from disturbance by equipment or personnel. Use the existing stairwell for personnel access to avoid damage to shrubbery. Shrubby in the DPA will be protected with mats and/or by pruning openings leaving roots intact to resprout. Replanting will be required on any permanently disturbed plant sites identified by inspection from the QEP.

##### **Habitat and Water Quality in DPA**

- 1.) No heavy equipment shall be below the Natural Boundary.
- 2.) No construction is to take place in the lake perimeter unless Water Act Permit is obtained.
- 3.) Construction materials must be not enter Sproat Lake. A sediment fence must be used to isolate the work area from the Lake and DPA area.
- 4.) Removal of the existing set concrete is expected to be by hand and with hand tools. The concrete is loosely attached and they may be lifted out in one piece. If a rope or sling attached to a mini excavator is used; the machine must be in a non treed area of the DPA

- and efforts to remove must not disturb the ground, such as using plywood sheeting to protect the ground from disturbance under the route of the concrete.
- 5.) Work in the DPA is to be done when the lake level (which can rise above the Natural Boundary) is below the work areas. The work cannot be done in rain.
  - 6.) During rain events all erodible construction materials must be covered.
  - 7.) Residual concrete dust, chips or fragments must be prevented from escaping the work area and entirely removed from the DPA. A sediment cloth or other membrane must be used to protect any natural surfaces outside the concrete footprint during removal or new construction.
  - 8.) The single new concrete footing will require pour in place concrete. The forms must be sealed with rod or spray foam. The wet concrete must also be contained with a sediment fence. The concrete is recommended to be transported to the form by hand bucket or small pumper. No mixing concrete on the lower beach area, mix may occur on the deck area, back yard or offsite.
  - 9.) All carpentry operations with wood, fasteners or coatings must be isolated the surface of the DPA.( I.e. Lay down sediment cloth or tarps under operations in the DPA); do as much as possible construction outside the DPA (I.e. pre paint the wood stairs offsite). No wood preservatives may applied in or over waterways.
  - 10.) Materials such as fuels or concrete products must be controlled from spillage in the work DPA area 30m of the lake. If using chainsaws, fuel should be done away from the lake. A spill kit is required to be onsite to address fuel spills.
  - 11.) A QEP will be required to inspect the site to ensure these measures are followed.

**Discussion:**

The property had a floating access from the lakeshore. The floating access tended to ground out on the shore during lower water levels. It also was unsafe as it was unsteady when landed. The property owner has chosen to install an access ramp that will suspend over the shore and land in deeper water, avoiding the environmental impacts of the floats. Removal of previously installed concrete footings is expected to be low risk as the pieces can be lifted out as is or split in a contained environment. The new design will avoid areas below the Natural boundary as well as extend out past the beach to have less environmental impact. The deck will be on the existing footprint of the historic access to the beach over bare ground/bedrock. The property owner is not to disturb any vegetation outside this work area.

By adhering to the points outlined above this project should be completed without negatively affecting the environment and corresponding to the Sproat Lake DPA I bylaw.

Yours Truly,



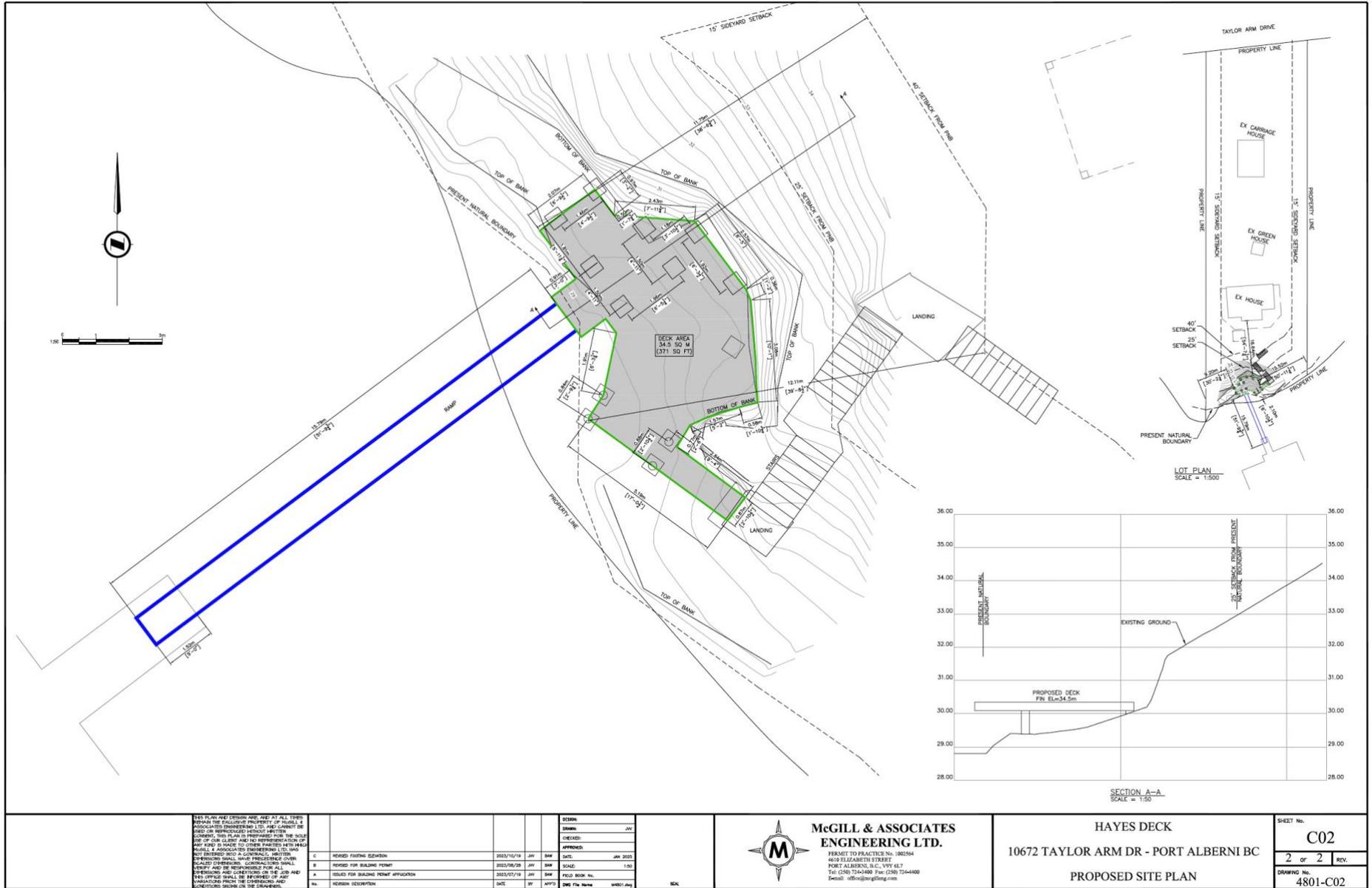
David Clough, RPBio

Figure 1 – Site Location





Fig. 3 Ramp /Deck Plan



**Figure 4: Site Photos**



1.) Existing stairway through trees in DPA 1 area.



2.) Existing dock/floats



3.) Deck location.

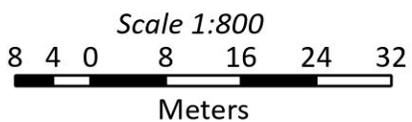


4.) Approx. location of the new ramp foundation above Natural Boundary.



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10672 Taylor Arm Drive  
 LOT 10, DISTRICT LOT 622, CLAYOQUOT  
 DISTRICT PLAN 12452



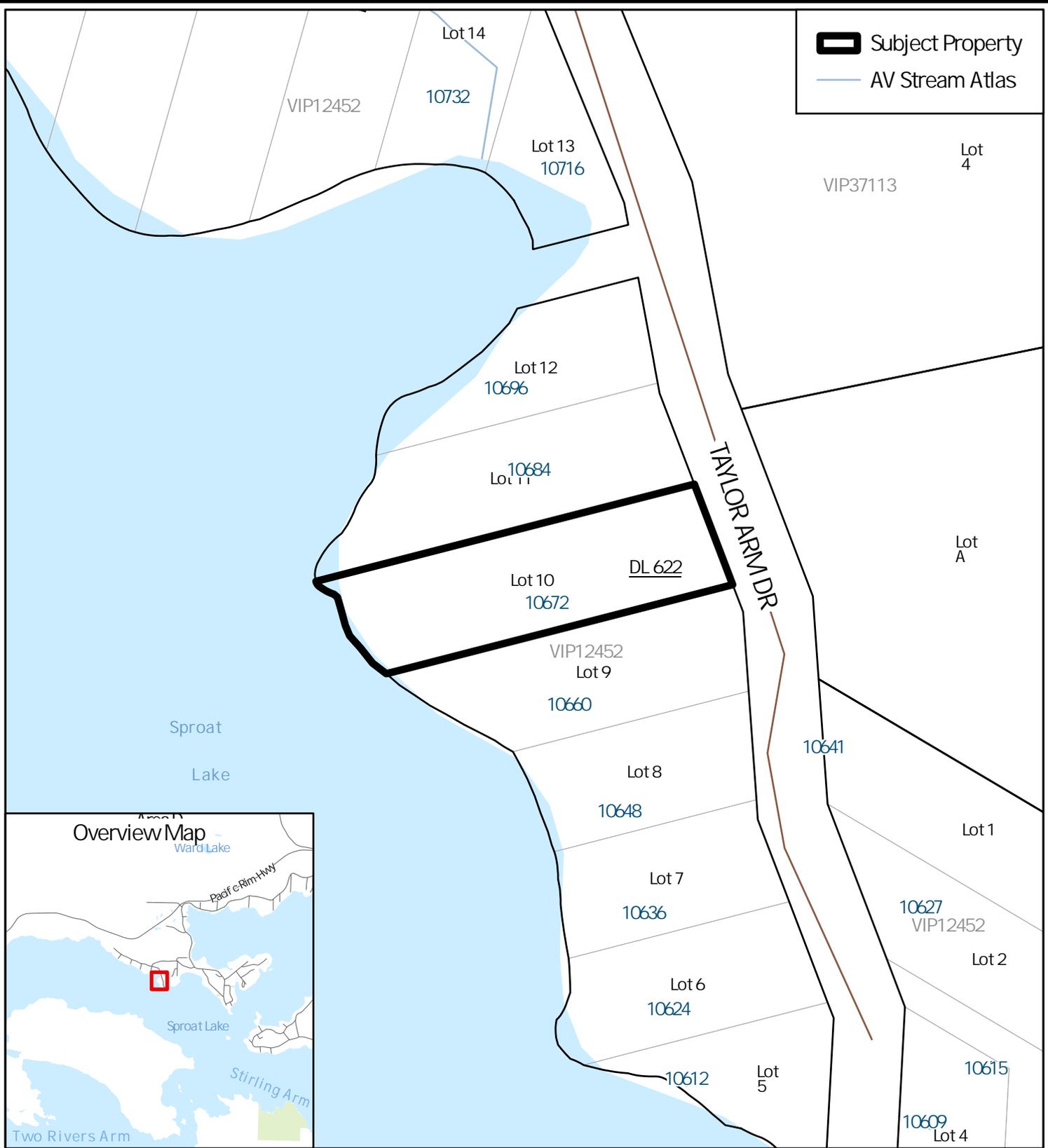
-  Subject Property
-  Parcels



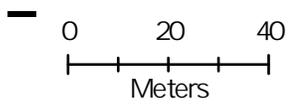
**ALBERNI-CLAYOQUOT  
 REGIONAL DISTRICT**

Prepared 2025-07-22  
 Sources: Maxar, Microsoft, Esri Canada,  
 LidarBC (DEM, Hillshade) 2019,  
 ParcelMapBC; ACRD, City of Port  
 Alberni

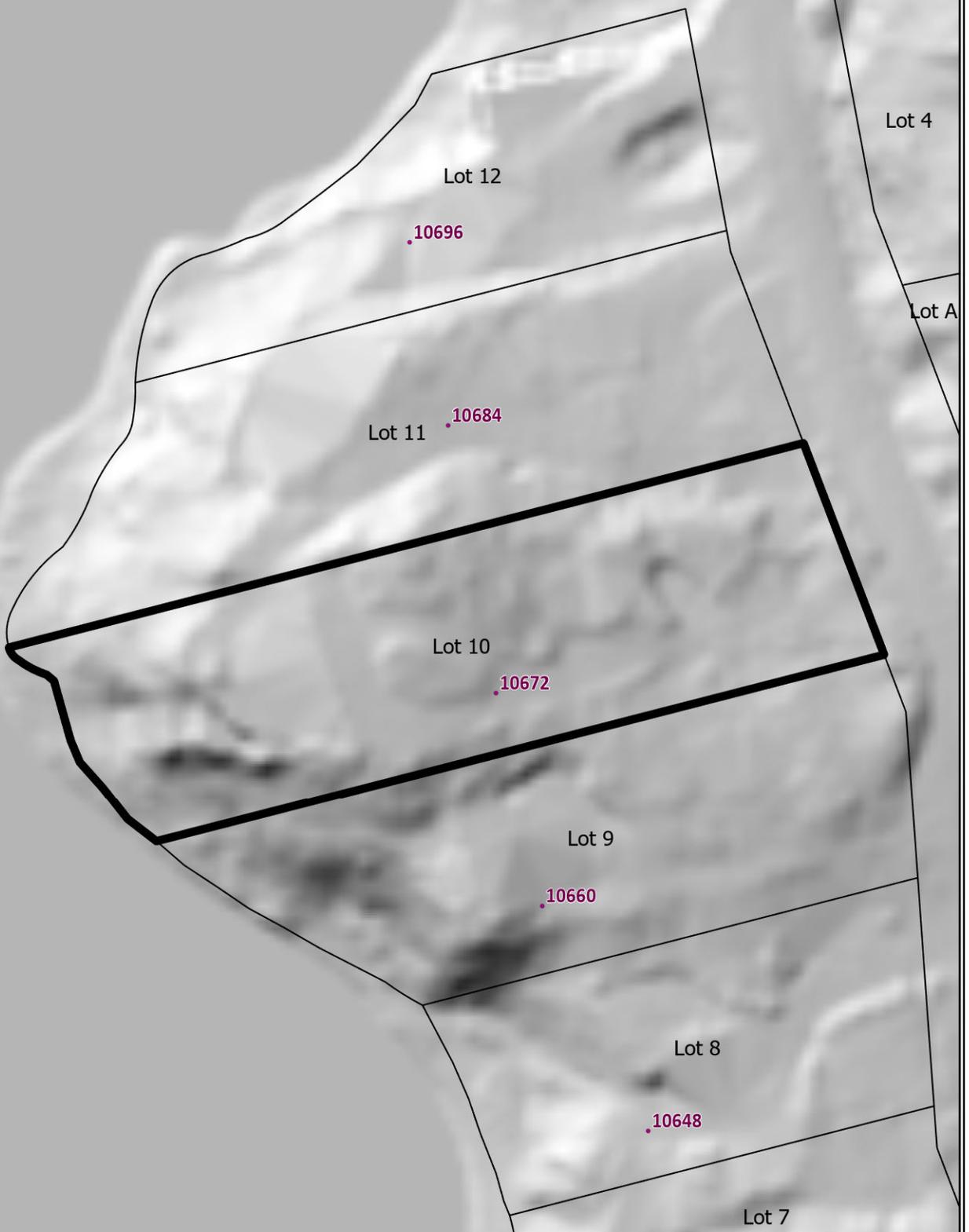
 Subject Property  
 AV Stream Atlas



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



 Civic Address: 10672 Taylor Arm Drive  
Legal Description: LOT 10, DISTRICT LOT 622, CLAYOQUOT DISTRICT  
PLAN 12452



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10672 Taylor Arm Drive  
LOT 10, DISTRICT LOT 622, CLAYOQUOT  
DISTRICT PLAN 12452

-  Subject Property
-  Parcels



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

Prepared 2025-07-22  
Sources: LidarBC (DEM, Hillshade)  
2019, ParcelMapBC; ACRD, City of Port  
Alberni

