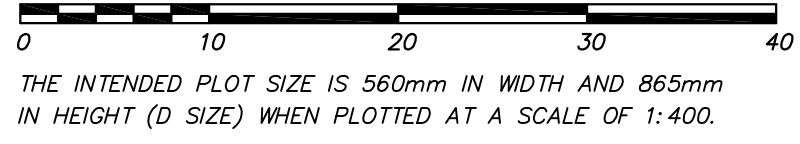


**SITE PLAN OF LOT A, DISTRICT LOT 204, ALBERNI DISTRICT, PLAN VIP85387.
SHOWING PROPOSED BUILDING LAYOUT CONCEPT THEREON**

SCALE 1:400

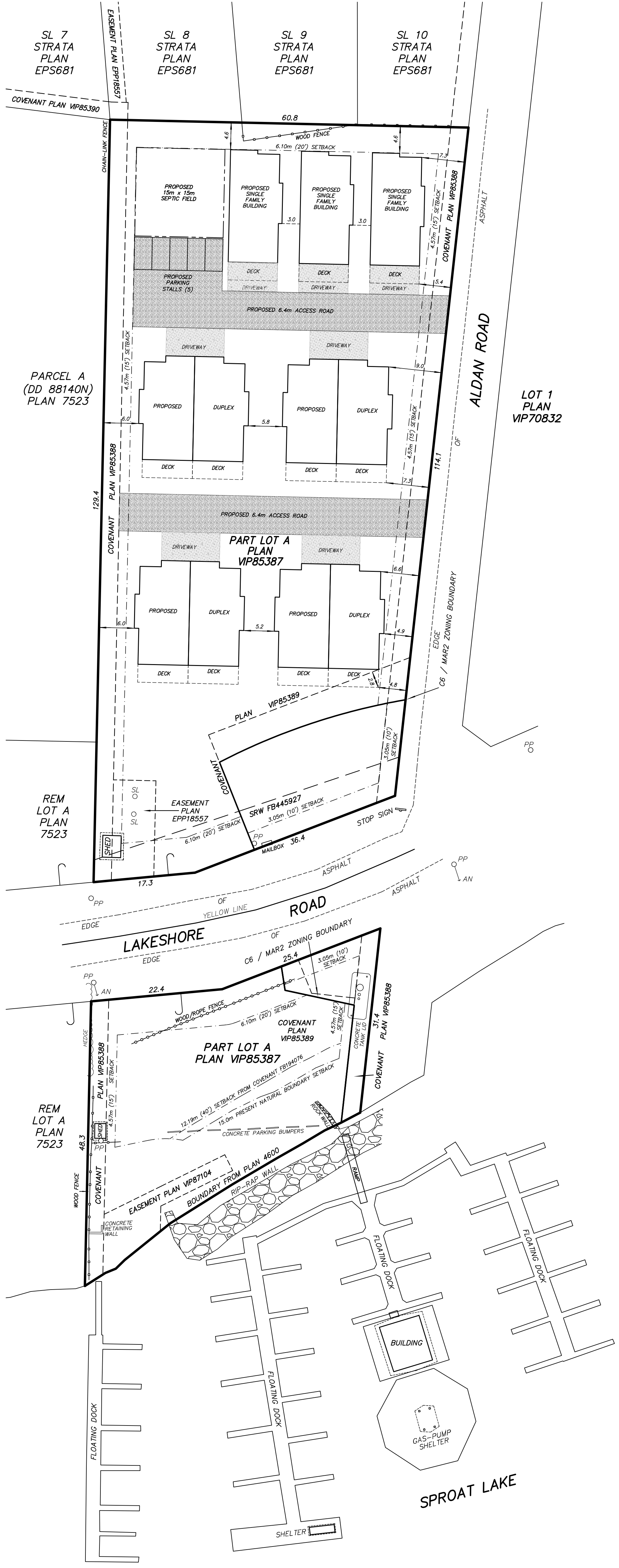
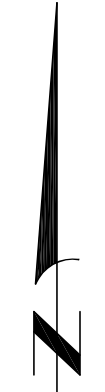


NOTES:

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE DERIVED FROM LTO RECORDS.
ELEVATIONS ARE GEODETIC IN METRES, REFERENCED TO CGVD2013 DATUM, DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS POST-PROCESSED USING NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.
CONTOUR INTERVAL IS 0.2 METRES.
FLOOD CONSTRUCTION LEVEL ASSESSMENT FROM RYZUK GEOTECHNICAL CONSULTANTS: ASSESSED FLOOD CONSTRUCTION LEVEL = 35.13m FILE NO. 12181-1 (DATE: 2024/09/10)
JURISDICTION: ALBERNI-CLAYOQUOT REGIONAL DISTRICT
PARCEL ZONING: TOURIST COMMERCIAL DISTRICT (C6) / MARINA TWO DISTRICT (MAR2)
PID NO: 027-581-039
THIS LOT IS SUBJECT TO LTO CHARGE NUMBERS: M76300, FB194074, FB194076, FB445927, FB445928, FB445927, FB446468, CA2585222 AND CA2585245.
CIVIC ADDRESS: 10412 LAKESHORE ROAD, PORT ALBERNI, BC

LEGEND:

- DENOTES SETBACK LINE
- - - - DENOTES ROOF OVERHANG
- PP O DENOTES POWER POLE
- SL O DENOTES SEPTIC LID
- AN ← DENOTES HYDRO ANCHOR
- CSP --- DENOTES CORRUGATED STEEL PIPE
- BOD - - - - DENOTES BASE OF DITCH



223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 24-024-BL
DRAWING FILE: 24-024 P10.dwg
DATE: 2026-04-10