

## PUBLIC HEARING

### ELECTORAL AREA "D" – Sproat Lake

A Public Hearing for residents and property owners within Electoral Area "D" will be held in the Regional District Office, 3008 Fifth Avenue, Port Alberni, BC, at 7:00 p.m. on June 16, 2008 to consider the following:

By-law P1203 to amend By-law P1118, the Sproat Lake Official Community Plan, by redesignating Lot 1, District Lot 204, Alberni District, Plan 4600 and Lot 1, District Lot 126 and 204, Alberni District, Plan 38581 from "Commercial and Residential 1" to "Lakeshore Road Resort/Residential" and Policy 6.4.2 to read: "Retain/rehabilitate natural stream side vegetation as much as possible and minimum setbacks as established by the Province, but in no cases less than 30 m for Sproat Lake, Great Central Lake, the Somass, Stamp and Sproat rivers and 15 m in the case of minor rivers and streams. Such setbacks may be reduced where environmental studies, prepared by a professional biologist, confirm no adverse effects in water bodies and where a public benefit occurs (such as lake access)" to allow a 10 unit Residential Development and a 10 unit Tourist Commercial Development.

(655570 BC Ltd. & Craig Casavant – J. McManus as agent - 10412 Lakeshore Road and 10400 Aldan Road)

By-law P1204 to amend Zoning By-law No. 15 by rezoning Lot 1, District Lot 204, Alberni District, Plan 4600 and Lot 1, District Lot 126 and 204, Alberni District, Plan 38581 from a mix of Small Holdings (A1) District, Acreage Residential (RA1) District, Park and Public Use (P2) District, and Highway Commercial (C4) District to a mix of Single Family Residential (R1) District, Marina Two (MAR2) District and Tourist Commercial (C6) District to allow a 10 unit Residential Development and a 10 unit Tourist Commercial Development.

(655570 BC Ltd. & Craig Casavant – J. McManus as agent - 10412 Lakeshore Road and 10400 Aldan Road)

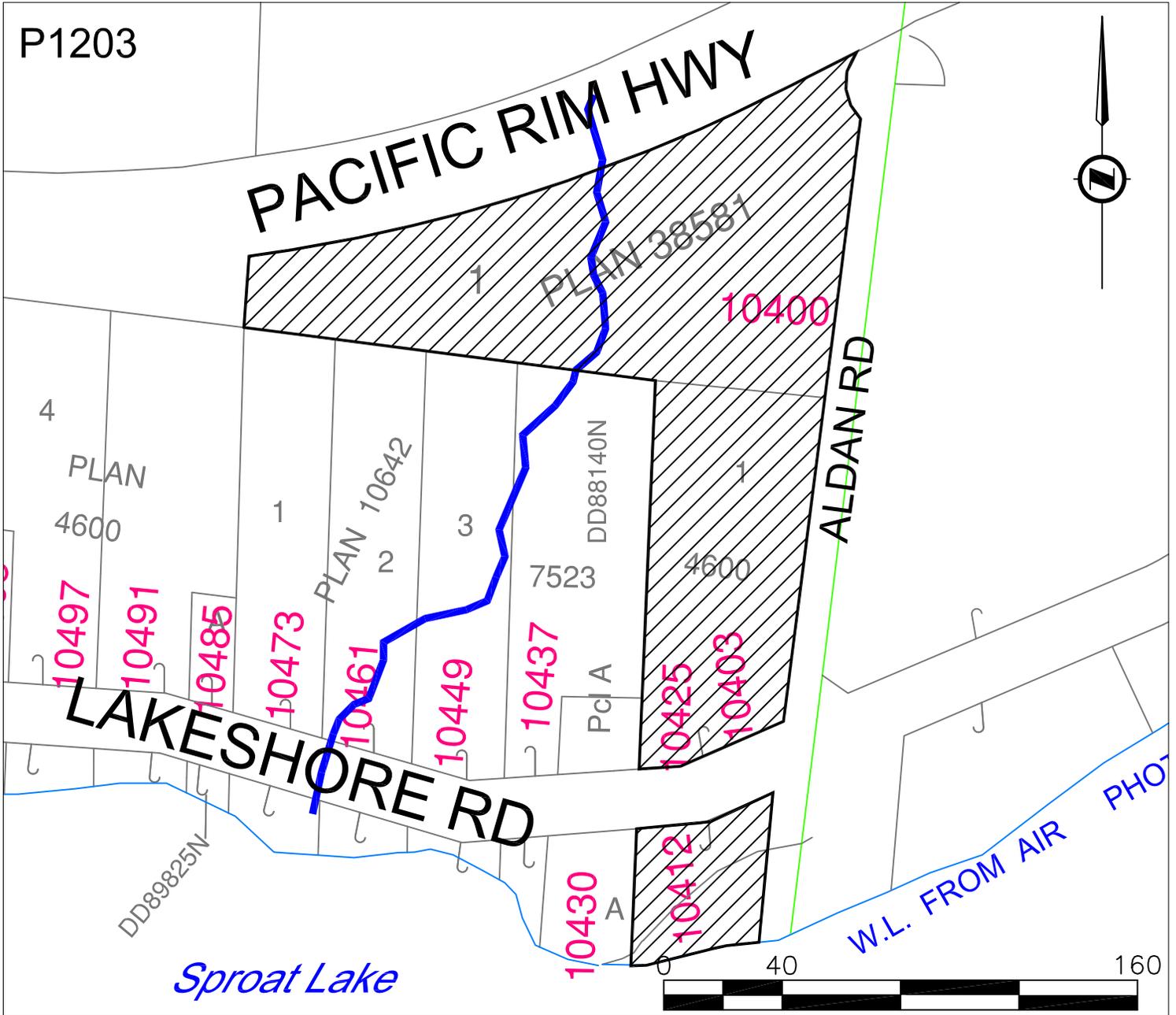
All persons who consider their interest in property affected by the proposed by-laws will be given an opportunity to be heard in matters contained in the by-laws.

The public hearing on By-law P1203 and By-law P1204 is to be held by Director P. Cote, her alternate Director, or the Chairperson of the Regional Board as a delegate of the Regional Board. A copy of the Board resolution making this delegation is available for public inspection along with copies of By-law P1203 and By-law P1204 as set out in this notice.

Interested persons may inspect the by-laws and relevant background documents at the Regional District Office during normal office hours, 8:00 a.m. to 4:30 p.m., Monday through Friday (except statutory holidays) from June 6, 2008 through June 16, 2008, both inclusive.

Mike Irg, M.C.I.P  
Manager of Planning and Development

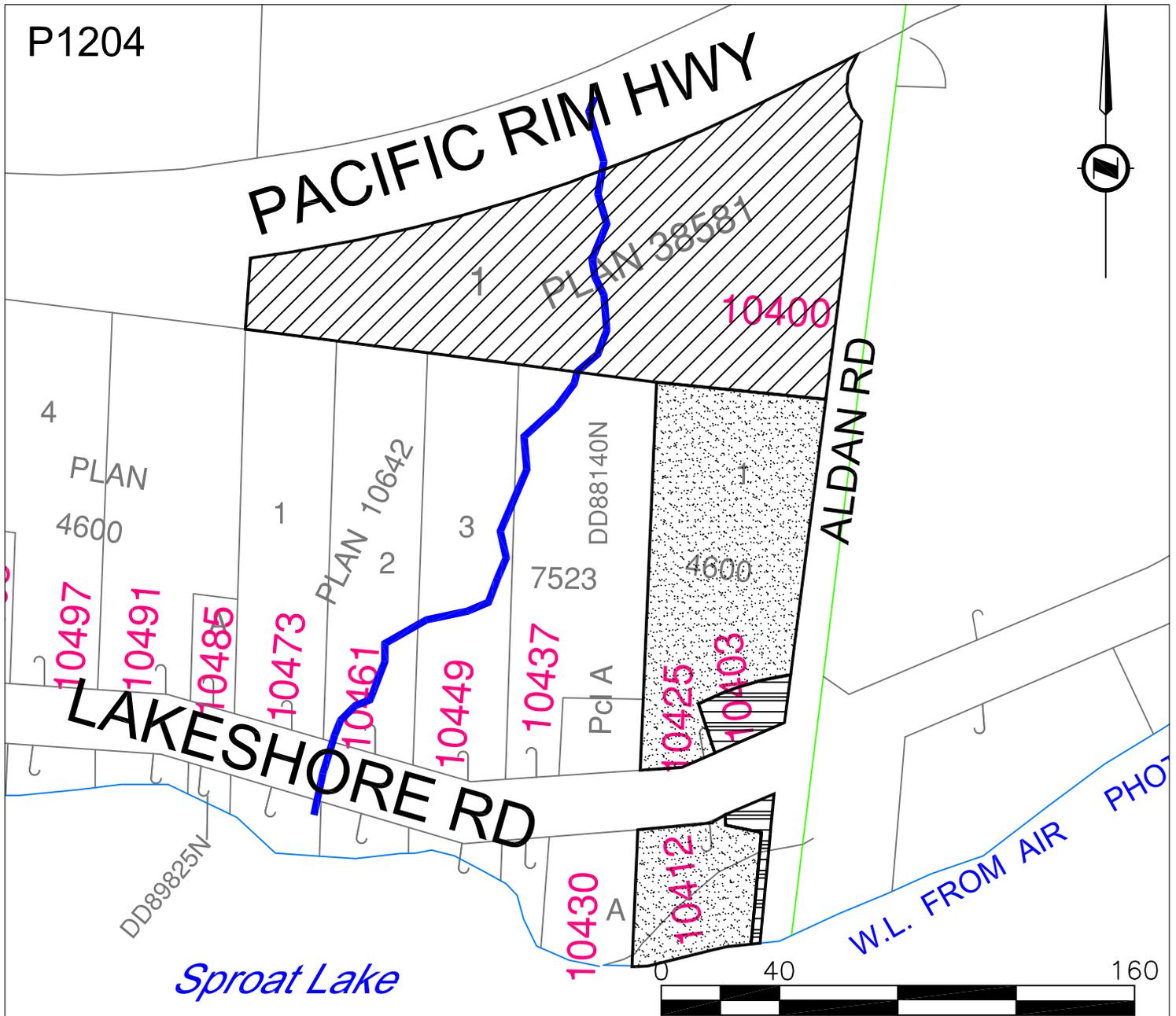
Regional District of Alberni – Clayoquot  
3008 Fifth Avenue  
Port Alberni, BC V9Y 2E3  
Telephone: (250) 720-2700 Fax: (250) 723-1327



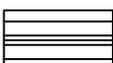
Legal Description: Lot 1, D.L.126 and D.L. 204, Alberni District, Plan 38581 and Lot 1, D.L. 204, Alberni District, Plan 4600.



To be redesignated from "Commercial" & "Residential 1" to "Lakeshore Road Resort/Residential"



Legal Description: Lot 1, D.L.126 and D.L. 204, Alberni District, Plan 38581 and Lot 1, D.L. 204, Alberni District, Plan 4600.

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 To be rezoned from Small Holdings (A1) District, to Single Family Residential (R1) District
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 To be rezoned from Acreage Residential (RA1) District, Highway Commercial (C4) District and Park & Public (P2) District to Tourist Commercial (C6) District.
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 To be rezoned from Acreage Residential (RA1) District, Park & Public Use (P2) District and Highway Commercial (C4) District to Marina Two (MAR2) District.