



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

June 30, 2021

CHERRY CREEK ADVISORY PLANNING COMMISSION

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

- RF17010 – 2996 Highmoor Road (Aspell)
- RF21010 – 2404 Timberlane Road (J & Y Sohn Enterprises Ltd.)

Please review these applications so that your Director can submit your recommendations to the Regional Board on Wednesday, July 28th, 2021.

Your next meeting is scheduled for **Monday, July 5th at 7:00 pm** through Zoom Video or Phone Conferencing. Refer to the email for details and Zoom invitation.

Sincerely,

Alex Dyer, MCIP, RPP
Planning Manager

Enclosures

Cc Applicants



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

Rezoning Application

MEETING DATE: July 28, 2021

ACRD FILE NO.: RF17010 (2021 update)

APPLICANTS: Davin Aspell (agent: Dionne Aspell)

LEGAL DESCRIPTION: LOT 1 DISTRICT LOT 19 ALBERNI DISTRICT PLAN VIP83791

LOCATION: 2996 Highmoor Road

ELECTORAL AREA: "F" Cherry Creek

Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1433 be read a first time.
- THAT the public hearing for Bylaw P1433 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District.
- THAT the Board of Directors confirm that adoption of Bylaw P1433 is subject to:
 - a) Confirmation from a Registered On-Site Wastewater Practitioner that the property is capable of accommodating on-site sewage disposal to a 1 acre minimum lot size;
 - b) Approval of the zoning amendment by the Ministry of Transportation & Infrastructure in accordance with Section 52 of the *Transportation Act* for development adjacent to a Controlled Access Highway;
 - c) Meeting technical referral agency requirements.

Applicant's Intention: The property owner has applied to rezone the 1.36 hectare (3.36 acre) property from Small Holdings (A1) District to Acreage Residential (RA2) District in order to facilitate subdivision to a 1 acre minimum lot size. The applicants intend to subdivide the property into three lots, creating two vacant 1 acre parcels and a 1.3 acre remainder encompassing the existing single family dwelling.

RF17010

July 2021 Update: The applicants previously applied to rezone the property to Acreage Residential (RA2) District in 2017 in order to accommodate a two lot subdivision. The ACRD Board gave first reading to zoning amendment Bylaw P1368 on February 28, 2018. After first reading and before a public hearing was held, the applicants chose not to proceed with their rezoning application at that time. The application was dormant until the property owner contacted the ACRD in 2021 to advise that they now wish to proceed with rezoning and move forward with a three lot subdivision proposal.

Observations:

i) **Status of Property:** The 1.36 ha (3.36 acre) parcel is relatively flat, sloping gently upwards along the eastern edge towards the smaller residential lots along Locke Road. There are some trees near the eastern property line, but the lot is otherwise cleared. There is a single family dwelling in the northwest corner of the lot, and a shed along the western edge of the property. The rest of the property is vacant.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. As a condition of rezoning, planning staff recommend that the property owner seek confirmation from a Registered On-Site Wastewater Practitioner that the property is capable of accommodating on-site sewage to a 1 acre minimum density.
- b. **Water Supply:** Cherry Creek Waterworks District.
- c. **Fire Protection:** Cherry Creek Fire Department.
- d. **Access:** Access to the property is off Highmoor Road. As the property lies within 800 metres of a Controlled Access Highway, the Ministry of Transportation & Infrastructure (MOTI) must approve the zoning amendment prior to the Board considering the bylaw for final adoption.

iii) **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as “Residential Use”. This designation permits a minimum parcel size of 0.24 hectares (0.6 acres) for properties connected to a community water system. The property is within the Cherry Creek Waterworks District.

The OCP designates a Development Permit Area (DPA) that impacts development on this property: “Development Permit Area I – Riparian Areas Protection”. This DPA extends 15 m on either side of the high water mark of a minor creek. A small tributary of Rogers Creek extends near the northwest region of the property. This tributary is considered a minor creek, and a small portion of the 15 m buffer extends into the northwest corner of the subject property.

The zoning amendment and proposed subdivision complies with the policies and objectives of the Cherry Creek OCP. A development permit may be required at the subdivision stage.

RF17010

Zoning: The property is zoned Small Holdings (A1) District. The applicant intends to rezone the property to Acreage Residential (RA2) District to allow for a three lot subdivision with a 1 acre minimum density.

	A1 District (existing)	RA2 District (proposed)
Minimum Lot Area:	2 acres	1 acre
Minimum Lot Width:	165 feet	120 feet
Lot Coverage:	-	25%
Minimum Setbacks		
Front:	25 feet	40 feet
Rear:	30 feet	30 feet
Side:	5 feet	15 feet

At present, the residence on the property does not conform to the required zoning setbacks. The residence pre-dates the Zoning Bylaw and would be considered a legal non-conforming structure as it relates to setbacks. The proposed subdivision will not increase the non-conformity, however any new construction on the property will need to comply with the setbacks required by the proposed RA2 zoning.

The zoning map amendment to Acreage Residential (RA2) District is required to facilitate subdivision of the property to a 1 acre minimum density.

Comments: Planning staff recommend that confirmation from a Registered On-Site Wastewater Practitioner that the property is capable of accommodating on-site sewage disposal to a minimum 1 acre density is required as a condition of rezoning approval. Also, as the property lies within 800 metres of a Controlled Access Highway, the bylaw must be approved by MOTI as per Section 52 of the *Transportation Act*.

Planning staff are supportive of proceeding with the public hearing process for the application as the zoning amendment generally complies with the policies and objectives of the Cherry Creek OCP and provides an opportunity for in-fill development that is similar in character with the surrounding area.

Submitted by:



Alex Dyer, MCIP, RPP, Planning Manager

Reviewed by:



Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by:

Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

RF17010



ALBERNI-CLAYOQUOT REGIONAL DISTRICT
 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
 Phone: (250) 720-2700 Fax: (250) 723-1327

APPLICATION FOR DEVELOPMENT

- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Board of Variance Application |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input type="checkbox"/> Development Variance | <input type="checkbox"/> Other: _____ |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <u>DAVIN ASPELL</u>	Name:
Mailing Address: <u>2496 highmoor road</u> <u>Port Alberni</u> <u>V9Y 2K9</u>	Mailing Address:
Telephone: <u>250-731-9435</u>	Telephone:
Fax:	Fax:
Cell:	Cell:
Email:	Email:

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

DEC 05 2017

RECEIVED

• Legal Description: _____

• Particulars of Proposed Development:

- Existing OCP Designation: Residential
- Proposed OCP Designation: _____
- Text Amendment: _____
- Existing Zone: A1
- Proposed Zone: RA2
- Within the Agricultural Land Reserve (ALR)?: No Yes
- Within a Development Permit Area?: No Yes
- Method of Sewage Disposal: Community System Onsite Septic System Other
- Method of Water Supply: Community System Onsite Water System Other

• Other (explain): _____

• Describe the existing land use of the subject property: Residential use

- Describe the existing land use of lands adjacent to the subject property:

North: Highmoor road
South: Field - residence
East: Residential houses
West: Roger creek

- Describe the proposed development of the subject property (attach additional pages if necessary):

re zoning - split property into 2 lots

- Reasons and comments in support of the application (attach additional pages if necessary):

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- the legal boundaries and dimensions of the subject property;
- boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- the location of permanent building and structures on the subject property with distances to property lines;
- the location of any proposed building, structures, or additions hereto, with distances to property lines;
- the location of any existing sewage disposal systems and/or property water source; and
- topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review or your application.

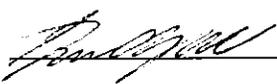
If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.

I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and

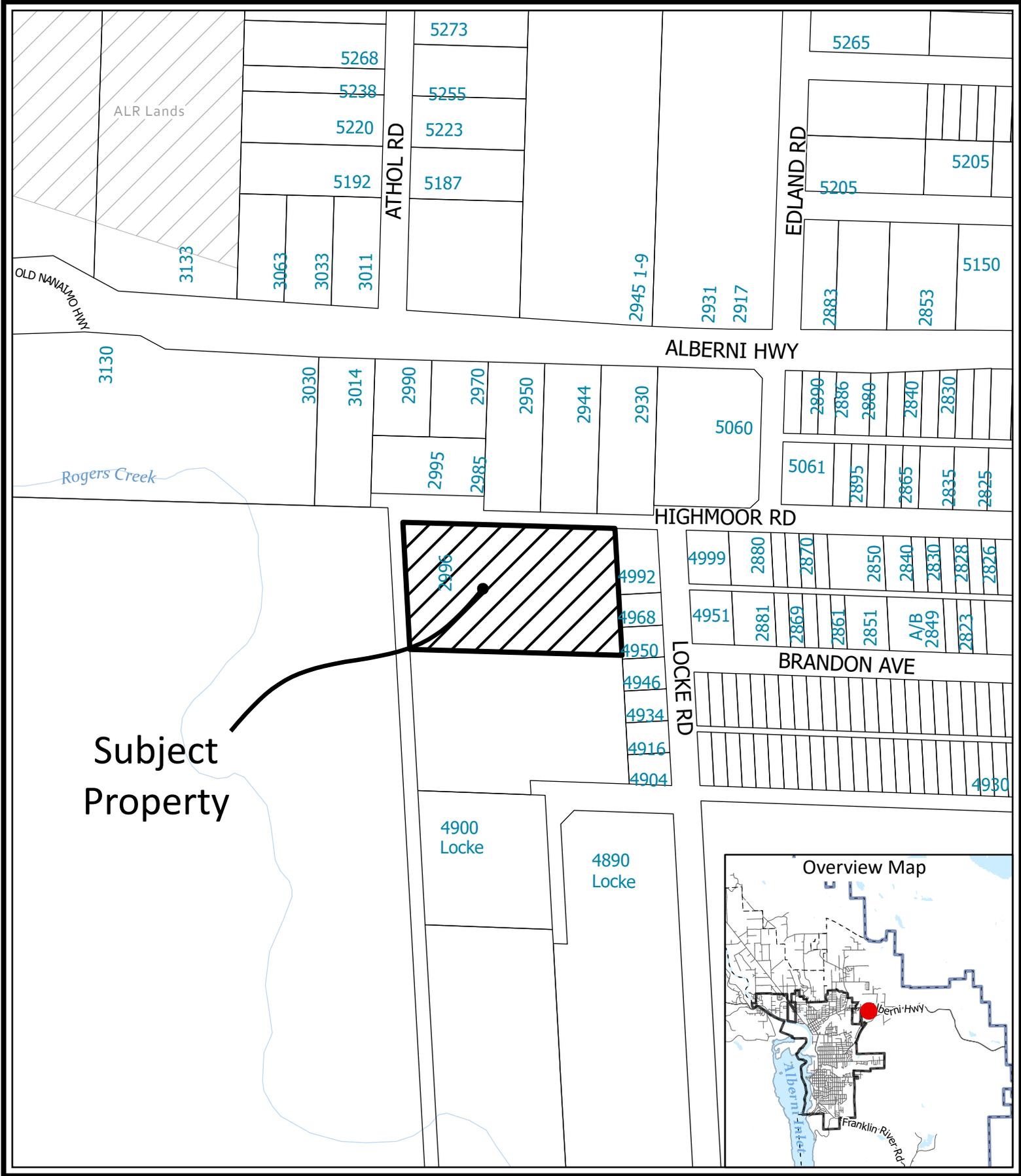
I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature: 

Applicant/Owner Signature: _____

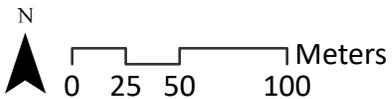
Date: Nov 29 / 2017



Subject Property

6411 Beaver Creek Road

Legal Description: LOT 1, DISTRICT LOT 19, ALBERNI DISTRICT, PLAN VIP83791

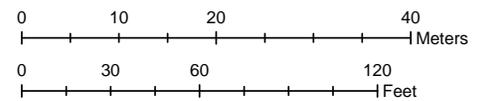




2996 Highmoor Road

Prepared 29 June 2021, ACRD.
30 cm Orthophoto 2012, TRIM

Scale: 1:500



2018 Pictures

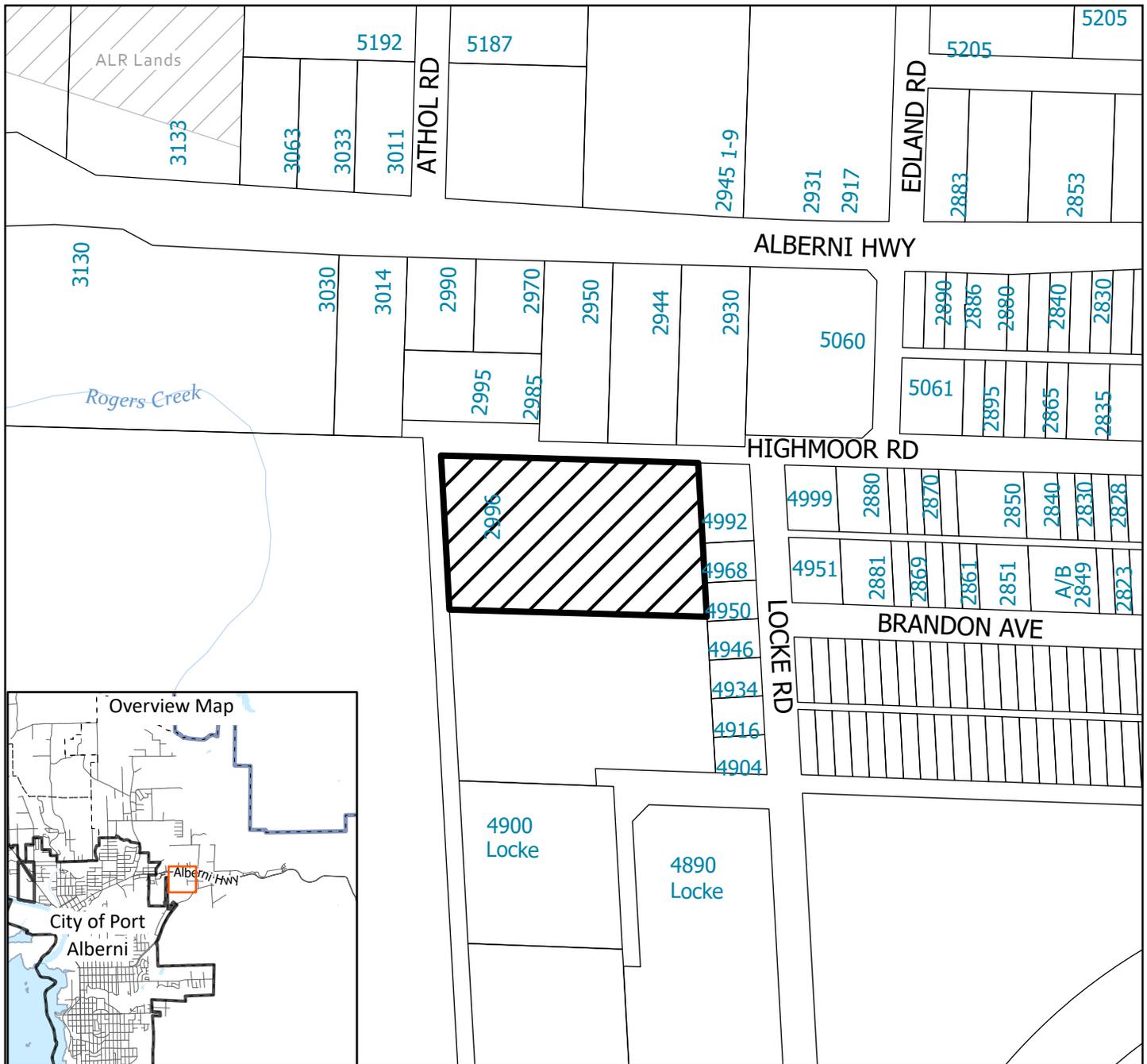






Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1433



P1433 Aspell
Legal Description: LOT 1 DISTRICT LOT 19 ALBERNI DISTRICT PLAN
VIP83791



0 40 80 Meters



To be rezoned from Small Holdings (A1) District to Acreage Residential (RA2) District



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

Rezoning Application

MEETING DATE: July 28, 2021

ACRD FILE NO.: RF21010

APPLICANTS: J & Y Sohn Enterprises Ltd. (Agent: Denis Francoeur)

LEGAL

DESCRIPTION: LOT B, DISTRICT LOT 136, ALBERNI DISTRICT, PLAN 18037, EXCEPT THAT PART IN PLAN 35581

LOCATION: 2404 Timberlane Road

ELECTORAL AREA: "F" Cherry Creek

Applicant's Intention: The property owner is applying to rezone a portion of the Timberlodge property located at 2404 Timberlane Road from Tourist Commercial (C6) District to Campground Commercial (C8) District to accommodate an expansion of the RV campground while accommodating the existing hotel and restaurant uses already existing on the property.

Recommendations:

- THAT Bylaw P1434, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time;
- THAT the public hearing for Bylaw P1434 be delegated to the Director for Electoral Area 'F', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1434 is subject to:
 - a. Issuance of a development permit to satisfy the requirements of DPA III – Objectives for Form and Character;
 - b. Confirmation from a Registered On-Site Wastewater Practitioner that the sewage disposal systems on-site are capable of servicing the expanded campground, hotel and restaurant uses;
 - c. Registration of an easement over a portion of the neighbouring LOT 1, PLAN VIP35581 property to the west securing access to existing on-site sewage disposal infrastructure and road access into the west side of the campground;
 - d. Approval of the zoning amendment by the Ministry of Transportation & Infrastructure in accordance with Section 52 of the *Transportation Act* for

RF21010

- development adjacent to a Controlled Access Highway;
- e. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: The Cherry Creek APC will consider this application on July 5, 2021.

Observations:

Status of Property: The 1.46 hectare (3.6 acre) property is developed as a commercial property with a 22 room hotel, restaurant and 60+ site RV campground. The older portion of the campground on the south side of the property includes +/- 42 RV sites and an expansion to the campground built in 2020 in the north west portion of the property added an additional 20 RV sites. The applicants proceeded with the expansion under the impression that the existing mix of C6/C8 zoning would allow for the use. An additional expansion to the campground east of the hotel is planned for the future. The campground appears to be primarily occupied by residents who are residing on-site over a longer term basis than transitory, tourist accommodation. The south half of the property was rezoned to Campground Commercial (C8) District in 1988 to accommodate the initial development of the RV campground.

The internal road is paved and the expanded area of the campsite is entirely paved. There is a 6-8 foot tall corrugated metal fence built on concrete blocks screening the campground from the road and from the hotel/restaurant buildings. The new fence is setback +/- 30 feet from Timberlane Road providing an off-street graveled parking area between the road and the campground.

The property is adjacent to a P1-zoned cemetery to the east, vacant M1-zoned industrial lands to the south and a C6-zoned property with one existing single family dwelling located to the west. The adjacent property to the west, described as LOT 1, PLAN VIP35581, is also owned by the applicants and serves as the western access point into the campground and accommodates the septic fields for the entire development.

i) Services

- a. **Sewage Disposal:** On-site sewage disposal. Three separate new septic systems were installed by a Registered On-Site Wastewater Practitioner in 2020 to service the hotel, restaurant and the existing and expanded RV campground area. The systems were designed to accommodate future expansion of the uses on the property. The septic fields for each of the new septic systems are located on the adjacent LOT 1, PLAN VIP35581 which is also owned by the applicants. As a condition of rezoning approval, staff recommend that confirmation of Island Health septic certifications are in place to accommodate the full build-out of the development.
- b. **Water Supply:** Cherry Creek Waterworks District.
- c. **Fire Protection:** Cherry Creek Fire Department. As part of the agency referral process, the Fire Department will have an opportunity to review the development proposal and will be asked to consider fire safety for the site and safe access/egress to the property.

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- d. **Access:** The property is accessed off Timberlane Road, which is a frontage road along the highway near the junction of the Alberni Highway and the Port Alberni Highway (Redford extension). The internal access roads within the campground appear to be wide enough for larger vehicle access and there are two gated access points to Timberlane Road: one access along the east boundary of the property approximately 60 metres from the Alberni Highway and one access along the west boundary of the property encroaching onto the adjacent C6-zoned property also owned by the applicants. As the property lies within 800 metres of a Controlled Access Highway, the Ministry of Transportation & Infrastructure (MOTI) must approve the zoning amendment prior to the Board considering the bylaw for final adoption.

ii) Existing Planning Policies Affecting the Site

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Cherry Creek Official Community Plan designates the property as “Commercial Use”. Policy 7.2.4 of the OCP supports the expansion and location of highway and tourist commercial uses in the vicinity of the junction of the Alberni and Port Alberni Highways. The OCP recognizes that the junction of the two highways plays an important role in one’s initial impression of the Alberni Valley when arriving by vehicle and supports the enhancement and beautification of the entrance to the Alberni Valley. Policy 7.2.3 requires development permits for any commercial development on lands designated as Commercial Use along the Alberni and Port Alberni Highways.

Development Permit Area III – Objectives for Form and Character (DPA III) applies to all commercial, industrial and multi-family residential development along the highway corridor and is intended to ensure that development forms a positive impression along the highway, to the greatest extent possible. DPA III includes guidelines for the form and character of commercial buildings, screening, landscaping, access/egress, parking, lighting and overall site planning. A development permit is required for the expansion to the commercial campground and for any proposed future expansion. As a condition of rezoning approval, planning staff recommend that the Board require the issuance of a development permit for the campground expansion that satisfies the guidelines of DPA III.

The zoning amendment complies with the policies and objectives of the Cherry Creek OCP. A development permit will be required to satisfy the guidelines of DPA III for the expansion to the commercial campground.

- c. **Zoning:** The property is split-zoned Tourist Commercial (C6) District and Campground Commercial (C8) District with the north half of the property currently zoned C6 and the south half zoned C8. The C6 District permits hotel/motel uses with ancillary restaurant uses while the C8 District permits campgrounds.

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	C6 District (existing)	C8 District (proposed)
Minimum Lot Area:	0.34 acre	2 acres
Minimum Lot Width:	120 ft.	200 ft.
Lot Coverage:	-	-
Minimum Setbacks Front:	20 ft.	25 ft.
Rear:	20 ft.	30 ft.
Side:	15 ft.	15 ft.

The property owner is applying to rezone a portion of the north half of the property, an area surrounding the existing hotel and restaurant buildings, from C6 to C8 to accommodate an expansion to the RV campground. The total area to be zoned Campground Commercial (C8) District is 2.9 acres, which complies with the minimum lot size required by the C8 zoning.

The expansion of the commercial campground requires a rezoning of a portion of the property from Tourist Commercial (C6) District to Campground Commercial (C8) District.

Comments: The rezoning would accommodate the expansion of the RV campground on the property while retaining the existing hotel and restaurant uses. There are 60+ RVs currently located on the property, including 20 new RV sites that were added in 2020. The new campground area is entirely paved and screened from the road by a 6-8 foot tall corrugated metal fence built on concrete lock blocks. The issuance of a development permit to satisfy the guidelines in Development Permit Area III – Objectives for Form and Character will be required for the campground expansion. The development permit will consider aspects of the development that impact the visual aesthetic along the highway corridor including screening, fencing, landscaping, access/egress, signage, parking, lighting and overall site planning.

The internal access road includes two access points to Timberlane Road and is designed to accommodate wider vehicle access. The layout appears to allow for safe access and egress into the campground. If the rezoning proceeds to public hearing, staff will refer the bylaw to various affected agencies to consider technical safety aspects of the campground development, including MOTI, Island Health, Cherry Creek Fire Department, Cherry Creek Waterworks District and ACRD Building Inspection.

The registration of an easement over the adjacent LOT 1, PLAN VIP35581 securing access to the existing septic fields, and to the western access point into the campground, will ensure that these services will remain in place in the event that there are any changes in property ownership. Planning staff recommend that the easement is included as a condition of rezoning approval.

Planning staff are supportive of proceeding with the public hearing process for the application. The proposed development complies with the policies and objectives of the Commercial Use designation in the Cherry Creek OCP. The zoning amendment represents a change from one type of commercial zoning to another and does not result in a substantial change to the uses on the property. The campground development appears to be occupied primarily as short to medium term housing for individuals with RVs and the expansion of the campground represents an

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opportunity to provide an alternative form of short term housing while ensuring that technical matters are addressed to promote the health and safety of occupants. The issuance of a development permit will also consider the visual impact of the development from the highway recognizing that this property is located along the highly visible entrance point into the Alberni Valley.

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

Reviewed by: 
Mike Irg, MCIP, RPP, General Manager of Planning & Development

Approved by: _____
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

RF21010



APPLICATION FOR DEVELOPMENT

- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver |
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Board of Variance Application |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input type="checkbox"/> Development Variance | <input type="checkbox"/> Other: _____ |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: <u>J & Y Sohn Enterprises Ltd.</u>	Name: <u>Denis Francoeur</u>
Mailing Address: <u>2404 Timberlane Road</u> <u>Port Alberni, B.C. V9Y 8P2</u>	Mailing Address: <u>6614 Andrews Lane</u> <u>port Alberni, B.C. V9Y 8T5</u>
Telephone: <u>250 723 9415</u>	Telephone: <u>250 724 1789</u>
Fax:	Fax: <u>250 724 6231</u>
Cell: <u>250 735 9415</u>	Cell: <u>250 720 7757</u>
Email: <u>timberlodge@shaw.ca</u>	Email: <u>denifran@shaw.ca</u>

• Legal Description: Lot 1, Plan 35581 and Rem. Lot B Plan 18037, DL 136

• Particulars of Proposed Development:

- Existing OCP Designation: Commercial
- Proposed OCP Designation: N/A
- Text Amendment: N/A
- Existing Zone: C6
- Proposed Zone: C8
- Within the Agricultural Land Reserve (ALR)?: No Yes
- Within a Development Permit Area?: No Yes
- Method of Sewage Disposal: Community System Onsite Septic System Other
- Method of Water Supply: Community System Onsite Water System Other

• Other (explain): _____

• Describe the existing land use of the subject property: Hotel-Motel - RV Park

- Describe the existing land use of lands adjacent to the subject property:

North: Timberlane Road

South: vacant land

East: Cemetery

West: Auto Wrecker

- Describe the proposed development of the subject property (attach additional pages if necessary):

Hotel/Motel/RV Park Expansion

- Reasons and comments in support of the application (attach additional pages if necessary):

Properties would be zoned properly

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- the legal boundaries and dimensions of the subject property;
- boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- the location of permanent building and structures on the subject property with distances to property lines;
- the location of any proposed building, structures, or additions hereto, with distances to property lines;
- the location of any existing sewage disposal systems and/or property water source; and
- topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review or your application.

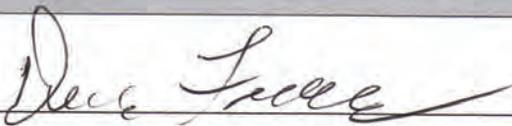
If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.

I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and

I/we hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature: 

Applicant/Owner Signature: _____

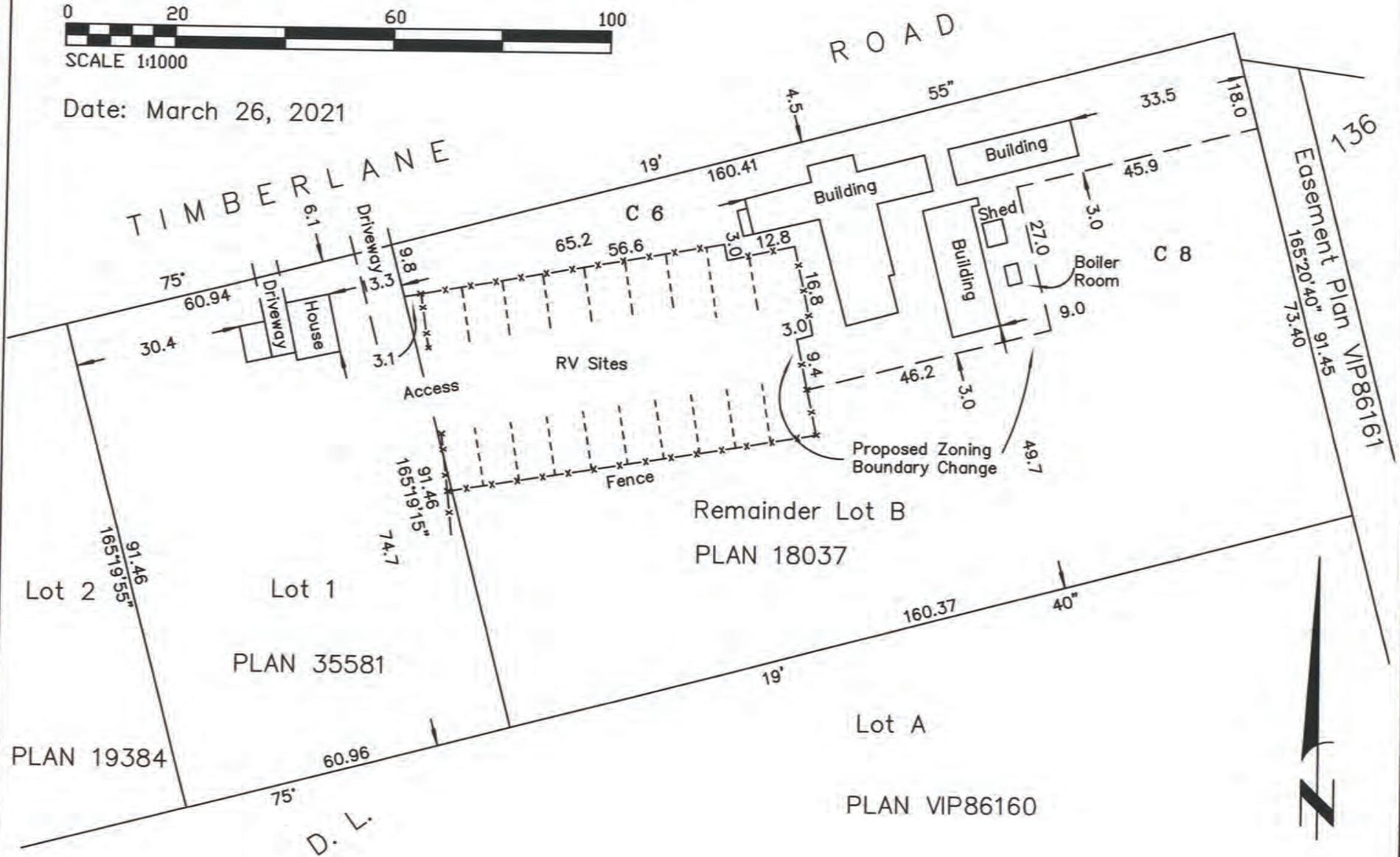
Date: MARCH 17, 2021

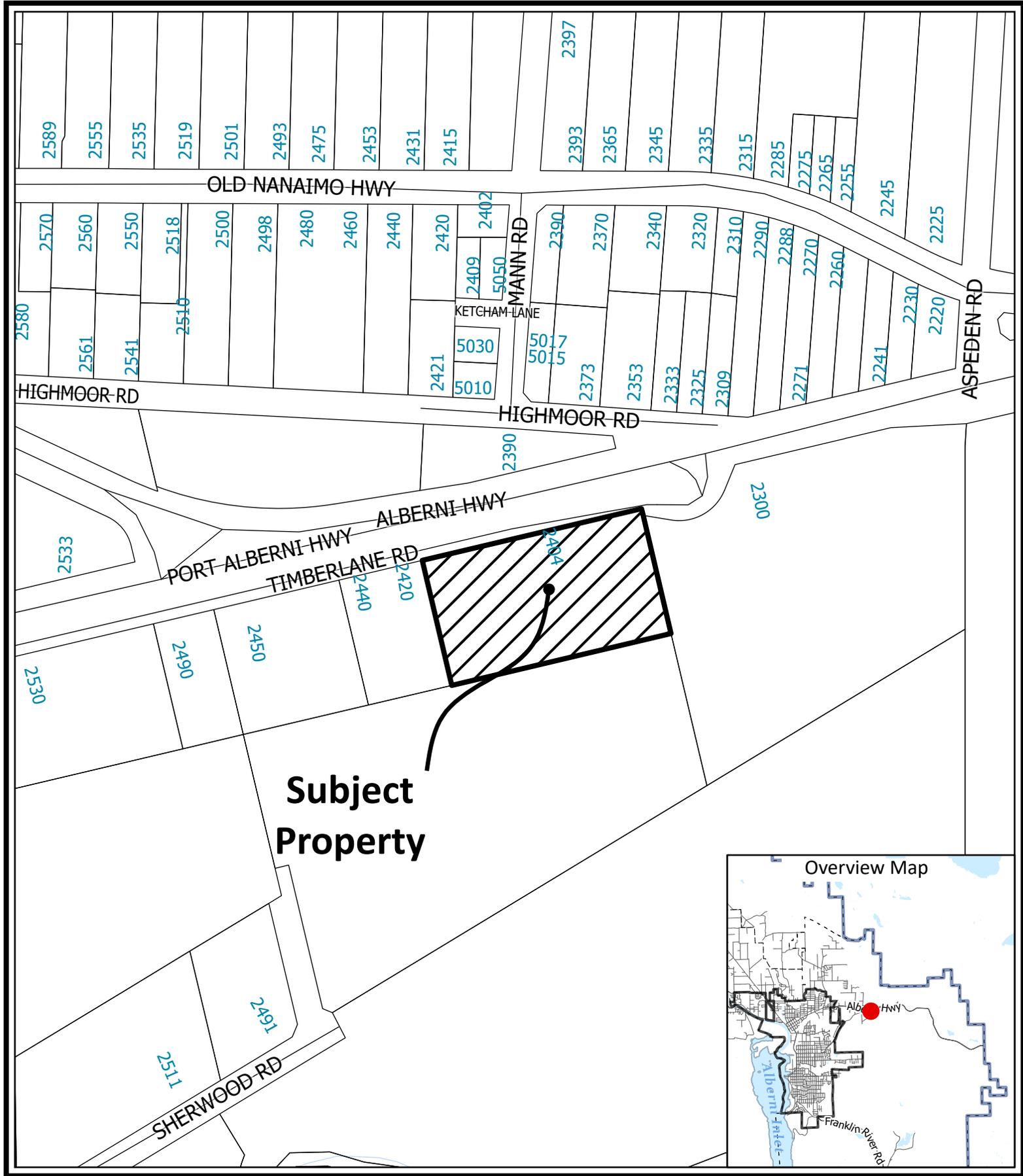
SITE PLAN SHOWING ADDITION OF FENCED RV SITES
AND PROPOSED CHANGE OF ZONING BOUNDARY ON REM. LOT B,
PLAN 18037, DISTRICT LOT 136, ALBERNI DISTRICT

PID : 004-335-708

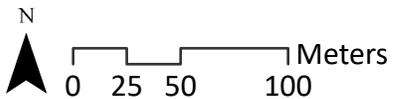
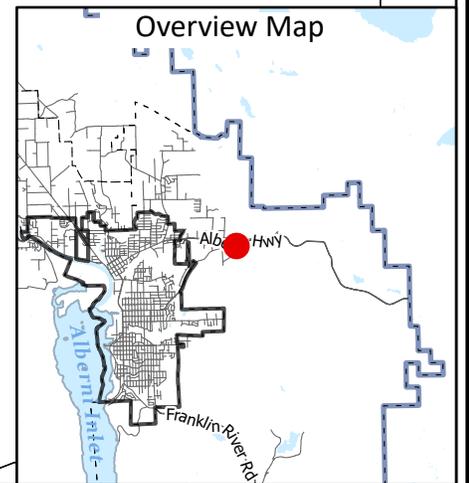


Date: March 26, 2021





**Subject
Property**



2404 Timberlane Road

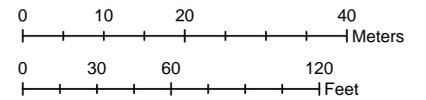
Legal Description: LOT B, DISTRICT LOT 136, ALBERNI DISTRICT, PLAN 18037, EXCEPT THAT PART IN PLAN 35581



2404 Timberlane Road

Prepared 29 June 2021, ACRD.
30 cm Orthophoto 2012, TRIM

Scale: 1:600





West entrance to
campground



Screening along
Timberlane Road

New camping area built in 2020



New camping area built in 2020





Older camping
area on south side



West entrance to
campground

Hotel/Restaurant buildings

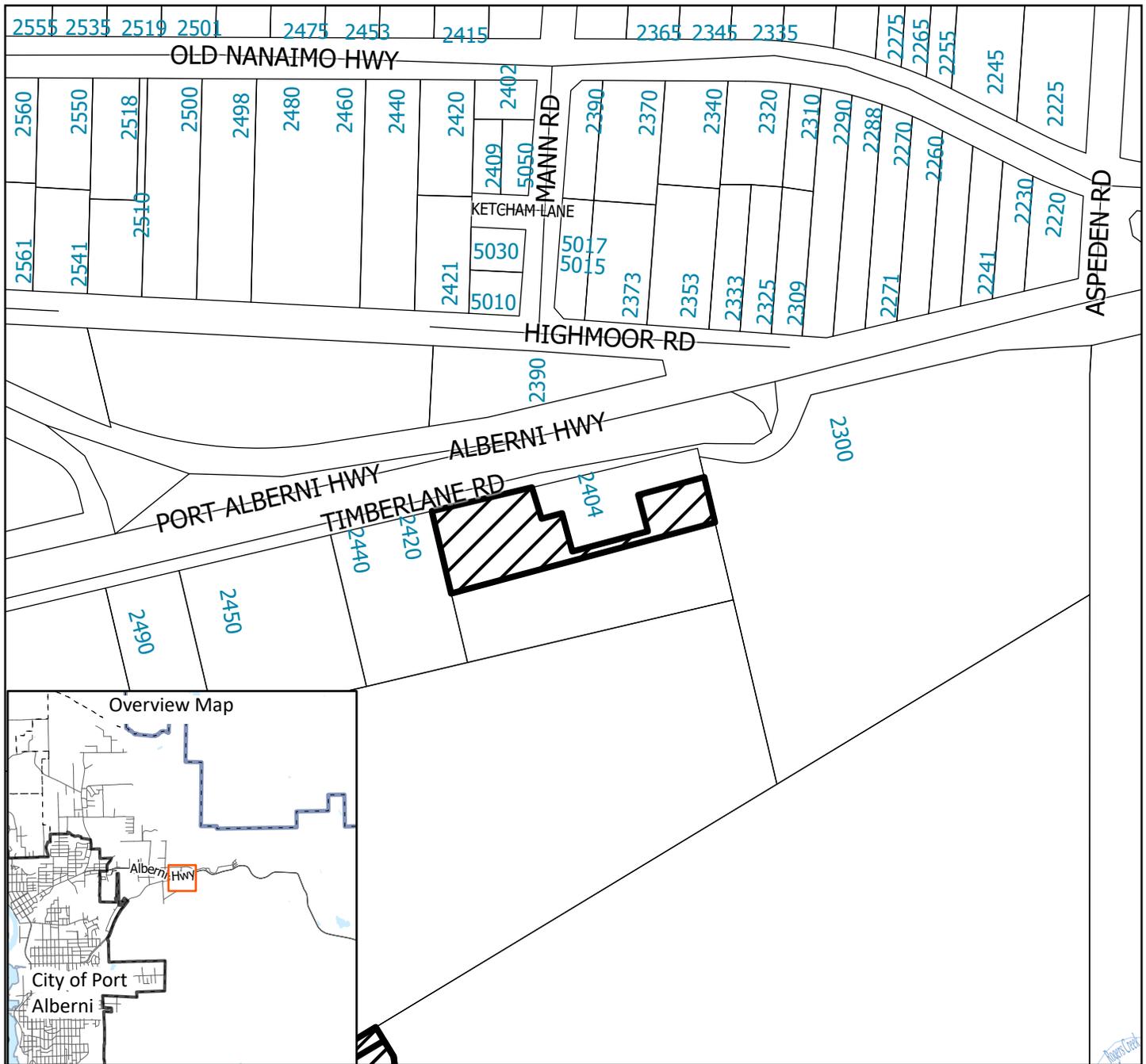


Septic field area on Lot 1, VIP35581



Schedule 'A'

This schedule is attached to and forms part of
Bylaw P1434



P1434 Timberlodge
Legal Description: a portion of LOT B, DISTRICT LOT 136, ALBERNI DISTRICT,
PLAN 18037, EXCEPT THAT PART IN PLAN 35581

 To be rezoned from Tourist Commercial (C6) District to
Campground Commercial (C8) District



0 40 80 Meters