



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

July 5, 2022

BEAVER CREEK ADVISORY PLANNING COMMISSION

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

- RE21019 – 6287 Lamarque Road (Andow - Agent Rachel Hamling)
- RE21020 – 6535 Plested Road (Oscienny)
- SE21001 – Lot 1, EPP96269, Debeaux Road (Ryles – Agent Helen Sims)

Please review these applications so that your Director can submit your recommendations to the Board of Directors at a subsequent meeting.

Your next meeting is scheduled for **Monday, July 11th at 7:00 pm** through Zoom Video Conferencing. Please refer to the email for details and Zoom invitation.

Thank you,

K. McArthur

Kathy McArthur
Planning Assistant

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 27th, 2022

ACRD FILE NO.: RE21019

APPLICANTS: Ryan Andow

LEGAL

DESCRIPTION: LOT A DISTRICT LOT 108 ALBERNI DISTRICT PLAN VIP71560

LOCATION: 6287 Lamarque Rd

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owner is applying to rezone the +/- 0.89 hectare (+/- 2.2 acre) property to Acreage Residential (RA3) District to facilitate subdivision to a 0.6 acre minimum lot size. The applicant intends to subdivide the property into two parcels. Lot 1 will be a +/- 0.5 hectare (+/- 1.2 acre) vacant parcel (including pan handle). Lot 2 will be a +/- 0.4 hectare (+/- 1 acre) parcel with the existing house and improvements adjacent to Lamarque Road.

Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1463 be read a first time;
- THAT the public hearing for Bylaw P1463 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1463 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 minimum 0.6 acre density;
 - b. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: The Beaver Creek APC will review this application at their July 11th meeting. The resolution will be added following the meeting.

RE21019

Observations:

- i) **Status of Property:** The property is 45.8 meters (150 feet) wide by 160.1 meters (525 feet) deep. It is bordered by Lamarque Road on the west and Nelson Avenue (an undeveloped public road) on the east. The property is mostly level and is surrounded by trees on the north and east sides. The remainder of the property is mostly clear of trees and contains all the developments. There is an existing residence (movable dwelling) and a new 1.5 storey detached garage/shop located on approximately 1 acre adjacent to Lamarque Road. A small unnamed creek runs to the east of the property and DPA I – Riparian Area impacts the subject property close to the rear property line. There is a statutory right of way (SRW) that runs for 85m along the south side of the property that provides for BC Hydro and Telus services. This SRW will not be impacted by the proposed subdivision, although it will cross the proposed new property line.
- ii) **Services**
- a. **Sewage Disposal:** On-site sewage disposal.
 - b. **Water Supply:** Beaver Creek Community Water
 - c. **Fire Protection:** Beaver Creek Fire Department
 - d. **Access:** The existing residence is accessed from Lamarque Road. The proposed new lot would also be accessed from Lamarque Road via a panhandle, as Nelson Avenue, which would border the eastern edge of the proposed new lot, is an undeveloped road. The final lot layout would be determined at the subdivision stage.
- iii) **Existing Planning Policies Affecting the Site**
- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
 - b. **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as “Residential Use”. The objective of this land use designation is to provide a range of housing options within the plan area. The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size for lots serviced by community/communal water or sewer. The lots would be connected to the BCWS.
- The Beaver Creek OCP designates a 15 meter Development Permit Area I – Riparian Areas Protection along designated creeks and a very small section of the rear of the subject property falls within this DP area. A development permit may be required as part of any future subdivision application.
- The zoning amendment complies with the policies and objectives of the Beaver Creek OCP. A development permit application to satisfy the requirements of DPA I – Riparian Areas Protection may be required at the time of subdivision.***
- c. **Zoning:** The property is zoned Small Holdings (A1) District. The property owner is

RE21019

applying to rezone to Acreage Residential (RA3) District to accommodate a proposed 2 lot subdivision.

	A1 District (existing)	RA3 District (proposed)
Minimum Lot Area:	2 acres	0.6 acres
Minimum Lot Width:	165 ft.	98.4 ft.
Lot Coverage:		15%
Minimum Setbacks		
Front:	25 ft.	49.2 ft.
Rear:	30 ft.	32.8 ft.
Side:	5 ft.	16.4 ft.

The property and structures on it conform to the A1 district. While the new parcel would technically have frontage along Nelson Avenue, a panhandle to Lamarque Road is proposed for access as Nelson Avenue is currently undeveloped.

The proposed development requires a rezoning of the subject property from Small Holdings (A1) District to Acreage Residential (RA3) District to facilitate a 2 lot subdivision.

Comments: The rezoning is the first step in the applicant's proposal to subdivide the property into 2 lots. If the rezoning application proceeds, the following items would need to be addressed at the subdivision application process:

- A possible Development Permit Application to address any impact to the riparian area of the unnamed creek that is adjacent to the eastern edge of the property.
- Development Cost Charge payment of \$5,023 for the new lot created, to satisfy the requirements of ACRD Bylaw F1133 and confirmation that the new lot can be serviced by the Beaver Creek Water System.
- The applicants will be required to engage a Registered On-site Wastewater Practitioner to assess the capability of the land to accommodate on-site sewage disposal to a 0.6-acre density. Confirmation will be required prior to the public hearing.

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 Beaver Creek OCP and is located close to residential zoned lands that support small acreage lot sizes. The rezoning provides an opportunity for infill development that is in keeping with the character of the surrounding area.

Submitted by: *S Foulkes*
Sarah Foulkes, Junior Planner

Reviewed by: *Michael Irg*
Mike Irg, MCIP, RPP, General Manager of Planning and Development

RE21019

Approved by:

Daniel Sailland, MBA, Chief Administrative Officer

RE21019

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



Property viewed from Lamarque Road, showing approximate location of proposed panhandle



Looking east at location of proposed new lot and the location of Nelson Ave (undeveloped)

RE21019

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1463

OFFICIAL ZONING ATLAS AMENDMENT NO. 761

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1463.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of LOT A DISTRICT LOT 108 ALBERNI DISTRICT PLAN VIP71560 from Small Holdings (A1) District to Acreage Residential (RA3) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,
Public Hearing held this day of ,
Read a second time this day of ,
Read a third time this day of ,

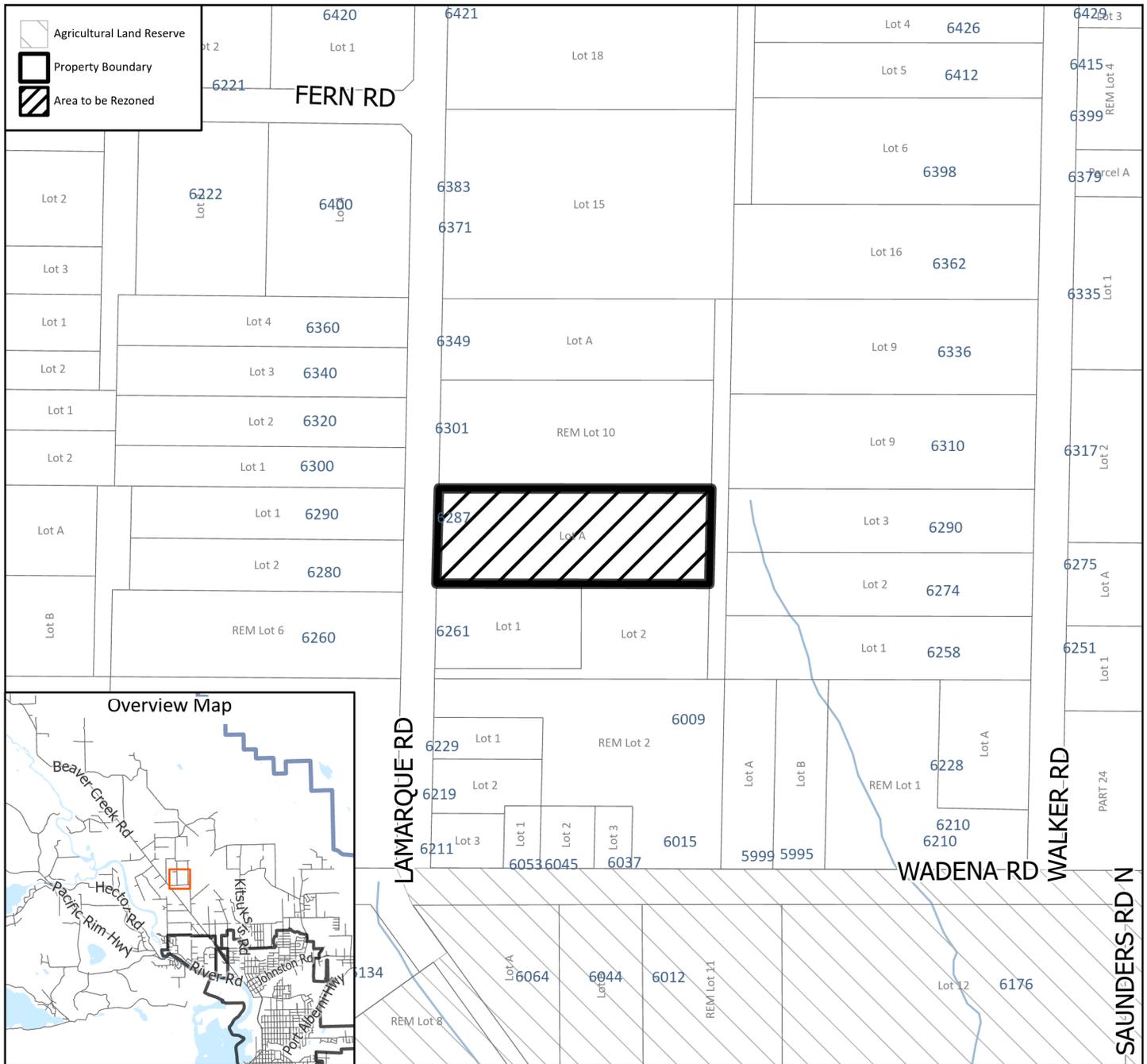
Adopted this day of ,

Corporate Officer

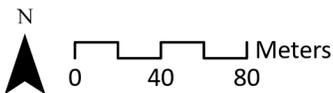
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1463,
Zoning Atlas Amendment Bylaw



Legal description: LOT A DISTRICT LOT 108 ALBERNI DISTRICT
PLAN VIP71560

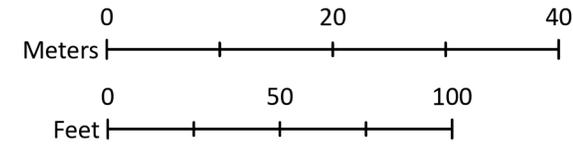


 To be rezoned from Small Holdings (A1) District to
Acreage Residential (RA3) District.

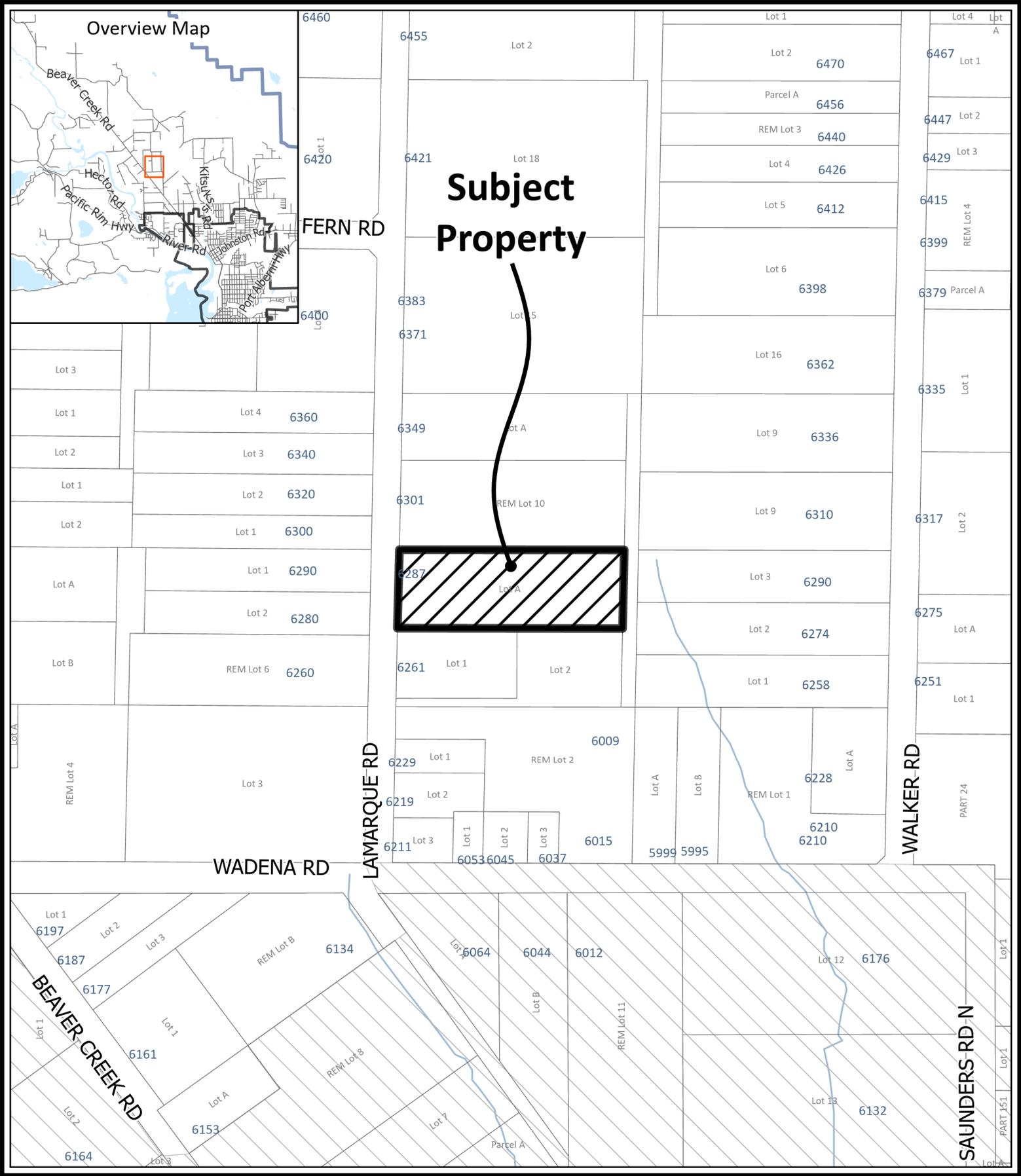


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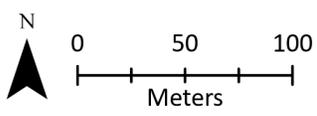
024-883-921



Prepared 28 June 2022, ACRD
Imagery: © OpenStreetMap (and) contributors, CC-BY-SA



Subject Property



Legal description: LOT A DISTRICT LOT 108 ALBERNI DISTRICT
PLAN VIP71560



Our File: 21-225-S

2021-10-14

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC
V9Y 2E3

Attention: Alex Dyer

RECEIVED

OCT 20 2021

Dear Alex:

**RE: Rezoning Application for Lot A, District Lot 108, Alberni District, Plan VIP1560
6287 Lamarque Road**

On behalf of our client, Ryan Andow, we are applying for a zoning amendment of the above property to change the zoning from A1, with a 1.97 acre (.80ha) minimum parcel size to a RA3, which would reduce the minimum parcel size to .59 acre (.24ha). The zoning amendment is to facilitate a 2-lot subdivision as shown on the Proposed Subdivision Plan prepared by Prism Land Surveying Ltd. (Prism).

BACKGROUND

This 2.2 acre (0.89ha) property is mostly flat and treed, apart from the area of the parcel that occupies the existing dwelling, garage and sheds. An undeveloped road right-of-way borders the east side of the property. The property is surrounded by similar rural residential properties in all directions.

There are no watercourses or eagle/heron trees identified by our client.

The property will be serviced by Beaver Creek Water District and individual septic systems. Blair Pletti, a Registered On-Site Wastewater Practitioner, will be assessing the soils for on-site sewage disposal to ensure primary and reserve septic areas on each lot meet Island Health Subdivision Standards. We will forward ACRD the results when they are available.

PROPOSAL

Our clients propose to amend the zoning to allow for higher density to facilitate a 2-lot subdivision.

223 FERN ROAD WEST, QUALICUM BEACH, BC, V9K 1S4

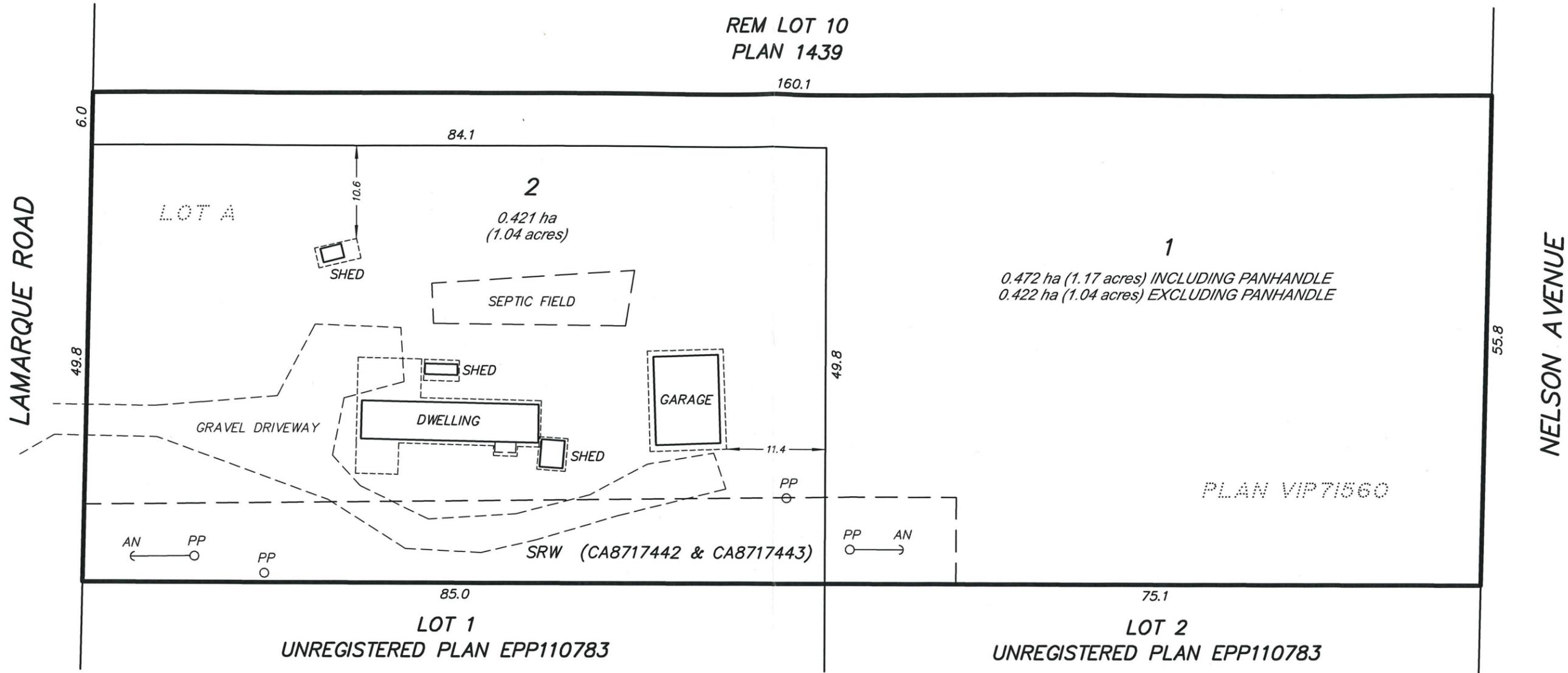
Tel: (250) 752-9121 Fax: (250) 752-9241

Email: rachel@prismlandsurveying.ca/kelly@prismlandsurveying.ca



REM LOT 10
PLAN 1439

160.1



PROPOSED SUBDIVISION PLAN OF
LOT A, DISTRICT LOT 108,
ALBERNI DISTRICT, PLAN VIP71560.

SCALE 1:500



LEGEND

- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
- ALL DISTANCES ALONG CURVES ARE ARC DISTANCES
- ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.
- REM DENOTES REMAINDER
- ha DENOTES HECTARES
- PP ○ DENOTES POWER POLE
- AN ← DENOTES HYDRO ANCHOR
- DENOTES ROOF OVERHANG

No.	DATE	REVISION
1	2021/08/18	2 LOT SUBDIVISION PROPOSAL (RE-ZONE TO RA3)
2	2021/08/30	RE-CONFIGURE LOTS 1 AND 2

 **PRISM**
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 21-225-S
DRAWING NUMBER: 21-225 P2.DWG
DATE: 2021/08/30



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 27th, 2022

ACRD FILE NO.: RE21020

APPLICANTS: Bryan Oscienny

LEGAL

DESCRIPTION: LOT 3, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492

LOCATION: 6535 Pledsted Road

ELECTORAL AREA: "E" Beaver Creek

Applicant's Intention: The property owner is applying to rezone the +/- 0.54 hectare (+/- 1.34 acre) property to Acreage Residential (RA3) District to facilitate subdivision to a 0.6 acre minimum lot size. The applicant intends to subdivide the property into two parcels both +/- 0.27 hectare (+/- 0.67 acre) in size and fronting Pledsted Road. The lot which will be on the northeast half is currently occupied by an accessory structure. The lot which will be on the southwest half contains the existing house and improvements.

Recommendations:

- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1464 be read a first time;
- THAT the public hearing for Bylaw P1464 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaw P1464 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 minimum 0.6 acre density;
 - b. Meeting technical referral agency requirements.

Advisory Planning Commission Recommendation: The Beaver Creek APC will review this application at their July 11th meeting. The resolution will be added following the meeting.

RE21020

Observations:

- i) **Status of Property:** The property is +/- 60 meters (+/- 196 feet) wide by +/- 91 meters (+/- 300 feet) deep. It is bordered by Plested Road on the south and residential properties on the other 3 sides. The property is fairly level adjacent to Plested Road and then drops steeply down to Plested Creek. The creek cuts off approximately a quarter of the rear of the property. The steeply sloping land adjacent to the creek is forested, and there is a path that leads down to the water's edge. The remainder of the property is mostly clear of trees. There is an existing residence (movable dwelling) and a detached shed located on one half of the property, and a detached garage/shop located on the other half.

- ii) **Services**
 - a. **Sewage Disposal:** On-site sewage disposal.
 - b. **Water Supply:** Beaver Creek Community Water.
 - c. **Fire Protection:** Beaver Creek Fire Department
 - d. **Access:** The existing residence is accessed from Plested Road. The proposed new lot would also be accessed from Plested Road. The final lot layout would be determined at the subdivision stage.

- iii) **Existing Planning Policies Affecting the Site**
 - a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.

 - b. **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as "Residential Use". The objective of this land use designation is to provide a range of housing options within the plan area. The Residential Use designation supports a 0.24 hectare (0.6 acre) minimum lot size for lots serviced by community/communal water or sewer. The lots would be connected to the BCWS.

The Beaver Creek OCP designates a 15 metre Development Permit Area I – Riparian Areas Protection along designated creeks and approximately two-thirds of the subject property falls within this DP area. A development permit will be required as part of any future subdivision application.

The zoning amendment complies with the policies and objectives of the Beaver Creek OCP. A development permit application to satisfy the requirements of DPA I – Riparian Areas Protection will be required at the time of subdivision.

 - c. **Zoning:** The property is zoned Small Holdings (A1) District. The property owner is applying to rezone to Acreage Residential (RA3) District to accommodate a proposed 2 lot subdivision.

RE21020

	A1 District (existing)	RA3 District (proposed)
Minimum Lot Area:	2 acres	0.6 acres
Minimum Lot Width:	165 ft.	98.4 ft.
Lot Coverage:		15%
Minimum Setbacks		
Front:	25 ft.	49.2 ft.
Rear:	30 ft.	32.8 ft.
Side:	5 ft.	16.4 ft.

The property does not conform to the A1 district, as it is only 1.35 acres. Rezoning the property would bring it into conformity with regards to the lot size but a site survey would be required to determine whether the existing structures meet the requirements of the RA3 district.

The proposed development requires a rezoning of the subject property from Small Holdings (A1) District to Acreage Residential (RA3) District to facilitate a 2 lot subdivision.

Comments: The rezoning is the first step in the applicant's proposal to subdivide the property into 2 lots. If the rezoning application proceeds, the following items would need to be addressed at the subdivision application process:

- A Development Permit Application to address any impact to the riparian area of the Pleased Creek that cuts through the property.
- Development Cost Charge payment of \$5,023 for the new lot created, to satisfy the requirements of ACRD Bylaw F1133 and confirmation that the new lot can be serviced by the Beaver Creek Water System.
- As a condition of rezoning, the applicants will be required to engage a Registered On-site Wastewater Practitioner to assess the capability of the land to accommodate on-site sewage disposal to a 0.6-acre density. Confirmation will be required prior to the public hearing.

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 Beaver Creek OCP and is located close to residential zoned lands that support small acreage lot sizes. The rezoning provides an opportunity for infill development that is in keeping with the character of the surrounding area.

Submitted by:

S Foulkes

Sarah Foulkes, Junior Planner

RE21020

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

Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer

RE21020



Property viewed from Plested Road, showing the movable dwelling and detached accessory structure.



Second half of the property viewed from Plested Road, showing the detached workshop and second driveway.

RE21020



Looking down at Plested Creek from the rear yard. The property continues on the other side of the creek.

RE21020

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1464

OFFICIAL ZONING ATLAS AMENDMENT NO. 760

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1464.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of LOT 3, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492 from Small Holdings (A1) District to Acreage Residential (RA3) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,
Public Hearing held this day of ,
Read a second time this day of ,
Read a third time this day of ,

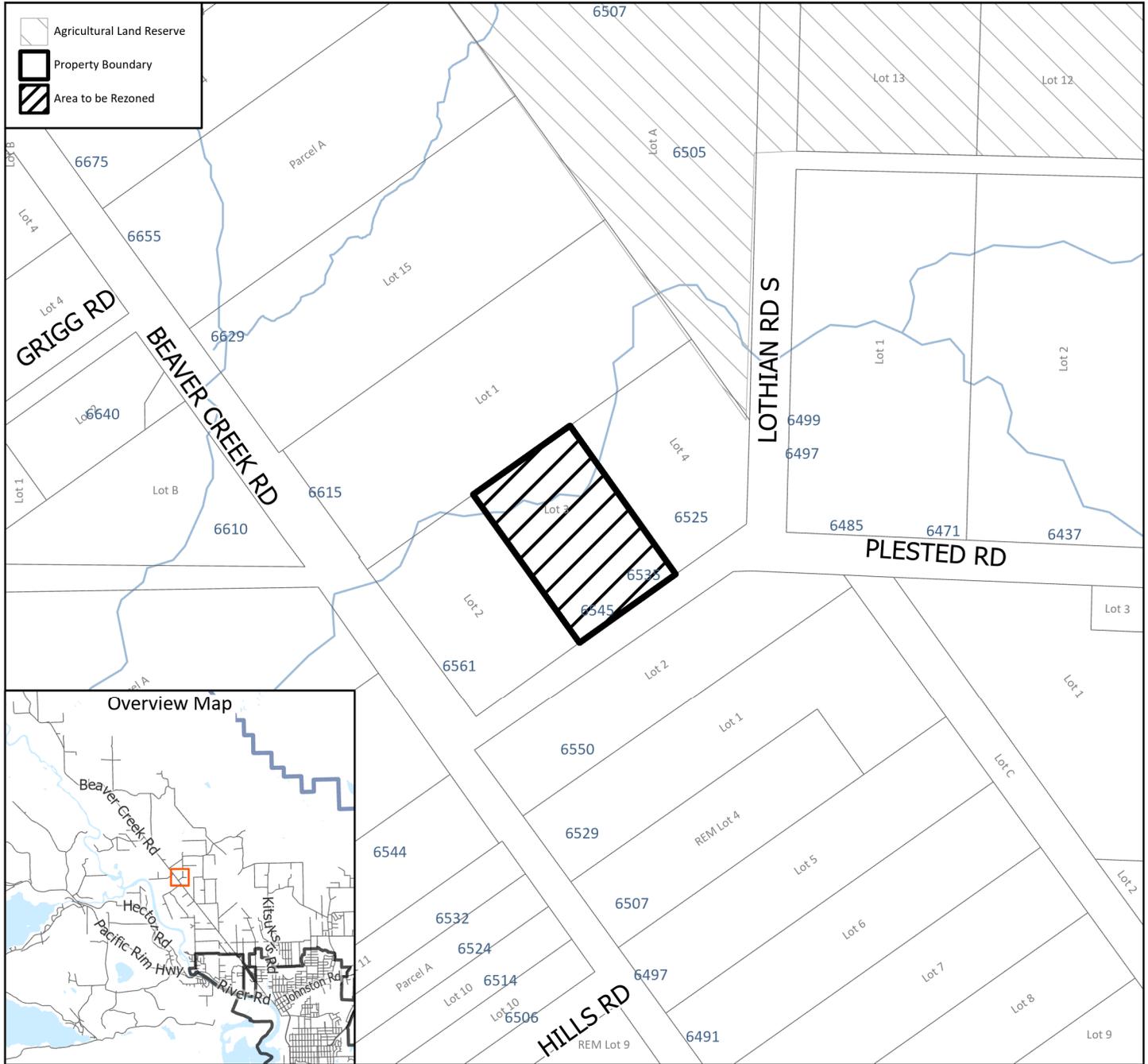
Adopted this day of ,

Corporate Officer

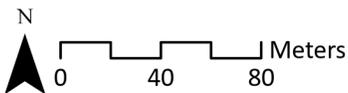
Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1464,
Zoning Atlas Amendment Bylaw



Legal description: LOT 3, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492

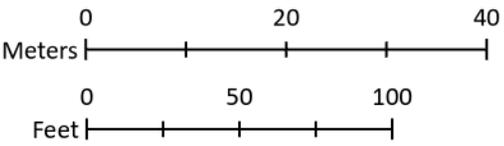


 To be rezoned from Small Holdings (A1) District to Acreage Residential (RA3) District.



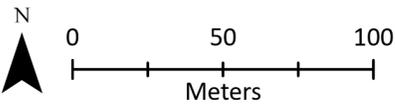
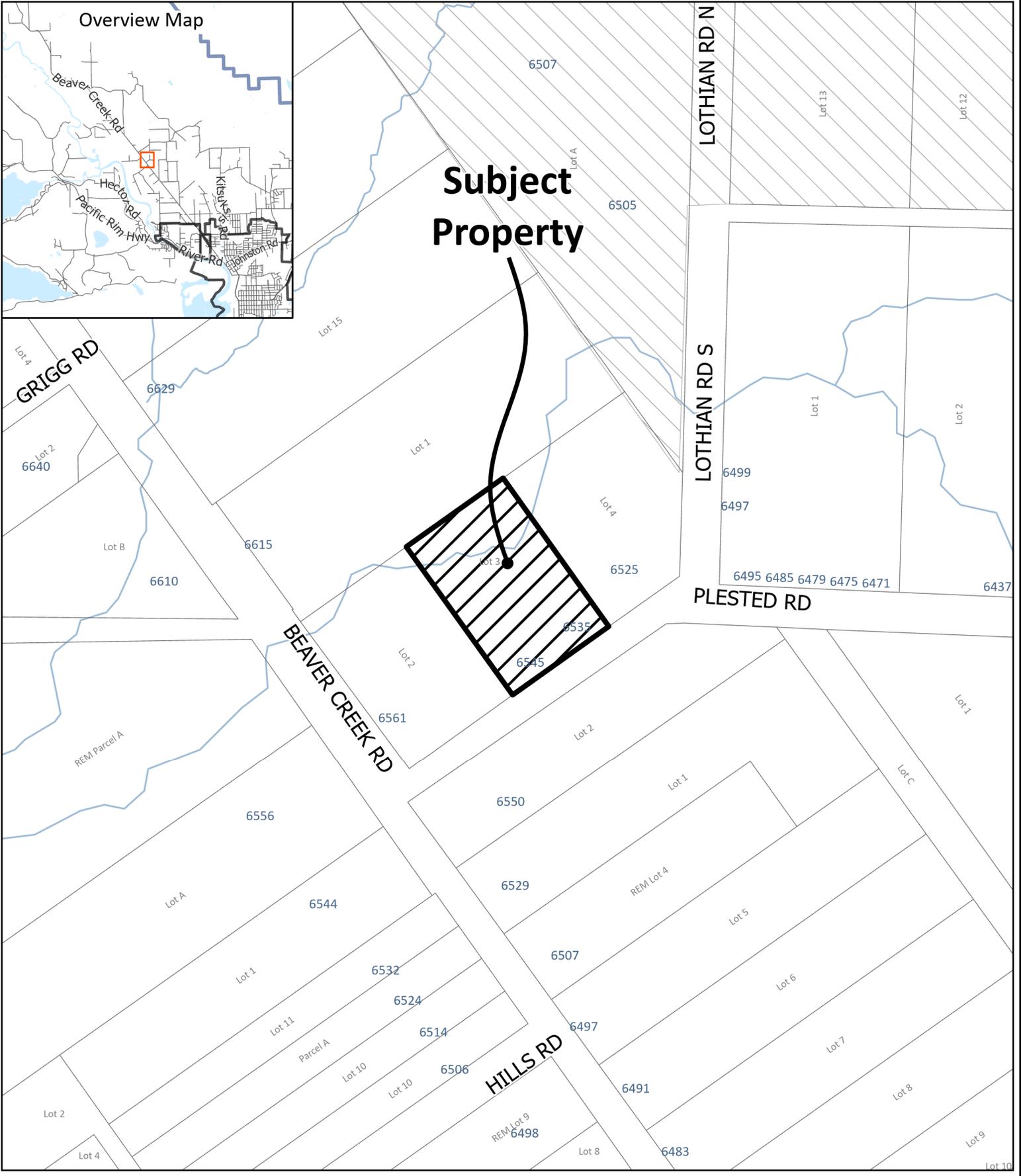
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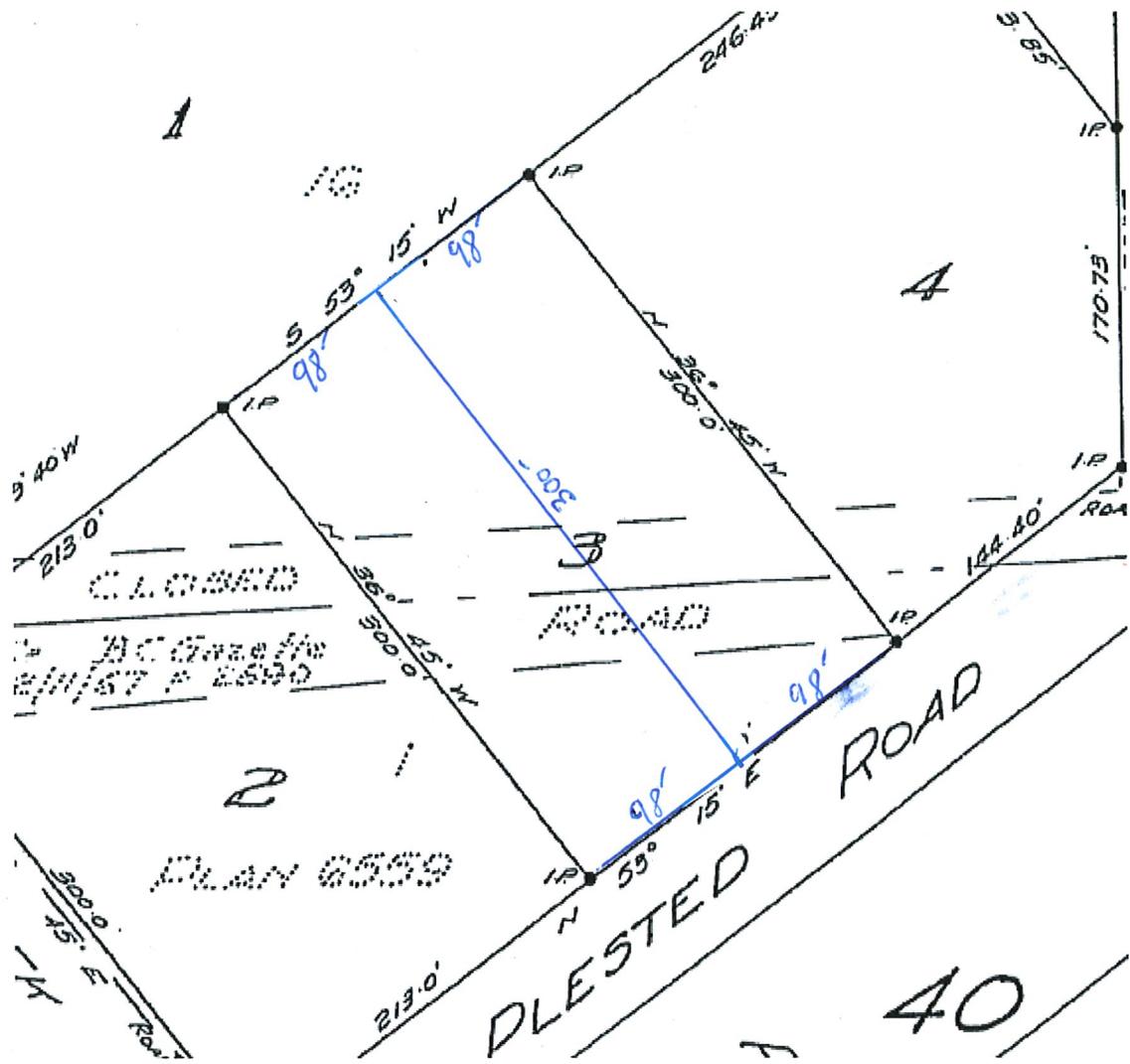


**Subject
Property**



Legal description: LOT 3, DISTRICT LOTS 40 AND 162, ALBERNI DISTRICT, PLAN 20492







ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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

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

MEMORANDUM

To: ACRD Board of Directors

From: Charity Hallberg Dodds, Planning Technician

Meeting Date: July 27, 2022

Subject: Subdivision Application SE21001 – (Ryles) Parcel Frontage Waiver for Proposed Subdivision of Lot 1 EPP96269 Debeaux Road, Port Alberni BC

Recommendation:

THAT the Board of Directors waive the 10% road frontage requirement for proposed Lots 10, 11 and 12 as per Proposed Subdivision Plan of LOT 1, DISTRICT LOT 24, ALBERNI DISTRICT, PLAN EPP96269.

Beaver Creek Advisory Planning Commission (APC) Recommendation:

The Beaver Creek APC will review this request for a waiver at their July 11th meeting. The resolution will be added following the meeting.

Background:

The applicants have applied to subdivide the property into twenty (20) parcels, each of which will be 0.404 ha (1 ac) or greater in size. Included in the proposal is a 20 m-wide road dedication extending Debeaux Road through the development and ending in a cul-de-sac. Proposed Lot 11 will be accessed by a panhandle driveway and Lots 10 and 12 are accessed from the cul-de-sac. The three lots do not meet the ten percent (10%) road frontage as required by Section 512 of the *Local Government Act (LGA)*. Section 512(2) of the *Act* allows a local government to exempt a parcel from the 10% parcel frontage requirement by Board resolution. The remaining 17 lots meet this requirement.

This subdivision proposal aligns with the policies and objectives of the Beaver Creek OCP and complies with ACRD zoning. Parkland dedication requirements have been satisfied with a 0.543 ha (1.34 ac) portion, located in the northwest corner of the parent parcel, being dedicated in 2020. Planning staff are supportive of the subdivision and recommend that the 10% road frontage requirement be waived for proposed Lots 10, 11 and 12.

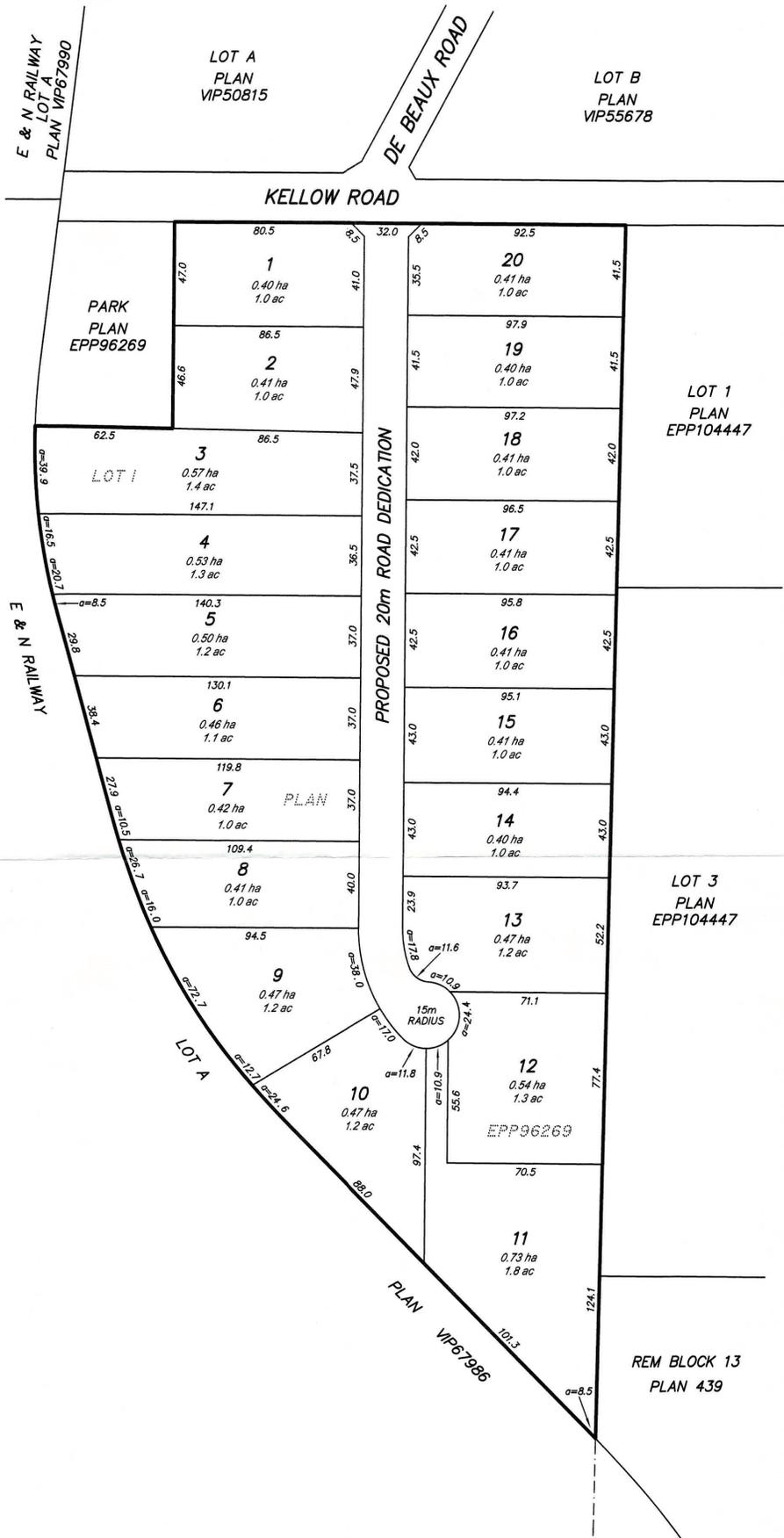
SE21001

Submitted by: Charity Hallberg Dodds
Charity Hallberg Dodds
Planning Technician

Reviewed by: Michael Irg
Mike Irg, MCIP, RPP
GM of Planning and Development

Approved by: _____
Daniel Sailland, MBA
Chief Administrative Officer

SE21001



**PROPOSED SUBDIVISION PLAN
OF LOT 1, DISTRICT LOT 24,
ALBERNI DISTRICT, PLAN EPP96269.**

SCALE 1:1500



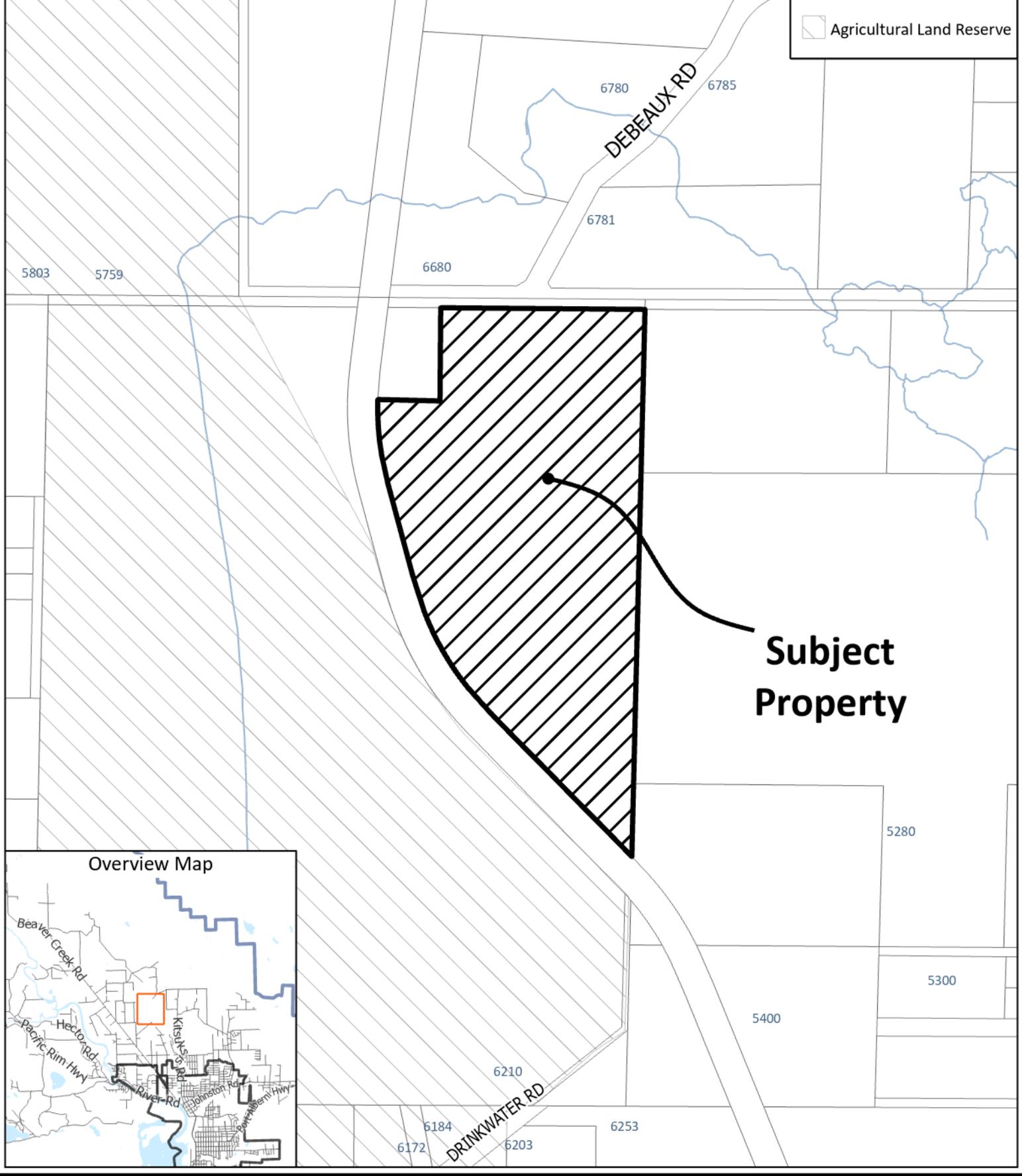
LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ALONG CURVES ARE ARC DISTANCES
ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.
DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha DENOTES HECTARES
ac DENOTES ACRES

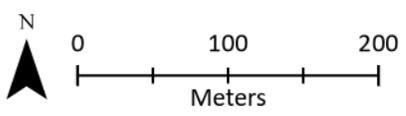
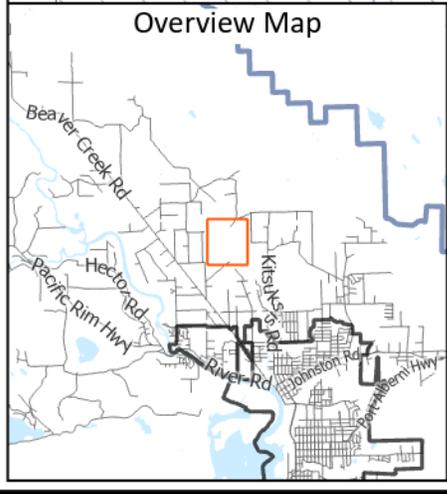
No.	DATE	REVISION
1	2020/06/24	INITIAL PROPOSAL
2	2021/01/13	RECONFIGURE LOT 1 AND 2
3	2022/04/04	MODIFIED LOT 3 & 4 BOUNDARY

PRISM
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 20-100-S
DRAWING NUMBER: 20-100 P.3.DWG
DATE: 2022/04/04

 Agricultural Land Reserve



Overview Map



 Legal description: LOT 1 DISTRICT LOT 24 ALBERNI DISTRICT
PLAN EPP96269