

1180 Lynn Road

Tofino, BC

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Secluded Acreage
Chesterman Beach Area

5 BED 3 BATH 0.50 ACRES

A custom-built home with a self-contained cabin attached by a sun filled breezeway. Locally sourced tile and glass accents, windows and skylights throughout, wood-paneled ceilings and exposed timbers. Outside, a wrap-around deck, stone fireplace, encircled by native flora. Adjacent to Chesterman beach access

- PRIVATE
- SPACE FOR FURTHER DEVELOPMENT
- GREAT LOCATION
- MANY PERMITTED USES
- QUALITY BUILDS

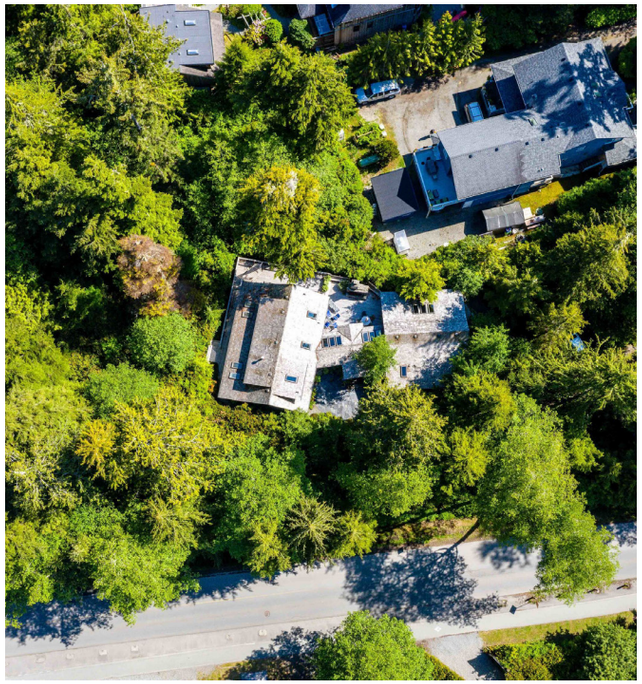
Shane Wilson
Cell: 778-585-5010 swilson@sothebysrealty.ca
www.luxuryislandhomes.ca

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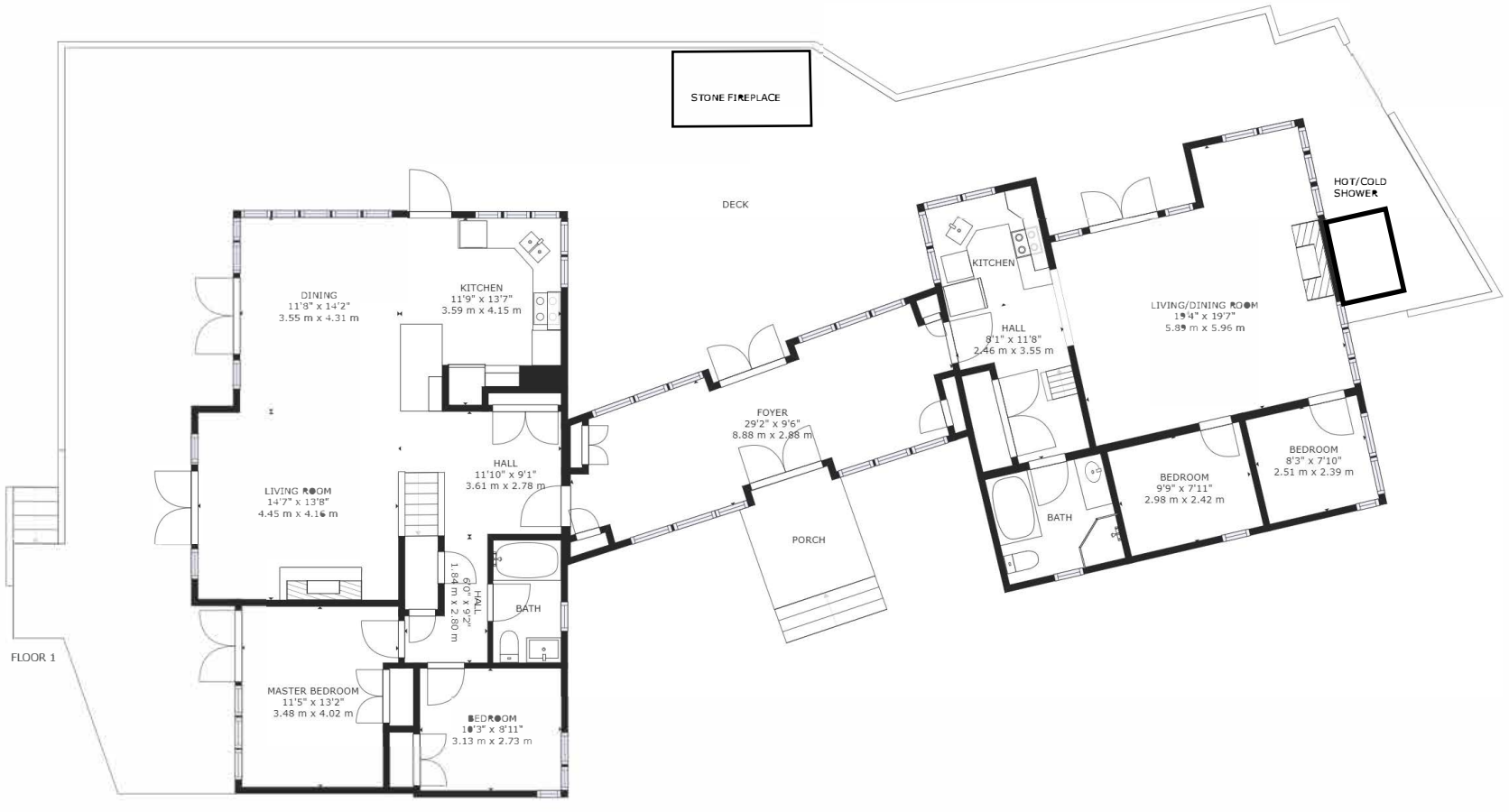






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GROSS INTERNAL AREA
FLOOR 1: 2015 sq ft,187 m², FLOOR 2: 251 sq ft,23 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 35 sq ft,3 m²
TOTAL: 2266 sq ft,211 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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023-029-161
VIP60751
Lot 1
023-029-170
VIP60751
Lot 2
VIP60751
Lot 3
023-029-196
VIP60751
Lot 4
023-029-200
VIP60751
Lot 5
1180 Lynn Road
018-570-151
VIP57964
Lot 2
026-014-688
VIP77207
Lot A
026-014-696
VIP77207
Lot B
018-570-143
VIP57964
Lot 1
017-539-897
VIP53289
Lot 6
024-801-534
VIP70931
Lot 5
VIP25301
Lot 5
Sotheby's | Canada
49°07'24"N 125°53'43"W
Land Title and Survey Authority of BC

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Aerial - Lynn Road

N



May 29, 2020

WARNING: MAP IS NOT PRINTED TO SCALE

Parcel Boundaries

- Ownership
- TANTALIS - Surveyed Wellsites

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cadastral data from ParcelMap BC
Copyright 2018 LTSAâ

SITE PLAN OF PROPOSED LOTS A AND B, DISTRICT LOT 132, CLAYOQUOT DISTRICT, PLAN VIP_____ TO ACCOMPANY APPLICATION FOR DEVELOPMENT VARIANCE PERMIT.

Scale = 1:250

5 0 5 10 15 20

Metres

NOTE:

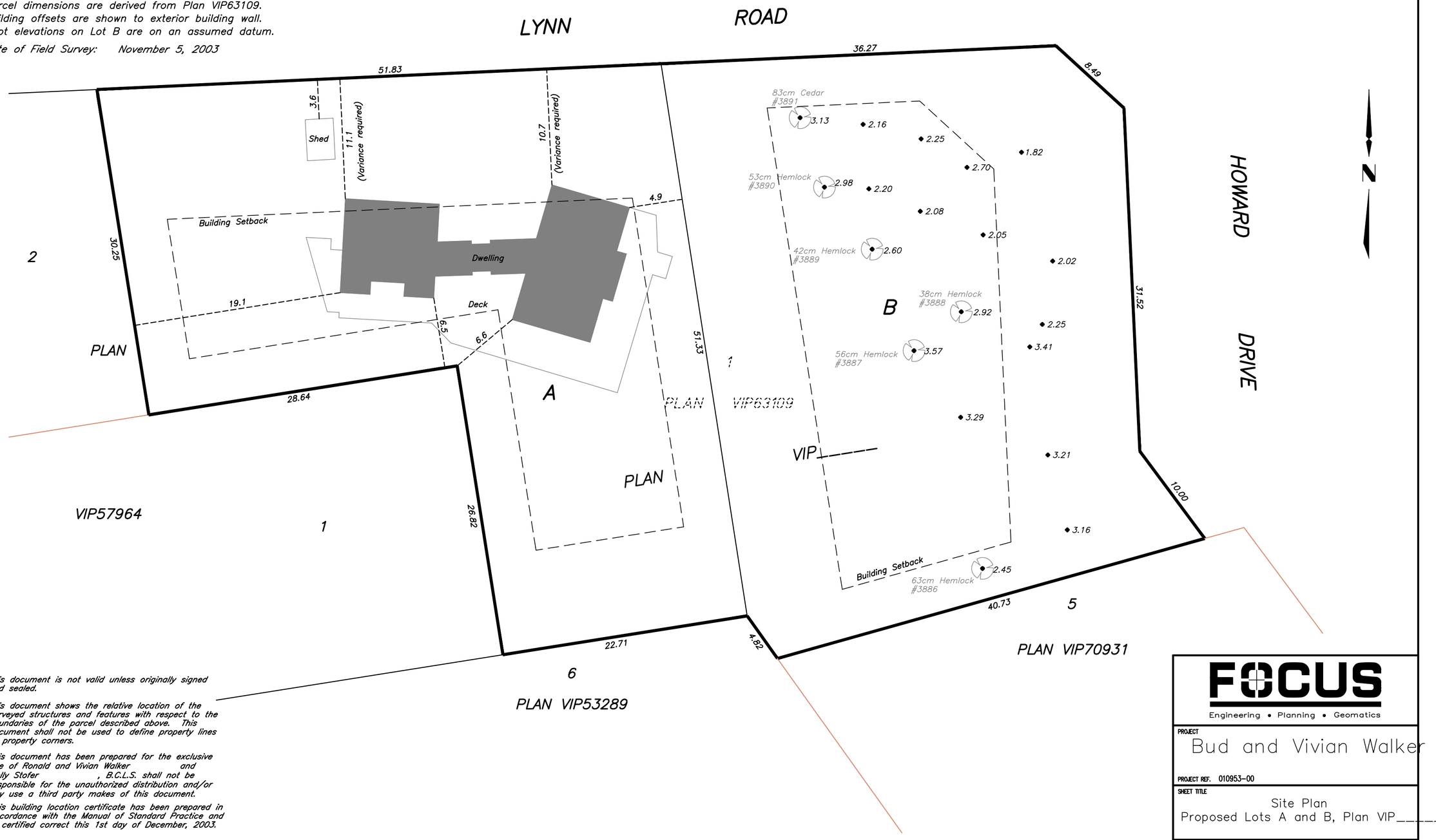
All distances are in metres and decimals thereof.

denotes significant tree location, diameter, species and tag number.

83cm Cedar #3891

Parcel dimensions are derived from Plan VIP63109.
Building offsets are shown to exterior building wall.
Spot elevations on Lot B are on an assumed datum.

Date of Field Survey: November 5, 2003



This document is not valid unless originally signed and sealed.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This document has been prepared for the exclusive use of Ronald and Vivian Walker and Kelly Stofer , B.C.L.S. shall not be responsible for the unauthorized distribution and/or any use a third party makes of this document.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 1st day of December, 2003.

Kelly Stofer B.C.L.S.

Rev. 1 Change setbacks on Lot B 03/11/26 VS

FOCUS
Engineering • Planning • Geomatics

PROJECT	Bud and Vivian Walker
PROJECT REF.	010953-00
SHEET TITLE	Site Plan Proposed Lots A and B, Plan VIP_____
DRAWN	VS
DATE	03/11/17
SHEET No.	010953SK1
CHECKED	KS
SCALE	1:250

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Bylaw 1141

PART 18 ACREAGE RESIDENTIAL DISTRICT (RA1)

This District provides for residential development on large lots.

18.1 Uses Permitted

1. One single family dwelling;

18.2 Secondary Uses

1. Home Occupations;
2. [deleted by Bylaw 1222]
3. One Caretakers Cottage or One Secondary Suite; and,
4. Accessory buildings and uses.

18.3 Minimum Lot Area

Each lot shall have a minimum area of 1670 square metres (18,000 square feet).

18.4 Minimum Lot Width

Each lot shall have a minimum width of 27.4 metres (90 feet).

18.5 Maximum Building Height

The maximum height of a principal building shall not exceed 10.4 metres (34 feet), nor two storeys.

18.6 Minimum Yard Requirements

1. A front yard of not less than 12.2 metres (40 feet) in depth shall be provided.

2. Side yards of not less than 4.5 metres (15 feet) in width shall be provided on each side of a building.

3. A rear yard of not less than 9 metres (30 feet) in depth shall be provided.

18.7 Maximum Lot Coverage

The maximum lot coverage shall be 15%.

18.8 Off-Street Parking and Other Provisions

In accordance with the provisions of Part 4 and Section 6.3.

iv. The Wind Energy Device tower must be setback from any lot line a distance equal to 150 percent of the total height of the device, as measured to the highest point of a support Structure and the top of a vertical blade.

4.3 USE

1. General:

All permitted uses shall be conducted within a completely enclosed building except for open storage areas, seasonal uses such as patios, garden centres, markets, etc. and parking and loading facilities except as otherwise defined in specific zones.

2. Home Occupations:

a. Home occupations are only permitted as an accessory use to an established residential use.

b. The maximum number of home occupations on a lot that is zoned to permit only single family dwellings is 3.

c. The maximum number of home occupations on a lot that is zoned to permit two-family dwellings or multi-family dwellings is 2 per dwelling unit.

d. Home occupations may include the following:
   i. The office of an accountant, architect, clergy, engineer, lawyer, physician, draftsperson, graphic designer, writer, information technologist, photographer or other professional person;
   ii. The studio of an artist, picture-framer, dressmaker, music or dance teacher, masseuse, chiropractor, photographer, or persons engaged in home crafts or hobbies;
   iii. The shop or structure of a woodworker, furniture maker, locksmith; persons engaged in urban agriculture or greenhouses, or garden produce or plant nurseries;
   iv. In-home child care licensed under the Community Care and Assisted Living Act;
   v. Bed and Breakfast operations; and,
   vi. Short Term Rental operations.

e. A Bed and Breakfast use and Short Term Rental use cannot be operated on the same lot at the same time.

f. A home occupation:
   i. Shall only be permitted when operated by a Permanent Resident residing in a dwelling unit on the lot while the home occupation use is occurring;
   ii. Shall provide all off street parking necessary for the operation of the business; and,
   iii. Shall be indicated externally only by a sign as permitted by the sign bylaw. No alterations shall be made to the principal building, that changes its character as a dwelling.

g. A home occupation:

FILED VIVIP77207 RCVD:2004-07-05 RQST:2010-08-10-11.26.50.103

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PLAN OF SUBDIVISION OF LOT 1, DISTRICT LOT 132, CLAYOQUOT DISTRICT, PLAN VIP63109.

BCGS 92F.011

Scale = 1:500

10 5 0 10 20 30 40

Metres

PLAN VIP 77207

Deposited in the Land Title Office at Victoria, B.C., this 5 day of July, 2004

Deputy Registrar

EW 87384 JP

LEGEND

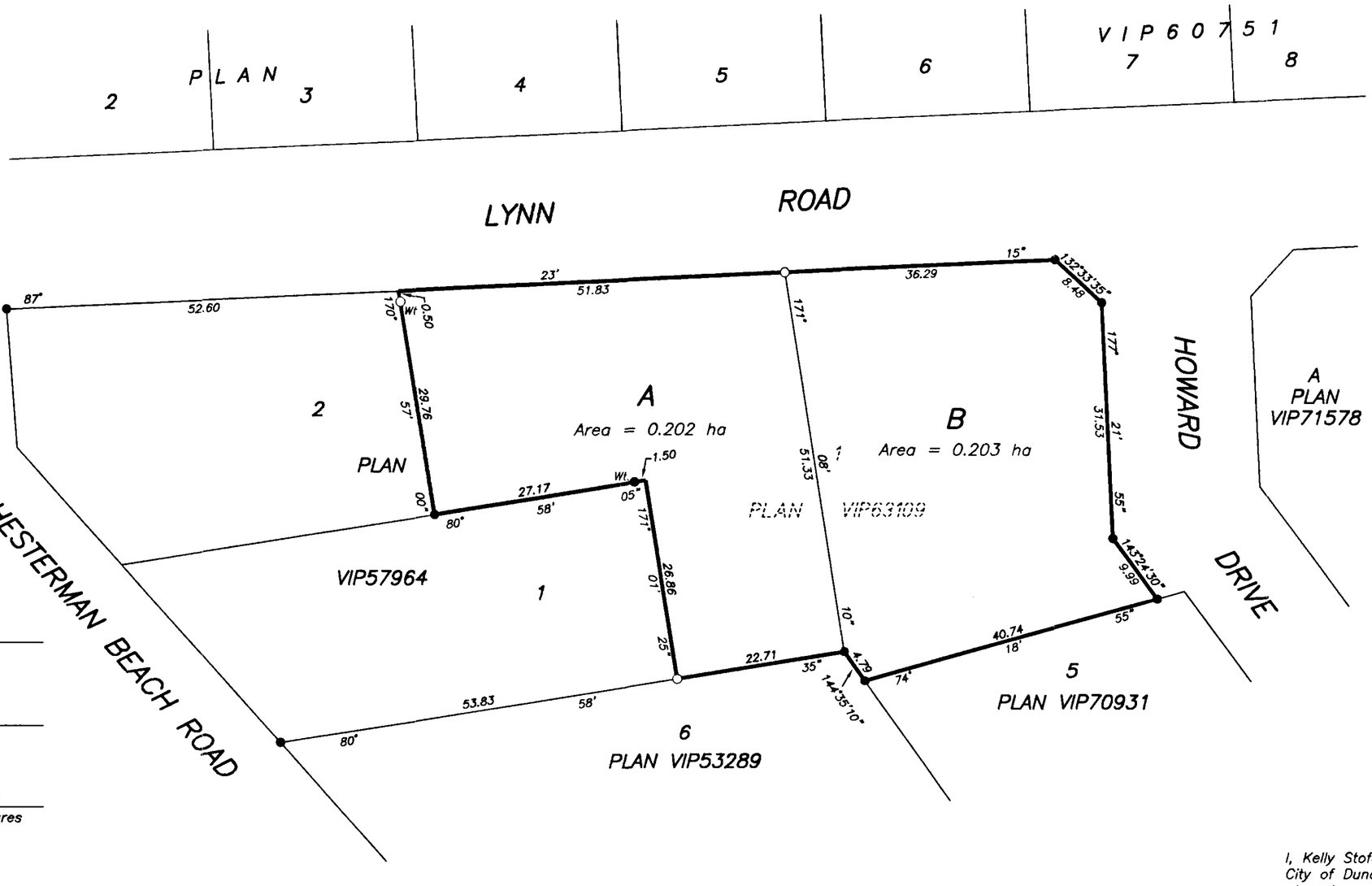
Bearings are astronomic, derived from Plan VIP63109. All distances are in metres and decimals thereof unless otherwise noted.

● denotes standard iron post found.
○ denotes standard iron post placed.

Approved pursuant to the Land Title Act this 14 day of JUNE, 2004.

Approving ~~Officer for~~ the Corporation of the District of Tofino.

This plan lies within the Alberni-Clayoquot Regional District.



Registered Owners:

Ronald George Walker

Vivian Ruth Walker

Witness as to both signatures

ADMIN. ASSISTANT
Witness Occupation

57 CADILLAC AVE, VICTORIA, BC
Witness Address

FOCUS VICTORIA, BC	DATE 17-11-2003
PROJECT REF. 010953-00	SHEET TITLE 010953SB1

I, Kelly Stofer, a British Columbia Land Surveyor, of the City of Duncan, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 5th day of November, 2003. The plan was completed and checked, and the checklist filed under # 8384, on the 17th day of November, 2003.

Kelly Stofer B.C.L.S.

TITLE SEARCH PRINT 2024-07-26, 09:24:56

File Reference: WILSSH Requestor: Keerstin Arden

Declared Value $2194000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CB463190
From Title Number	EW121016
Application Received	2023-02-06
Application Entered	2023-02-14

Registered Owner in Fee Simple

Registered Owner/Mailing Address: VIVIAN RUTH WALKER, BUSINESSPERSON
317-50 SONGHEES ROAD
VICTORIA, BC
V9A 7J4

Taxation Authority Port Alberni Assessment Area
Tofino, District of

Description of Land

Parcel Identifier: 026-014-688

Legal Description:

LOT A DISTRICT LOT 132 CLAYOQUOT DISTRICT PLAN VIP77207

Legal Notations

HERETO IS ANNEXED RESTRICTIVE COVENANT EE126710 OVER LOTS 1 TO 6, PLAN VIP53289

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EW48043

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EW87383

Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

Pending Applications NONE

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