

Roy Henry Vickers Gallery

350 Campbell Street, Tofino, BC, V0R2Z0



TITLE SEARCH PRINT

2024-01-22, 12:30:56

File Reference:

Requestor: Jennifer Heckert

Declared Value \$140,000.00

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

VICTORIA

Land Title Office

VICTORIA

Title Number

EB36596

From Title Number

S94139

Application Received

1988-05-03

Application Entered

1988-05-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

EAGLE DANCER ENTERPRISES LTD., INC.NO. 312301
C/O 350 CAMPBELL STREET
TOFINO, BC
V0R 2Z0

Taxation Authority

Tofino, District of

Description of Land

Parcel Identifier:

000-192-651

Legal Description:

LOT 16, BLOCK 6, DISTRICT LOT 114, CLAYOQUOT DISTRICT, PLAN 717

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

ES12139

Registration Date and Time:

2001-02-19 10:44

Registered Owner:

ROYAL BANK OF CANADA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

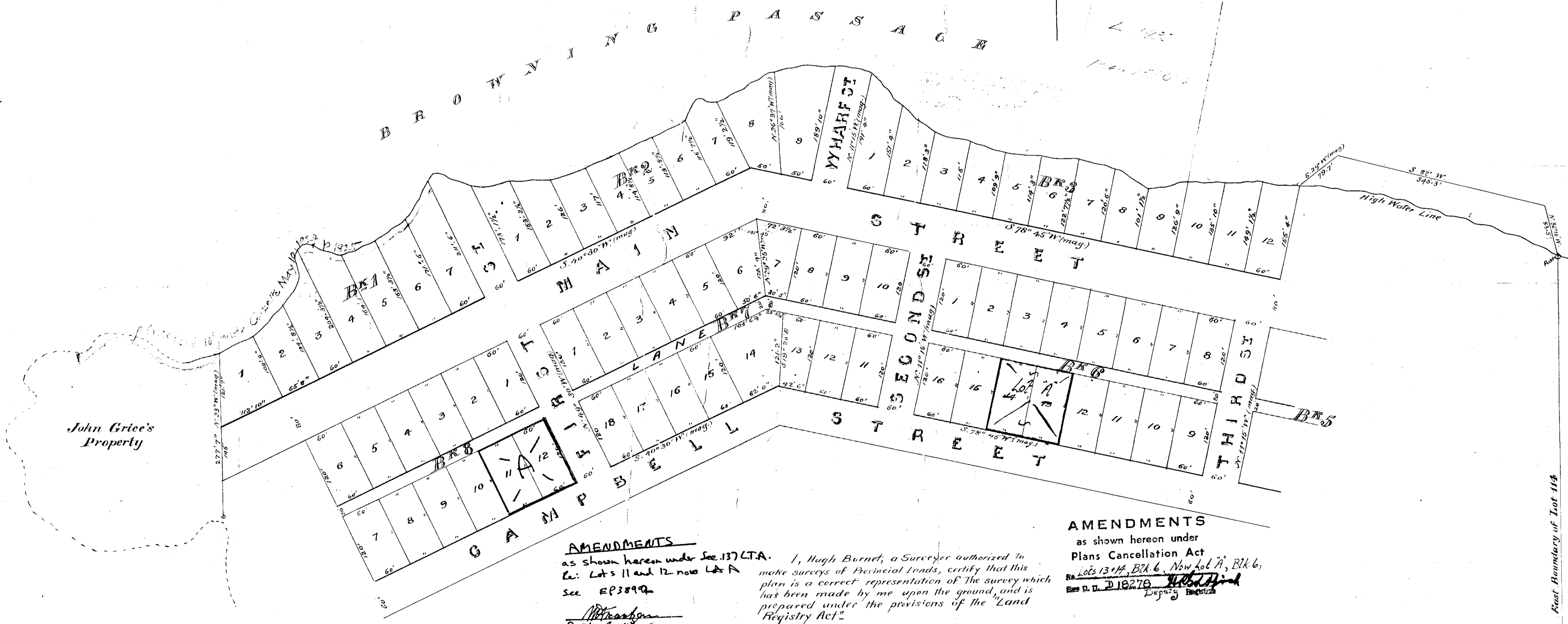
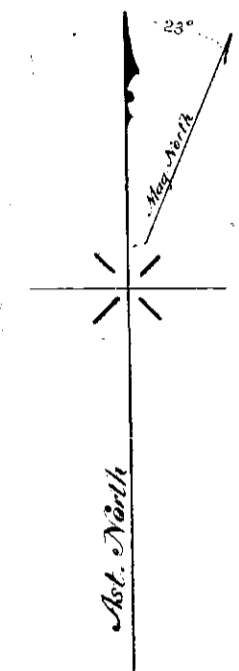
NONE

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N^o 717
Deposited this 14th
day of March 1900
H. Wootton
Registrar General

PLAN
OF THE TOWN OF
CLAYOQUOT
BEING SUBDIVISION OF PART OF
LOT 114 CLAYOQUOT DISTRICT
B.C.

Scale 100 Ft. to 1 In.



AMENDMENTS
as shown hereon under Sec 137 CTA.
i.e. Lots 11 and 12 now Lot A
See EP2899
H. Wootton
Deputy Registrar

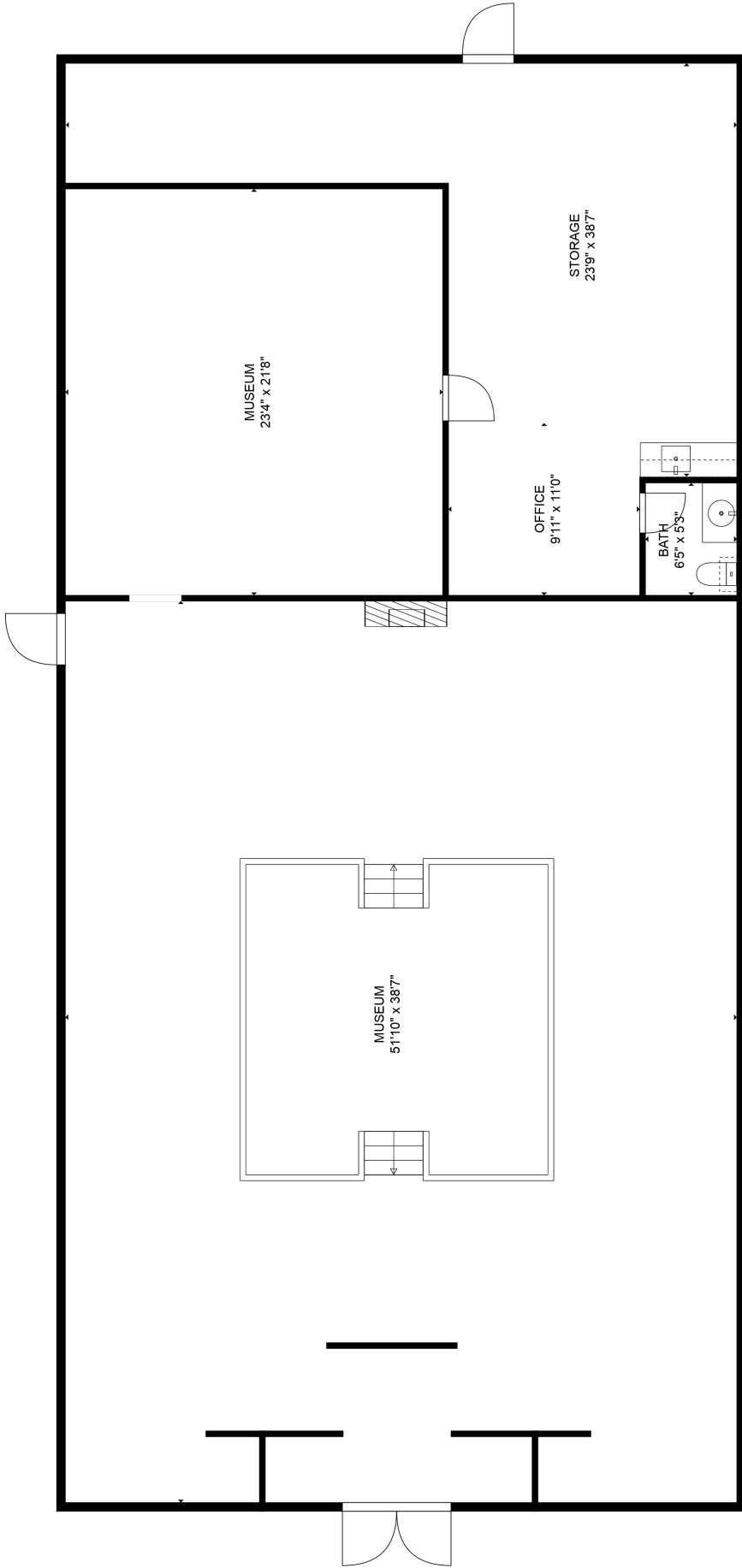
I, Hugh Burnet, a Surveyor authorized to
make surveys of Provincial Lands, certify that this
plan is a correct representation of the survey which
has been made by me upon the ground, and is
prepared under the provisions of the "Land
Registry Act".

Victoria, B.C. June 1900
Hugh Burnet
P.L. Surveyor

AMENDMENTS
as shown hereon under
Plans Cancellation Act
By Lots 13, 14, Bk 6, New Lot 11, Bk 6,
See D. L. 218276
Deputy Registrar

Part Boundary of Lot 114

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PART 23 GENERAL COMMERCIAL DISTRICT (C2)

This District provides for commercial development serving the community-at-large.

Bylaw 1051 → 23.1 Uses Permitted

1. Personal service establishments;
2. Retail commercial;
3. Restaurant;
4. Residential above ground floor; and
- Bylaw 1222 →** 5. Accessory buildings and uses in accordance with Part 4
6. Art Galleries and Studios
- Bylaw 1288 →** 7. Commercial Child Care

23.2 Conditions of Use

1. Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities and accessory seasonal outdoor sales.
2. Light manufacturing and assembly, ancillary to a retail store shall satisfy all the following provisions:
 - a) Every business shall be conducted within a completely enclosed building with no areas used for outside storage;
 - b) Processing of raw materials is prohibited. Manufacturing and assembly shall be of pre-processed or previously finished materials; and
 - c) All goods produced on the premises shall be sold at retail on the same premises.

23.3 Minimum Lot Area

Each lot shall have a minimum area of 668 square metres (7,200 square feet).

23.4 Minimum Lot Width

Each lot shall have a minimum width of 18.3 metres (60 feet).

23.5 Maximum Building Height

The maximum height of a principal building shall not exceed 12.2 metres (40 feet) nor three storeys.

23.6 Minimum Yard Requirements

1. Where a lot zoned C-2 abuts a lot in any Residential or A zone without an intervening street or lane, a side yard of not less than 1.8 metres (6 feet) in width shall be provided. In all other cases, the combined side yard setback (i.e., the sum of both sideyard setbacks) shall not be less than 3.0 metres (10 feet).

CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY. Should be read in conjunction with the complete document

2. A rear yard of not less than 3 metres (10 feet) in depth shall be provided.

23.7 Maximum Lot Coverage

The maximum lot coverage shall be 70% of the lot area.

23.8 Prohibited Use of Space

The use of commercial space as a dwelling unit or units shall be prohibited. All dwelling units in a commercial building shall be located above, beside or behind commercial uses as separate residential space.

23.9 Off-Street Parking and Loading, Landscaping and Other Provisions

In accordance with the provisions of Part 4, Part 6 and Part 7.

Bylaw 1158 → 23.10 Addition to Uses Permitted

In addition to the uses permitted by Section 23.1, on the land legally described as Plan VIS 4427, District Lot 114, Clayoquot District, dwelling units may be used for the temporary accommodation of not more than 4 (four) guests during periods when such dwellings are not occupied for residential use.



Front façade hand carved and painted by Henry Nolla & Roy Henry Vickers



All the wood used in the construction of the gallery was found in Clayoquot Sound, for eg. the two old growth fir beams were sourced from an island in Kennedy Lake. Henry Nolla hand adzed every single cedar plank on the interior walls.



Priceless treasures include a Nuu-Chah-Nulth canoe carved by Carl and Joe Martin and cedar bench carved by Roy. Two eagle totems and two raven totems carved by Roy and Henry Nolla, each valued at over \$100,000. Custom surfboard with “Surfer’s Delight” art.







The front entrance to the gallery leads to a main area about 52' x 39' in size. In the middle of this area is a sunken conversation pit. If desired, this pit can be covered with a false floor to create more space for events. A doorway at the back of the main area leads to an additional 24' x 22' area that currently houses other retail items (books, posters, prints, etc).





The back of the gallery houses an office, bathroom, storage and worktable. An attic hatch provides access to additional dry storage and could be turned into accommodation as per the zoning bylaws.

Included Items (a more detailed list to be provided with an offer):

Sunken pit: cedar box benches and coffee table, glass art
Two cedar benches along the walls of the gallery
Electric fireplace
Surfboard
Two eagle totems
Two raven totems
Nuu-Chah-Nulth Canoe
Two taxidermy birds
Mask above the fireplace
Fir counter and display fixtures
Mac desktop computer & printer + other office equipment (desk, chairs, etc.)
Office and shipping supplies (paper, ink, boxes, wrap, etc.)

Items to be Purchased at an Additional Cost:

All retail items including but not limited to: paintings, original prints, all printed reproductions, art cards, books, calendars, dvds & specialty gifts.

*note that there are also consignment items for sale that are not owned by the gallery and therefore not included in "Items to be Purchased at an Additional Cost".