



# Alberni-Clayoquot Regional District

## MINUTES OF THE BAMFIELD ADVISORY PLANNING COMMISSION MEETING

HELD ON THURSDAY, DECEMBER 11, 2025, 5:30 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

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**MEMBERS** James Willock (Chairperson)

**PRESENT:** Max Salamon  
Stella Wenstob  
Tom Campbell  
J.P. Hastey  
Jane Morrison

**REGRETS:** John Mass  
Kevin McAughtrie  
Glenn Ballman  
Brian McKay

**OTHERS PRESENT:** Bob Beckett, Director, Electoral Area "A" (Bamfield)  
Bob Schmitt, Alternate Director  
Adrien Mullen, agent

**STAFF PRESENT:** Alex Dyer, Planning Manager  
Kerri Creighton, Planning Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:  
<https://www.acrd.bc.ca/events/11-12-2025/>

### 1. **CALL TO ORDER**

The meeting was called to order at 5:35 PM.

It was recognized that this meeting was held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded.

### 2. **APPROVAL OF AGENDA**

*MOVED:* S. Wenstob

*SECONDED:* M. Salamon

*THAT the agenda be approved as circulated.*

**CARRIED**

### 3. **DECLARATIONS**

4. **MINUTES**

5. **CORRESPONDENCE**

6. **PLANNING APPLICATIONS**

- a. RA25003 – 452 Seaboard & 200 Binnacle Road (HFN Lands Corp)

The commission received an overview of the application from staff. The applicant indicated they are working with McElhanney Engineering to design site access and prepare engineered drawings for utilities, the final site plan, and the utility servicing plan. The site plan has been revised following completion of the topographical survey. B4 Engineering is managing the on-site wastewater system design. The applicant noted that efforts will be made to preserve existing site conditions wherever possible to address environmental considerations.

The APC conducted a preliminary review of the proposed campground development. Discussions focused on wastewater and servicing, confirming that on-site systems must be designed and operational before occupancy, with potential future connection to the municipal system noted. Site layout and parking were discussed, with requirements for adequate on-site parking for staff and visitors, and the possibility of off-site parking agreements for boat trailers. A. Dyer noted that the rezoning could include a requirement for off-site parking for boat trailers as a condition. Access and safety concerns were raised regarding steep roads and the Hull/Howell Road intersection, which will be addressed through road design and signage. The proposal includes a caretaker residence and potential RV accommodations for staff, with the need for long-term, suitable housing emphasized. Aesthetics and form and character guidelines will be applied to ensure the campground blends with the community and preserves natural features. Fire protection, including hydrants, water supply, and fire-smart measures, will be incorporated into the design. Members also noted potential community impacts, including boat moorage availability, traffic, and cumulative effects on the area.

*MOVED: M. Salamon*

*SECONDED: J. Morrison*

*THAT the zoning bylaw include provisions for onsite parking for both staff and site users.*

**CARRIED**

*MOVED: J. Willock*

*SECONDED: S. Wenstob*

*THAT the Bamfield Advisory Planning Commission recommend that this application be deferred to a Bamfield APC meeting in January 2026.*

**CARRIED**

7. **LATE BUSINESS**

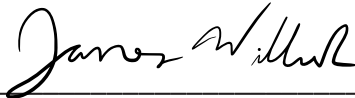
8. **ADJOURN**

MOVED: M. Salamon  
SECONDED: S. Wenstob

*THAT the meeting be adjourned at 6:39 PM.*

**CARRIED**

Certified Correct:

  
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James Willock  
Chairperson

  
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Kerri Creighton  
Planning Assistant