

was created to sell the business to M. Hillman Fish to make it accessible for customers



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

NOTICE OF TEMPORARY USE PERMIT

The Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Temporary Use Permit at their next meeting.

MEETING DETAILS

When: July 22, 2026 at 1:30 pm

Where: Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available.

WHAT'S THIS ABOUT?

File #: TUP26002

Property Owners/Applicants: HFN Lands LP

The subject property The Huu-ay-aht Group of Businesses (HGB) have applied for a Temporary Use Permit (TUP) to facilitate development and operation of a commercial campground spanning across three (3) parcels: 448 Seaboard Road, 452 Seaboard Road, and 200 Binnacle Road for a three (3) year period.

The proposed development consists of up to 30 campsites, including 19 drive-in and 11 walk-in sites, a day use area, and washhouses. The camping area would span across two vacant parcels (452 Seaboard Road and 200 Binnacle Road), while boat trailer parking and campsite registration are proposed to occur on a third parcel currently operating a marina, gas bar and lodge (448 Seaboard Road).

HOW CAN I LEARN MORE?

All related information, including background documents, report and permit, is available at the ACRD office and linked as supplementary information on the ACRD website at www.acrd.bc.ca/events/22-7-2026/

Planning staff can answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD office, or electronically on our website at www.acrd.bc.ca/events/22-7-2026/

PROVIDE INPUT!

Providing an opportunity for public input is a top priority for the ACRD. Written correspondence can be submitted by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to planning@acrd.bc.ca

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on July 21, 2026.**

Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, July 16, 2026.** For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

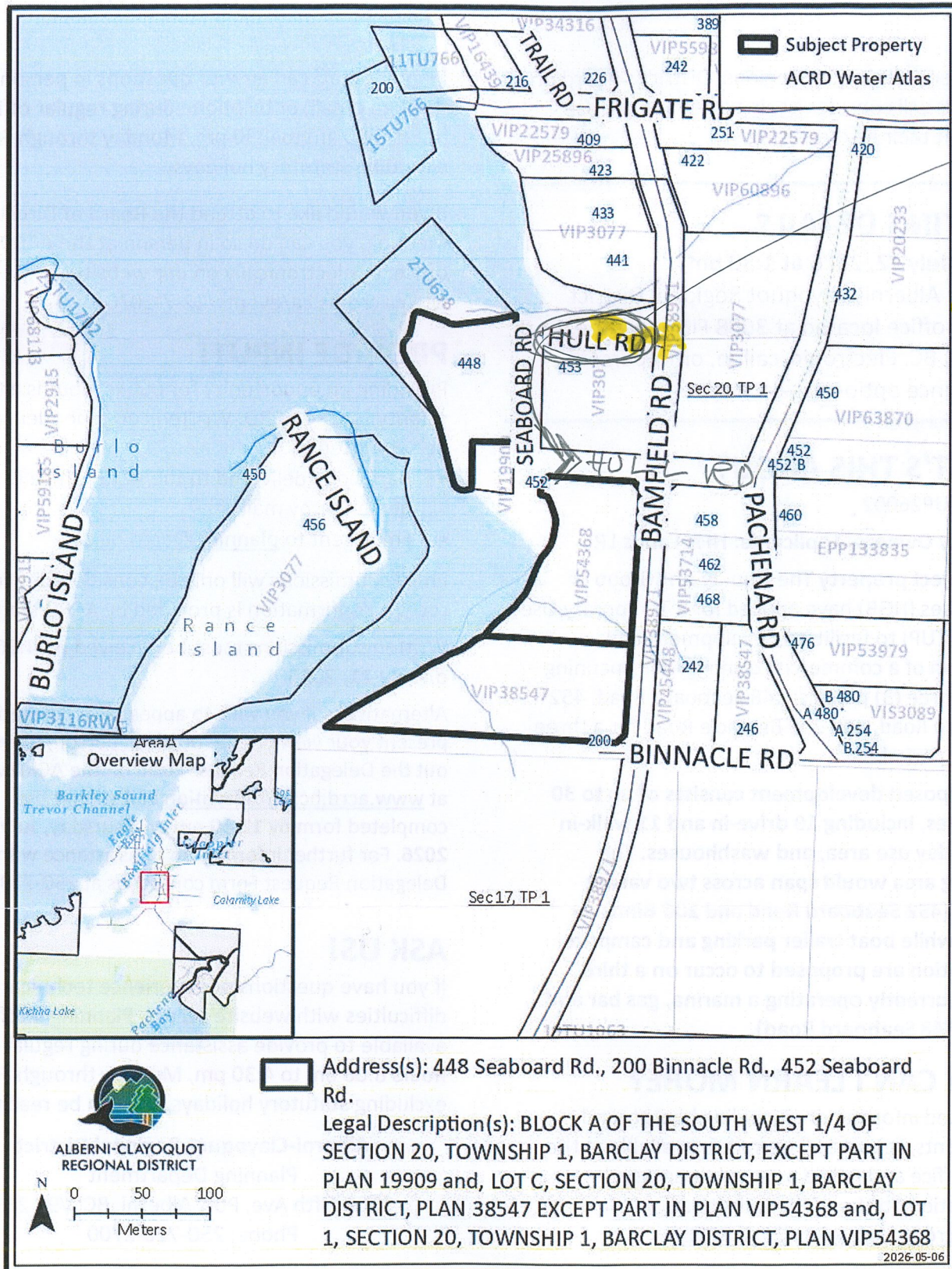
Alberni-Clayoquot Regional District

Planning Department

3008 Fifth Ave, Port Alberni, BC V9Y 2E3

Phone: 250-720-2700

SUBJECT PROPERTY MAP



Handwritten notes:

- ease ment
- *Hull road has never been here send out correct maps
- St-K. Jennings

where you have Hull road. was owned by our families Ostroms & Jennings until the easement over

Maddie Graham

From: Stacey Denton [REDACTED]
Sent: July 20, 2026 12:23 PM
To: Planning Shared
Subject: File #TUP26002

[CAUTION] This email originated from outside of the ACRD

Dear ACRD,

My name is Stacey Denton. I live on [REDACTED] Pachena Rd. This house sits directly across the Bamfield main and proposed new campground.

My backyard meets Bamfield main.

As a RN struggling with PTSD, I moved to Bamfield four years ago. I was forced to move from my hometown in Victoria because of the high increase in cost of living. I chose one of the most remote small communities on the island to live because it offered peace and the safety of small community.

I was unaware of this new business proposal when I bought the property.

I have many concerns, although I am willing and open to having my concerns relieved by understanding how this new business will be managed.

Pros -

Will look nice
A good revenue for Huu-ay-aht First Nations
Possible upgrade for the community

My outstanding list of questions and concerns are as follows:

Why was a tup allowed in the first place?

It feels as if I really don't have any input, as the 'tup' permits were approved prior to public consultation.
Will my concerns truly be addressed?
It feels like putting the 'cart before the horse'.

Police - Bamfield does not have a 'police' department or outpost.

How will this campsite deal with uncooperative campers? We all know how rowdy some campers can be. I am nervous.

Will this be my new reality? - No police, unruly campers wandering into my yard, yahoos screaming in the middle of the night?

Mayhem noise - aside from unruly campers, I have concerns of constant generator noise from RVs, the constant coming and going of large RVs and Campers will increase the noise level significantly.

Strangers coming into the yard - this is a huge concern for me. It makes me feel unsafe and is causing significant anxiety while I try to list these pros and cons.

Can the health clinic manage such an increase in population, albeit a seasonal increase.

Traffic increase +++ - zero policing, zero road safety, no pedestrian walkway along that stretch of the road.

Dangerous road turn

- the new access road is halfway down a steep blind hill. This will be a death turn onto Bamfield main when large RVs are entering or exiting.

Will day time generator noise be the new norm?

Will this campground put a strain on the community water supply?

Sewage - Bamfield was forced into a referendum because septic tanks are 'bad' - now it's okay to have new ones installed close to the water?

Thank you for allowing neighbours to provide input. I look forward to being listened to and to have my concerns addressed.

Sincerely,

Stacey Denton

Neighbour of the proposed Campground

██████ Pachena Rd

Bamfield, BC

██████████

Maddie Graham

From: Jamie Gilkison [REDACTED]
Sent: July 21, 2026 3:48 PM
To: Planning Shared
Subject: TUP260002

[CAUTION] This email originated from outside of the ACRD

My name is Jamie Gilkison and I own the affected neighboring properties [REDACTED] Binnacle Road and [REDACTED] Bamfield Road. I support the HFN in their endeavors. However, I have some issues.

Firstly, the use of TUP for this project. The HFN has had a history of using TUPs rather than normal permitting procedures. (look at their Frigate Road property).

In this case they just went ahead and built without any consultation with their neighbors until intervention by director Bob Beckett.

Eventually I met with Adrian and he walked me through their plans and I shared some neighborhood concerns with him. However I do not see why they should be exempt from normal procedures, and, indeed, use TUPs as a tool.

Secondly, the section of Bamfield Road where they have made their entrance (exit) for the upper section of their campground is on a humpy part of the road with impaired vision and frequent speeders. It creates an accident waiting to happen. Furthermore the potential increase in pedestrians traveling along the Bamfield Road, where there is no sidewalk and poor visibility, is unsafe for both drivers and pedestrians.

I would also like to point out that the access to this whole development uses an easement on both my land and the that of the Jennings'. Hull Road has actually never been built and the original easement was made for access to the fish plant and the level of traffic that was expected for that business.

At no time has the HFN approached me concerning this access and the increase in traffic.

Sincerely,
Jamie Gilkison