



October 1, 2025

BAMFIELD ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Thursday, October 2, 2025 at 5:30 pm** in a hybrid format in the ACRD Board Room, with the option to join electronically via Zoom.

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

- **TUP25016 – 390 Grappler Road (HFN Lands Corp)**

Your recommendations will be provided to the Board of Directors at the October 22, 2025 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca



To: ACRD Board of Directors

Meeting Date: October 22, 2025

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: A - Bamfield

Subject: Temporary Use Permit TUP25016 – 390 Grappler Road (HFN LANDS CORP)

Recommendation:

THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit application TUP25016 subject to the following:

- **Health and safety inspection by the ACRD Building Inspector.**
- **Neighbourhood notification as per Local Government Act s.494.**

Development Proposal: The applicant is seeking a new TUP to provide seasonal staff accommodation for Huu-ay-aht Group of Businesses employees. The building has now been reconfigured to provide 6 larger units, created by joining internal doorways. The applicant previously received Temporary Use Permits in August 2018 and in June 2022 for staff accommodations and is now seeking a new permit to reflect the reconfigured floor plan and use of the property.

Advisory Planning Commission Recommendation: The Bamfield Advisory Planning Commission (APC) will review the application at their October 2, 2025 meeting.

Property Owner(s): HFN LANDS CORP

Applicant/Primary Contact: ADRIEN MULLEN

Property Information:

Civic Address:	390 Grappler Road, Bamfield, BC				
Legal Description:	LOT 2, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 23308 EXCEPT THAT PART IN PLAN 45519				
PID: 000-787-744	Folio: 770-02899.015	ALR? (Y/N):	No	Lot Area (ha):	2.17 (5.36 ac)

Current Zoning:	P2 – Park and Public Use District	Proposed Zoning:	N/A
Current OCP:	Bamfield, Residential Use	Proposed OCP:	N/A
Development Permit Area(s):	DPA I – Riparian Areas Protection, DPA II – Natural Hazard Areas Protection and DPA III – Form & Character		
Current Use & Description:	The subject property is 2.2 hectares (5.36 acres) sloping from a high point in the eastern portion of the property down towards the western lot line		

PL20250039 / TUP25016

adjacent to Grappler Road. The property is bounded by undeveloped area to the east, an unbuilt portion of the Frigate Road right-of-way to the south, Grappler Road to the west, and a mixed commercial/residential property to the north. The western portion of the property is developed into tiers with a large gravel parking area and two existing structures: a 6-unit accommodation structure with attached washroom and laundry facilities, and a separate structure with a common kitchen area. The eastern portion of the property is treed and undeveloped.

Surrounding Zoning and Land Use

North:	Mixed Storage (SW2) District	South:	Rural (A2) District
East:	Rural (A2) District	West:	Acreage Residential (RA2) District

Services:

- a) **Sewage Disposal:** On-site septic system. There is an existing sewage disposal system approved by a Registered On-Site Wastewater Practitioner in 2021 and the applicants have submitted an Island Health septic filing as part of the application.
- b) **Water Supply:** Bamfield Community Water System.
- c) **Fire Protection:** The parcel is within the Bamfield Fire Protection Service Area.
- d) **Access:** The parcel is accessed by a driveway from Grappler Road.

Planning Policy Discussion:

- a) **Official Community Plan:** The Bamfield Official Community Plan (OCP) designates the western side of property as “Commercial Use”. The eastern portion of the property is designated as “Residential Use”. The applicant is applying to renew their temporary use permit for the western side of the property which is designated for “Commercial Use”. The temporary use of the land and buildings are to provide seasonal accommodation for Huu-ay-aht Group of Businesses employees. Policy 3.3.19 of the OCP supports the consideration of temporary use permits in all land use designations at the discretion of the ACRD Board of Directors in accordance with s. 493 of the *Local Government Act*.

The western portion of the parcel lies within development permit areas (DPAs): DPA I – Riparian Areas Protection, DPA II – Natural Hazard Areas Protection and DPA III – Form & Character.

This proposal complies with the Bamfield Official Community Plan.

- b) **Zoning:** The staff accommodation is intended to be located on the western side of the parcel within an existing structure. The parcel is zoned Park and Public Use (P2) District. Temporary staff accommodations are only permitted as caretaker accommodation for a use permitted in the P2 zone. The property owners have applied for a Temporary Use Permit to provide seasonal (summer) staff accommodation on the property.

	Current: P2
Minimum Lot Area (ha)	0.05
Minimum Lot Width (m)	15.24
Principal & Accessory Front Yard Setback (m)	6.09
Principal Side Yard Setback (m)	1.5
Principal Rear Yard Setback (m)	9.14
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9
Watercourse Setback (m)	30

The applicant wishes to continue providing accommodation to the staff on the subject property currently zoned P2. The property owner is applying for a Temporary Use Permit. If the applicant is successful, the TUP can be granted for up to three years. When the term ends, applicant may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.

Temporary Use Permit Conditions: The Temporary Use Permit to provide seasonal staff accommodation may be subject to the following conditions and any others that the ACRD Board of Directors considers appropriate at the time of issuance:

1. This permit is issued to permit the operation of seasonal staff accommodations for Huu-ay-aht Group of Businesses employees within the existing structures on the property located at 390 Grappler Road.
2. The structures allowed under this permit to support the seasonal staff accommodation use are limited to the existing 6-bedroom bunkhouse with attached laundry/washroom facilities, and the existing kitchen/common room building.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10pm.
4. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
5. The seasonal staff accommodation use shall be screened from neighbouring properties with natural screening and from the road with solid fencing.
6. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
7. This permit is valid for three (3) years from the date of execution.
8. At the time this permit expires, the property owner may apply to the Regional District to renew the TUP, apply to rezone the property, or return the property to the original use permitted under the current zoning.
9. If the conditions of this permit are not met, or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

Comments:

The issuance of this Temporary Use Permit would permit seasonal staff accommodation for Huu-ay-aht Group of Businesses employees. The permit would authorize the staff accommodation use within an existing structure that was recently updated into a 6-bedroom bunkhouse with ancillary uses including a common area/kitchen building and on-site parking for staff.

The parcel contains an on-site sewage system certified by a Registered On-Site Wastewater Practitioner in August 2021 and the property is connected to Bamfield Water System. The applicant has submitted a site plan which shows the developments are located on the western portion of the lot.

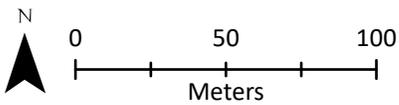
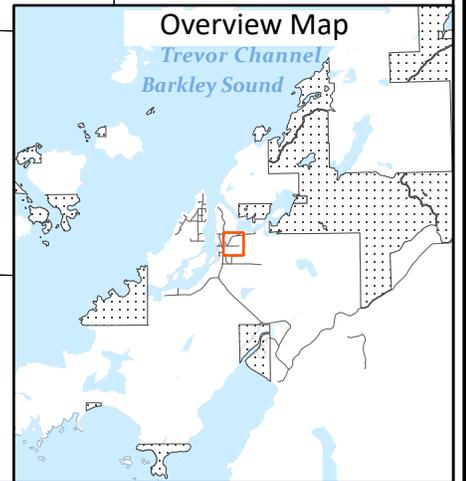
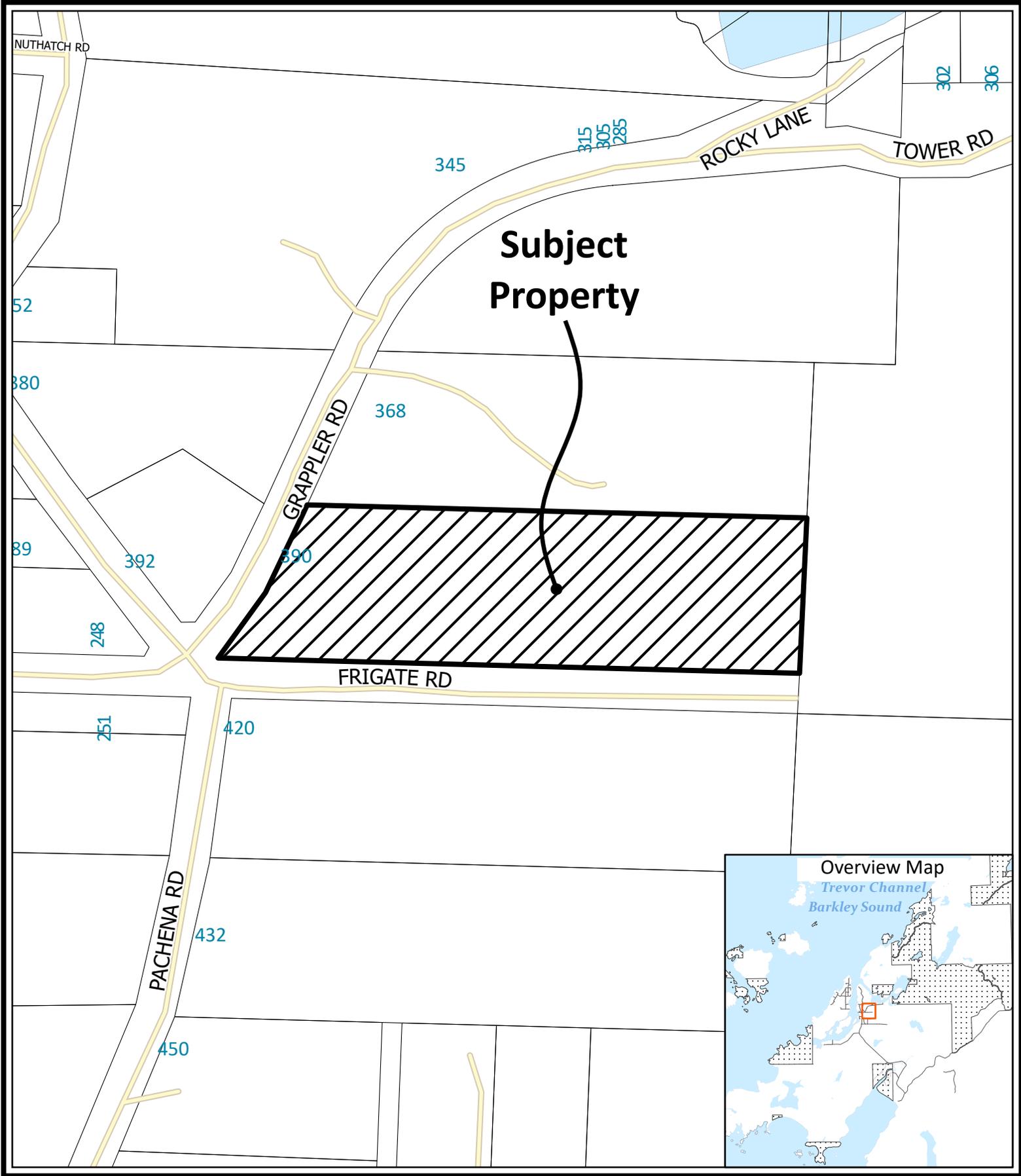
The applicant has previously issued and renewed Temporary Use Permit (TUPs) on this parcel and is now applying for a new TUP. A letter of support has been submitted in relation to this application with clarification provided for the change in floor plan and updated use of the property.

It is recommended that the Board proceed with the neighbour notification process for the TUP renewal application.

Submitted by: *Alex Dyer*
Alex Dyer, MCIP, RPP, General Manager of Planning and Development

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

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



Legal description: LOT 2, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 23308 EXCEPT THAT PART IN PLAN 45519

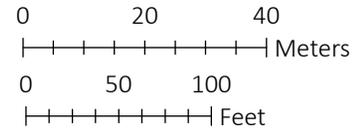


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 390 Grappler Road, Bamfield

Prepared March 15, 2021, ACRD
 Google Satellite imagery



4/2021

3824213

28 Meters

20 Meters

41 Meters

Image © 2022 Maxar Technologies

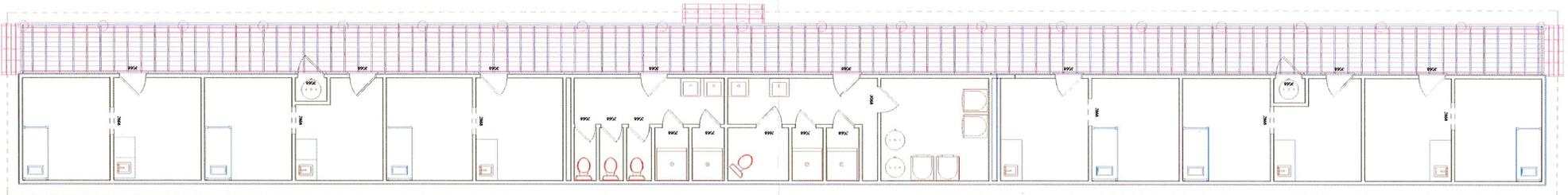
Google Earth

47 m

Imagery Date: 4/7/2021 48°49'33.50" N 125°07'51.13" W elev 0 m eye alt 205 m

1985

390 Grappler Floorplan





HFN Lands LP

Letter of Support

October 1st 2025

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

Re: Temporary Use Permit Application – 390 Grappler Road, Bamfield, BC

Dear Planning Department,

On behalf of the Huu-ay-aht Group of Businesses (HGB), we are writing in support of the application for a Temporary Use Permit (TUP) for the property located at **390 Grappler Road, Bamfield, BC**.

Background

This property previously operated under a Temporary Use Permit as a **12-unit bunkhouse**, primarily serving road construction contractors in the region. That permit has since expired. The building has now been reconfigured to provide **6 larger units**, created by joining internal doorways, and is proposed to serve as **seasonal staff housing for HGB employees**.

Nature of the Proposed Use

The proposed TUP would allow the building to be used as **seasonal employee accommodation** in direct support of HGB's business operations. Staff housing is critical to sustaining services and economic activity in Bamfield, particularly given the challenges of attracting and retaining employees in a small, remote coastal community.

Rationale for a New TUP

- **Change of Use:** The property's purpose has shifted from a short-term contractor bunkhouse to dedicated staff accommodation, making it a different use than previously approved.
- **Expired Permit:** The original TUP has lapsed, requiring a new application under the Local Government Act (Division 8, ss.492–497).
- **Community Alignment:** Seasonal housing for workers directly supports the Bamfield Official Community Plan's goals around economic development and community stability.
- **Flexibility and Oversight:** A new TUP provides the property to continue to operate in support of the community goals, while acknowledging there will be future changes to use to the property.

Community Benefits

- Provides safe, reliable, and well-managed accommodation for employees of HGB, reducing pressure on Bamfield's limited rental housing stock.

Phone 778.421.2663 | Fax 778.421.2664 | www.hfnegroup.ca

Physical Address 4576 Adelaide St, Port Alberni, BC V9Y 6N3
Mailing address PO Box 87, Port Alberni, BC V9Y 7M6



HFN Lands LP

- Supports seasonal operations of HGB businesses, which contribute to the local economy and services for residents and visitors.
- Ensures the use is temporary and reversible, giving both HGB and the ACRD flexibility in evaluating long-term land use options.

Commitment to Good Stewardship

HGB is committed to ensuring that the property is managed responsibly. This includes:

- Designating the housing strictly for HGB staff accommodation.
- Maintaining the property in accordance with health, safety, and building standards.
- Providing adequate parking, waste management.
- Complying with all conditions set by the ACRD Board in the issuance of the TUP.

Conclusion

We respectfully request the Board's support for the issuance of a new Temporary Use Permit for 390 Grappler Road. Approval of this application will allow HGB to continue providing essential staff housing, supporting both local employment and the broader community.

Thank you for your consideration.

Sincerely,

Adrien Mullin
Tourism Development Manager
Huu-ay-aht Group of Businesses



TUP25016

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

Name: HFN LANDS CORP
Address: 390 Grappler Road, Bamfield, BC

With respect to:

Legal Description: LOT 2, PLAN VIP23308, SECTION 20, TOWNSHIP 1, BARCLAY LAND DISTRICT, EXCEPT PLAN 45519

PID: 000-787-744

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This TUP is issued to permit the operation of seasonal staff accommodations for Huu-ay-aht Group of Businesses employees within the existing structures on the property located at 390 Grappler Road.
2. The structures allowed under this permit to support the seasonal staff accommodation use are limited to the existing 6-bedroom bunkhouse with attached laundry/washroom facilities, and the existing kitchen/common room building.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10pm.
4. Contact information for the owner or caretaker and a copy of the TUP must be visible in a public location.
5. The seasonal staff accommodation use shall be screened from neighbouring properties with natural screening and from the road with solid fencing.
6. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
7. This permit is valid for three (3) years from the date of execution.
8. At the time this permit expires, the property owner may apply to the Regional District to renew the TUP, apply to rezone the property, or return the property to the original use permitted under the current zoning.
9. If the conditions of this permit are not met, or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on .

This permit was issued this of ,

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors