



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

**Bamfield Advisory Planning Commission Meeting**

**Thursday, May 14, 2026**

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

5:30 PM

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**Regular Agenda**

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Watch the meeting live at: <https://www.acrd.bc.ca/events/14-5-2026/>

Register to participate via Zoom Webinar at:

[https://acrd-bc-ca.zoom.us/webinar/register/WN\\_H-vnzoMjS2GFV-GZkvfj4Q#/registration](https://acrd-bc-ca.zoom.us/webinar/register/WN_H-vnzoMjS2GFV-GZkvfj4Q#/registration)

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**1. CALL TO ORDER**

**Recognition of Territories.**

Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.

**2. APPROVAL OF AGENDA**

**3. DECLARATIONS**

*(conflict of interest)*

**4. MINUTES**

a. Bamfield Advisory Committee Meeting – December 11, 2026 2-4

**5. CORRESPONDENCE**

**6. PLANNING APPLICATIONS**

a. TUP26002 – 448 Seaboard Road, 452 Seaboard Road, and 200 Binnacle Road (HFN Land Corps) 5-31

**7. LATE BUSINESS**

**8. ADJOURN**



# 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



**To:** Bamfield Advisory Planning Commission

**Meeting Date:** May 14, 2026

**From:** Jaleen Rousseau, Planning Manager

**Voting Structure:** Electoral Area Directors

**Electoral Area:** A - Bamfield

**Subject:** Temporary Use Permit TUP26002 – 448 Seaboard Road, 452 Seaboard Road AND 200 Binnacle Road (HFN LANDS CORP)

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**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider Temporary Use Permit TUP26002 subject to:**

- i. Issuance of a Commercial Access Permit issued by the Ministry of Transportation and Transit and the completion of any required road access upgrades.*
- ii. Confirmation from the Bamfield Fire Department that the access points and internal road will have adequate access and maneuverability for emergency vehicles, and that adequate fire flows and fire hydrants are provided to campground.*
- iii. neighbourhood notification as per Local Government Act s. 494.*

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**Development Proposal:** The Huu-ay-aht Group of Businesses (HGB) proposes to obtain a Temporary Use Permit (TUP) to facilitate development of a commercial campground spanning across three (3) parcels:

- 448 Seaboard Road
- 452 Seaboard Road
- 200 Binnacle Road

The proposed development consists of up to 34 campsites, including 19 drive-in and 15 walk-in sites. The camping area would span two parcels (452 Seaboard Road and 200 Binnacle Road), while boat trailer parking and campsite registration are proposed on a third parcel (448 Seaboard Road).

448 Seaboard Road currently accommodates three commercial operations: Ostrom's Gas Bar, Ostrom's Marina and Fuel, and Awis Guesthouse, which is advertised as a six-bedroom lodge. These existing businesses would continue to operate alongside the proposed trailer parking and camper registration, should the Temporary Use Permit be approved.

**Advisory Planning Commission Recommendation:** That the Bamfield Advisory Planning Commission consider the request for a Temporary Use Permit at their May 14, 2026 meeting.

**Property Owner(s):** HFN LANDS CORP,

**Applicant/Primary Contact:** ADRIEN MULLIN

**Property Information:**

**TRAILER PARKING & CAMPGROUND REGISTRATION SITE**

Civic Address:	<b>448 Seaboard Road</b>		
Legal Description:	BLOCK A OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PLAN 19909		
PID: 008-594-015	Folio: 770-02879-000	ALR? (Y/N): N	Lot Area (ha): 0.695918 (1.71 ac)
Current Zoning:	RA2 - Acreage Residential District; W4 – Waterfront Commercial District; W5 – Waterfront Industrial	Proposed Zoning:	Temporary Use Permit
Current OCP:	Comprehensive Development Area	Proposed OCP:	N/A
Development Permit Area(s):	DPA I – Riparian Areas Protection (15 m; 30 m) DPA II – Natural Hazard Areas Protection Tsunami 20 m a.s.l. DPA III – Form and Character DPA IV – Coastal Protection		
Current Use & Description:	The waterfront property is split into three zones that support a wide distribution of marine, retail, seasonal, ship building and residential uses. The property is accessed from both Hull and Seaboard Roads to the east, with the Bamfield Inlet to the west and south.		

**CAMPGROUND CAMPSITES**

Civic Address:	<b>452 Seaboard Road</b>		
Legal Description:	Lot C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP54368		
PID: 017-801-231	Folio: 777-02882-310	ALR? (Y/N): N	Lot Area (ha): 0.92 (2.28 ac)
Civic Address:	<b>200 Binnacle Road</b>		
Legal Description:	Lot C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 38547 EXCEPT PART IN PLAN VIP54368		
PID: 009-977-179	Folio: 777-02882-300	ALR? (Y/N): N	Lot Area (ha): 1.21 (3.01 ac)
Current Zoning:	RA2 - Acreage Residential District	Proposed Zoning:	Temporary Use Permit
Current OCP:	Bamfield, Mixed Use	Proposed OCP:	N/A
Development Permit Area(s):	DPA I – Riparian Areas Protection (15 m; 30 m) DPA II – Natural Hazard Areas Protection Tsunami 20 m a.s.l. DPA III – Form and Character DPA IV – Coastal Protection		
Current Use & Description:	The two parcels are waterfront properties comprising a total lot area of 2.1 ha (5.3 ac). 452 Seaboard is currently accessed from Seaboard Road and 200 Binnacle Road is formally accessed from Binnacle Road. However, the applicant has created a new access off of Bamfield Main Road. This access has not been approved by the Ministry of Transportation and Transit. There is a creek that dissect both properties.		

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 Surrounding Zoning and Land Use
 

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North:	Acreage Residential (RA2) District	South:	Forest Reserve (A4) District
East:	Bamfield Road – (RA2) District	West:	Waterfront

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**Services:**

- a) **Sewage Disposal:** The applicant is proposing to create two (2) on-site sewage disposal systems for each parcel (442 Seaboard Road and 200 Binnacle Road). These systems are not designed to operate as a sani dump for RVs. The applicant has indicated that there is no capacity for the campsite to connect to the existing wastewater treatment plant.

**448 & 442 Seaboard Road**

The system located at 442 Seaboard Road is designed to serve both 448 and 442 Seaboard Road and includes a 12 bedroom house (Awis Guesthouse Lodge at 448 Seaboard Road), and 18 campsites and a comfort station (washroom, shower and clothes washing facilities) at 442 Seaboard Road. This on-site assessment and design will need to be updated to accommodate the 25 campsites proposed that will have access to these facilities.

**200 Binnacle Road**

The system at 200 Binnacle Road will serve a maximum of 9 campsites. and a comfort station (washroom, shower and clothes washing facilities).

- b) **Water Supply:** Water needs would need to be addressed through the Bamfield Community Water System. This will necessitate approval of utility works in cooperation with the Ministry of Transportation and Transit (MoTT) to connect to the properties to the Bamfield Community Water System. The ACRD Community Services department will determine any requirements for connection to the community water system.
- c) **Fire Protection:** The subject parcels are located within the Bamfield Fire Protection Area. The application will be referred to the Bamfield Volunteer Fire Department to confirm that appropriate emergency access and evacuation provisions are in place. In particular, the Department will be asked to review the proposed single, one-way access route—a 6 m (20 ft) roadway running along the lower western edge of 442 Seaboard Road and 200 Binnacle Road and the through access u-shaped roadway at 200 Binnacle Road — to ensure adequate maneuverability for emergency vehicles, including when parking areas are fully occupied. The review will also consider the need for adequate fire flows and placement of fire hydrants.

Confirmation of these requirements will be required prior to issuance of the Temporary Use Permit.

- d) **Access:** Three access points are proposed, all of which currently exist; however, the most recent access from Bamfield Main Road has not yet been reviewed or approved by the Ministry of Transportation and Transit.

The applicant will be required to apply for a Commercial Access Permit from the Ministry. Approval of this permit, along with completion of any required road upgrades, will be required prior to the Board's consideration of the Temporary Use Permit.

## Planning Policy Discussion:

**Official Community Plan:** The parcel is designated Mixed Use in the Bamfield Official Community Plan. The Mixed Use designation supports small-scale commercial uses such as lodges, cafes, fishing charter operations, and water taxi services.

### *Development Permit Areas (DPAs)*

The parcels are impacted by several Development Permit Areas (DPAs):

- DPA I – Foreshore and Riparian Areas Protection (15 m; 30 m);
- DPA II – Natural Hazard Areas Protection Tsunami 20 m a.s.l.;
- DPA III – Form and Character, and
- DPA IV – Coastal Protection.

The applicant has submitted a Development Permit (DP) application. The application does not contemplate disturbance or removal of vegetation outside the areas identified in the proposed site plan. The applicant has requested to split the required Development Permit (DP) into two (2) separately issued DPs in order to expediate site development:

### **Initial Development Permit**

A DP to be issued imminently to allow for the immediate undertaking of initial groundwork limited to land alteration, vegetation removal, placement/removal of soil and natural materials, and initial works associated with the installation of an on-site sewage disposal system. The ACRD is currently considering the issuance of this initial DP.

### **Subsequent Development Permit**

The subsequent DP would need to contemplate utility trenching, site preparation, placement of structures, development of individual campsites (beyond initial ground works), any proposed works to existing bridge crossings, retaining structures, in addition to the placement or removal of fill. No works are permitted within 15 metres of any watercourses.

The applicant has submitted biologist and geotechnical engineering reports, which are currently under review by staff.

Should the Temporary Use Permit application be approved by the Board, a Development Permit must be issued prior to the commencement of any site development.

***The commercial campground proposal does not comply with the policies and objectives of the Mixed Use designation and the Bamfield OCP supports the consideration of a Temporary Use Permit to allow for the campground use.***

a) **Zoning:** The parcels are zoned Acreage Residential (RA2) District.

***This proposal is not in compliance with the RA2 zoning regulations.***

The applicants have applied to rezone the property and amend the Official Community Plan designation to

allow for the campground use over the long-term and have applied for the Temporary Use Permit to support the development of the campground this year.

### Comments:

#### December 2025 Bamfield Advisory Planning Commission (APC) Meeting for Application RA25003

The applicant has an active Rezoning and Official Community Plan (OCP) amendment application (File: RA25003) for the proposed development that is this Temporary Use Permit (TUP) request. However, due to the desire to begin operating the campground as early as June 2026, the applicant has submitted a TUP in an effort to fast track approval for 2026. At the December 2025 APC meeting the Commission provided and the following comments and/or raised concerns:

- *Parking, including boat trailer parking, for all campground customers and its staff should be provided for on-site and should not impact the community.*
- *The provision of safe means of pedestrian travel between off-site boat parking location(s) and campground*
- *Concern for the potential impact on the rest of the community from Hull Road to Frigate, when campground users access and egress from Hull Road. Since the upgrade of Bamfield Main the community has experienced significant issues with vehicle and boat trailer parking on the roads.*
- *Moorage is an issue in the community. Grappler is already maxed out and so is the boat launch. Concerned proceeding without solutions.*
- *Concerns with safety issues Hull and Bamfield Road intersection. Visibility and signage is an issue.*
- *The topography on the upper part of the property is too challenging to create another access that isn't Hull Road.*
- *Importance of long-term staff housing.*
- *Formalized off-site parking of trailers.*
- *Obtaining moorage availability details of what is currently available at the three moorage locations East Dock, Ostrom's Marina, and Grappler Centennial Park from June – September.*
- *Concerns about too many RVs in Bamfield.*

#### Relevant Title Documents

##### Restrictive Covenant:

A covenant registered on title restricts development within 30 m of the natural boundary of the sea (Bamfield Inlet) and within 15 m of any other watercourse, or the greater of the two setbacks. Within this area, only structures for the storage of boats and ancillary equipment are permitted.

The covenant further requires that all development be located at a minimum elevation of 3.0 m above the natural boundary of the sea (Bamfield Inlet) and 1.5 m above the natural boundary of any other watercourse, or the greater of the two elevations.

With respect to tsunami hazards, the covenant advises that, where feasible, building sites should be selected to maximize both setback and elevation.

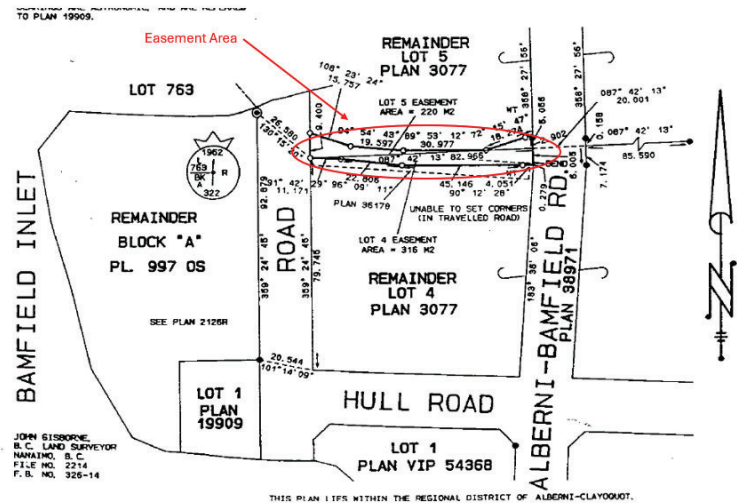
**Right-of-Way Easement:**

There is an easement on title which stipulates that it is intended to serve as a right-of-way for persons and vehicles following:

Proposed Development

The application proposes to obtain a Temporary Use Permit (TUP) to facilitate the operation of 34 campsites straddling three (3) parcels. Two (2) of the parcels are intended to contain campsites and related infrastructure; the third parcel is intended to support trailer parking and camper registration.

- 19 drive in campsites
- 15 walk-in campsites



The site divides the campground into two separate camping areas, with most campsites located on the lower western edge (Bamfield Inlet side) of 442 Seaboard and 200 Binnacle Road. The remaining campsites are intended for RVs only and will be located on the upper, eastern edge of 200 Binnacle Road. Camper registration will take place at 448 Seaboard Road, where Ostrom’s Gas Bar is located.

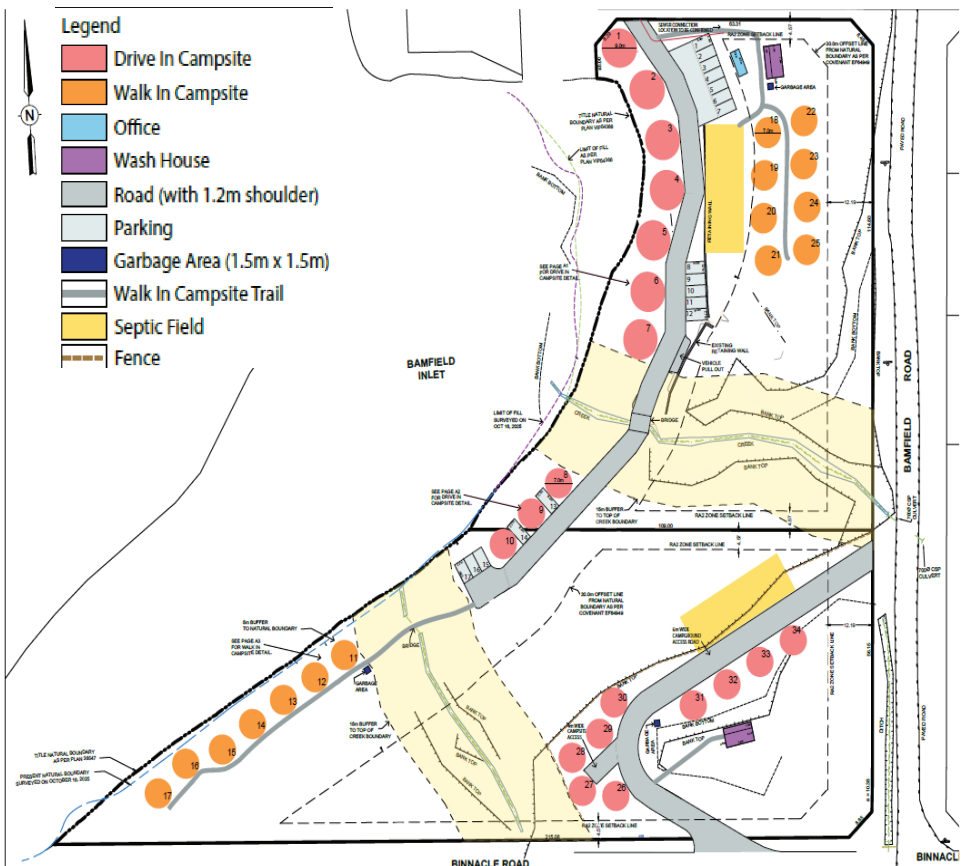
Campsites are 9 m (29 ft) in diameter and will be able to accommodate either tent and single vehicle or a single RV.

Site Access & Circulation

The Ministry of Transportation and Transit (MoTT) is responsible for approval of site access, installation of utilities and any improvements in and around their roads, which includes Bamfield Main. The applicant has made application with MoTT for approval of these aspects of site development. They have indicated their review of the works will be completed by the end of May.

Site circulation across the three parcels is proposed as follows:

- 448 Seaboard Road will continue to utilize existing roadways.
- 442 Seaboard Road and 200 Binnacle Road will be served by a single, one-way 6 m (20 ft) access road running along the lower western edge of both parcels. This road will terminate at a 1 m (3.2 ft) wide pedestrian pathway



providing access to seven walk-in campsites. The access road includes three clusters of parking (17 stalls in total) and one vehicle pull-out. At the north end of 442 Seaboard Road, an additional 1 m (3.2 ft) wide pedestrian pathway will provide access to eight walk-in campsites located in the northeastern portion of the parcel.

- 200 Binnacle Road will also include a 6 m (20 ft) U-shaped internal roadway to serve nine RV campsites.

Based on details provided by the applicant, campground users will arrive via Bamfield Main, turning left onto Hull Road (easement) and past Ostrom’s Gas Bar to register at camper registration. Once registered, they will either continue on to the southern boundary of 448 Seaboard Road and either into 442 Seaboard Road to the campground or they circulate within 448 Seaboard and back to Hull Road. From Hull Road they will turn right onto Bamfield Main to access the upper.



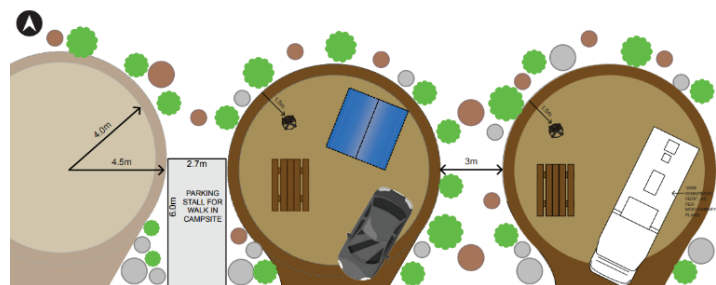
On-Site Vehicle and Trailer Parking

In response to concerns raised at the December APC meeting regarding boat trailer parking, the applicant has advised that such parking cannot be accommodated within the campground due to site constraints, including slope and the desire to retain existing vegetation. As an alternative, 12 boat trailer parking stalls are proposed adjacent to Ostrom’s Gas Bar & Marina at 448 Seaboard Road. These stalls would be located primarily along the western edge of the internal roadway on the 448 Seaboard Road property, which is also proposed as the camper registration area.



Drive-in campsites at 452 Seaboard Road and 200 Binnacle Road are designed to accommodate either one vehicle or one recreational vehicle (RV), with the

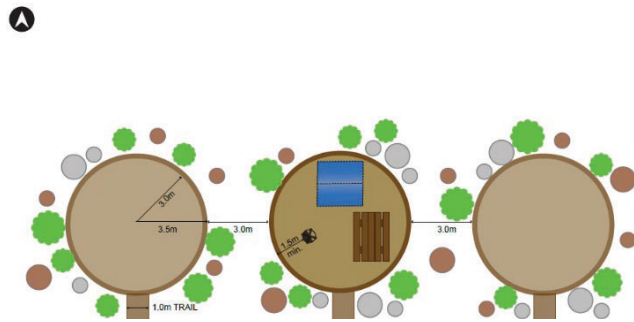
DRIVE IN CAMPSITES - SITE PLAN



Illustrative plan depicting an approximately 28-foot RV.

Parking for walk-in campsites will be located within three clustered areas

## WALK IN CAMPSITES - SITE PLAN



Community Plan).

The ACRD's Zoning Bylaw does not contain provisions for campground or trailer parking, as this bylaw is quite antiquated. However, Rezoning and Temporary Use Permit (TUP) applications are discretionary. This means that approval is not guaranteed, and the Board is at liberty to consider each application on a case-by-case basis, taking into account factors such as compatibility with surrounding properties, traffic and environmental impacts, community feedback, and alignment with applicable planning policies (including the Official

The [Bamfield Development Plan \(2025\)](#) was recently completed to identify physical and infrastructure capacity and limitations in Bamfield and identified that:

- A shortage of vehicle parking in East Bamfield exists.
- The shortage of off-street parking is exasperated by West Bamfield being accessible only by boat.
- Upgrades in recent years to Bamfield Main have resulted in increased traffic and parking issues in East Bamfield.
- Road safety implementations will need to be considered as development takes place.
- It is expected that an increase in development will generate further demand for parking and additional parking solutions will be required to manage visitors, along with seasonal and full-time residents.

#### Comments:

##### *Future Rezoning and Official Community Plan (OCP) Amendment*

The applicant currently has an active application to amend the zoning and Official Community Plan (OCP) designations for 442 Seaboard Road and 200 Binnacle Road (excluding 448 Seaboard Road). This application is still in progress. However, progress is stalled while staff work to advance this Temporary Use Permit (TUP) application at the applicant's request.

In this context, staff recommend limiting the term of the proposed TUP to the 2026 season to ensure that any longer-term commercial use and site redevelopment are considered comprehensively through the appropriate approval processes, including rezoning and OCP amendment.

##### *Neighbourhood*

The three subject properties are located in East Bamfield, along the Bamfield Inlet. The main route into and out of Bamfield is Bamfield Main.

##### *Area Moorage*

At the request of the APC, staff have completed a preliminary review of available slips at local moorage facilities (East Dock, Ostrom's Marina and Centennial Park in Grappler).

##### East Dock

- 22 slips
- High demand, need more slips

##### Ostrom's Marina

- 28 spots
- High demand, need more slips

### Centennial Park in Grappler

- 34 slips (18 for public use, the remaining utilized for local annual moorage)
- Peak July-August. Limited availability additional moorage is needed in the area

During the months of July and August, there is typically very limited vacancy at local moorage facilities. These facilities can begin to become busy in June and extend to the first half of September when the fishing season slows down.

### *Boat Trailer Parking Regulations*

A preliminary review of zoning bylaws containing requirements for boat trailer parking was completed (City of Vernon, Municipality of North Cowichan, District of Tofino, Columbia Shuswap Regional District, City of West Kelowna, Regional District of Okanagan Similkameen and District of Lake Country). These regulations were typically tied to marinas or boat launches with dimensions for boat trailer stalls at 12 m by 3 m. Number of stalls required varied from 1 boat trailer space per 2 boat berths, truck and trailer parking at 10% of the total number of parking spaces required and 10 boat trailer stalls per boat launch. It is important to note these did not include specifics for the unique situation of a campground associated with an active water recreation area.

### *Temporary Use Permit Conditions*

The following conditions are *proposed* for the Temporary Use Permit (TUP) should the Board wish to consider issuance of the Permit:

1. *This Permit is issued for the 2026 seasonal operation of a campground for a maximum of 34 campsites and expires November 15, 2026, subject to the ACRD receiving written confirmation that all associated Access Permit Approvals have been granted and related required upgrades have been completed in full to the satisfaction of the Ministry of Transportation and Transit (MoTT).*
2. *Quiet time must be observed between 10:00 pm to 8:00 am daily.*
3. *The operation of the campground must not result in users and / or staff vehicles being parked outside of the 442 Seaboard Road, 200 Binnacle Road or the 12 designated trailer parking stalls identified for 448 Seaboard Road.*
4. *The owner or designated caretaker must be available to attend the property within 20 minutes.*
5. *The campground must operate in accordance with all ACRD bylaws.*
6. *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.*

### *Next Steps*

Following consideration by the APC, staff will ensure that relevant internal departments (Community Services, Fire Department, etc.) are gathered and will work with the applicant to update aspects of the proposal based on comments received, if necessary, before proceeding to the Board. There is also a need to confirm that all works are proposed are appropriately setback from the Bamfield Inlet prior to moving the application forward. Once ready, the application will be presented to the Board for consideration with a recommendation to commence the legislatively required public notification period. At the conclusion of this period, the application can move forward for consideration of issuance by the Board.

### *Public Notification*

If the ACRD Regional Board passes a resolution to consider issuing a TUP, it must give notice to all neighbouring property owners and residents within 100m and post a notice in the newspaper (as per the *Local Government Act*,

ACRD Short Term Vacation Rentals Temporary Use Permit Policy and ACRD Development Procedures Bylaw P1528).

*Prior to TUP Issuance*

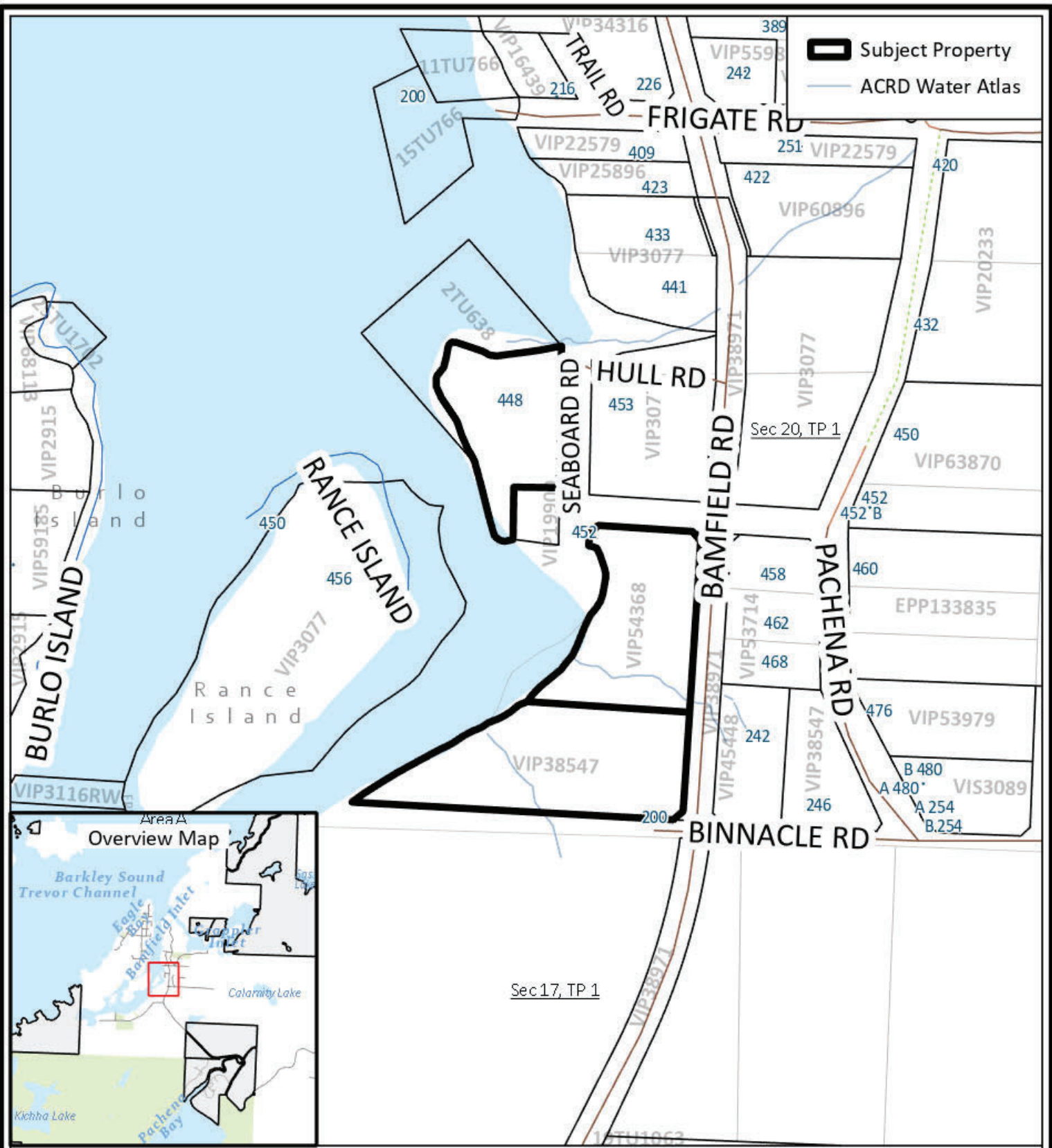
The applicant will need to satisfy the following items prior to the Board's consideration of Issuance of the Permit:



- Appropriate emergency access and evacuation provisions are in place, in addition to ensuring adequate fire flow provisions;
- Written confirmation of approval of necessary Access Permits from the MoTT and the completion of any required road upgrades; and
- Approval of Initial Development Permit and concurrent issuance of the Subsequent Development Permit for the proposed development.

Reviewed by: Alex Dyer  
Alex Dyer, MCIP, RPP, General Manager of Planning & Development

Reviewed by: \_\_\_\_\_  
Cynthia Dick, General Manager of Administrative Services

Approved by: \_\_\_\_\_  
Daniel Sailland, MBA, Chief Administrative Officer



 Subject Property  
 ACRD Water Atlas

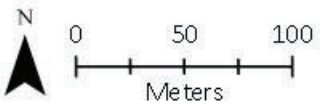


Sec 17, TP 1


Sec 20, TP 1



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



**15**



 Address(s): 448 Seaboard Rd., 200 Binnacle Rd., 452 Seaboard Rd.

Legal Description(s): BLOCK A OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PLAN 19909 and, LOT C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 38547 EXCEPT PART IN PLAN VIP54368 and, LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP54368



*This product is intended for general reference use only and should not be used for navigation or legal purposes. Imagery offsets may exist. Satellite imagery may be offset by several meters.*

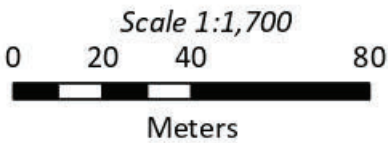
448 Seaboard Rd.: BLOCK A OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, EXCEPT PART IN PLAN 19909 and, 200 Binnacle Rd.: LOT C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 38547 EXCEPT PART IN PLAN VIP54368 and, 452 Seaboard Rd.: LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP54368

-  Subject Property
-  Bamfield Stream Atlas



**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**

Prepared 2026-05-06  
Sources: Microsoft, VantorProv. BC, ParcelMapBC; ACRD



**Legend**

- Drive In Campsite
- Walk In Campsite
- Office
- Wash House
- Road (with 1.2m shoulder)
- Parking
- Garbage Area (1.5m x 1.5m)
- Trail
- Septic Field
- Fence

**NOTES:**

DRIVE IN CAMPSITES TO BE 9M IN DIAMETER OR 7M IN DIAMETER. DISTANCE BETWEEN DRIVE IN CAMPSITES IS 3M TO ALLOW FOR RETENTION OF NATURAL VEGETATION AS MUCH AS POSSIBLE. DRIVE IN CAMPSITE DETAIL CAN BE FOUND ON SHEET A1.

CAMPSITES TO HAVE LAYER OF 19MM MINUS GRAVEL. CAMPSITE SURFACE OVERLAP OF 50MM GRAVEL BASE. WALK IN CAMPSITES TO BE 7M IN DIAMETER. DISTANCE BETWEEN WALK IN SITES TO BE 3M TO ALLOW FOR RETENTION OF NATURAL VEGETATION AS MUCH AS POSSIBLE. WALK IN CAMPSITE DETAIL CAN BE FOUND ON SHEET A2.

PARKING RATIO: 1 PARKING STALL PER CAMPSITE. DRIVE IN CAMPSITES INCLUDE 1 PARKING STALL.

STAFF PARKING: 2 STALLS.

PARKING STALLS TO BE FINISHED WITH GRAVEL.

DRIVEWAY TRAVEL WIDTH: 5.5M PLUS 1.2M SHOULDER TO BE INCH MINUS CRUSH. FOR SOUTH-EASTERLY ACCESS ROAD DETAIL PLEASE SEE MCELHANNY ACCESS PLANS.

TRAIL ACCESS TO WALK IN SITES TO BE 1.5M IN WIDTH WITH 50MM GRAVEL.

GARBAGE RECEPTACLES LOCATED EVENLY THROUGHOUT THE SITE. ADDITIONAL GARBAGE REMOVAL BY TRUCK TO BE LOCATED AT OSTROM'S MARINA.

FENCE TO BE INSTALLED ALONG THE SOUTH EASTERLY BANK TOP TO ENSURE SAFETY FOR UPPER CAMPSITE GUESTS AS WELL AS PROTECTING THE NATURAL VEGETATION.

NO STAFF HOUSING LOCATED ON SITE. PLEASE SEE HGB STAFF HOUSING PLAN FOR DETAILS.

NO BOAT TRAILER PARKING LOCATED ON SITE. PLEASE SEE HGB STAFF HOUSING PLAN FOR DETAILS.

THE PARKING MANAGEMENT PLAN FOR MORE DETAILS. SEPTIC FIELDS TO MEET THE STANDARDS PROVIDED BY THE PROFESSIONAL ENGINEER TO MINISTRY OF HEALTH STANDARDS.

PLEASE SEE MCELHANNY PLANS FOR DETAILS ON UTILITIES.

OFFICE PLANS AS NOTED IN ATTACHED SHEET A3.

WASHROOM PLANS AS NOTED IN ATTACHED SHEET A6.

EXISTING RETAINING WALLS TO REMAIN ARE 1.2M IN HEIGHT.

**NUMBER OF CAMPSITES:**

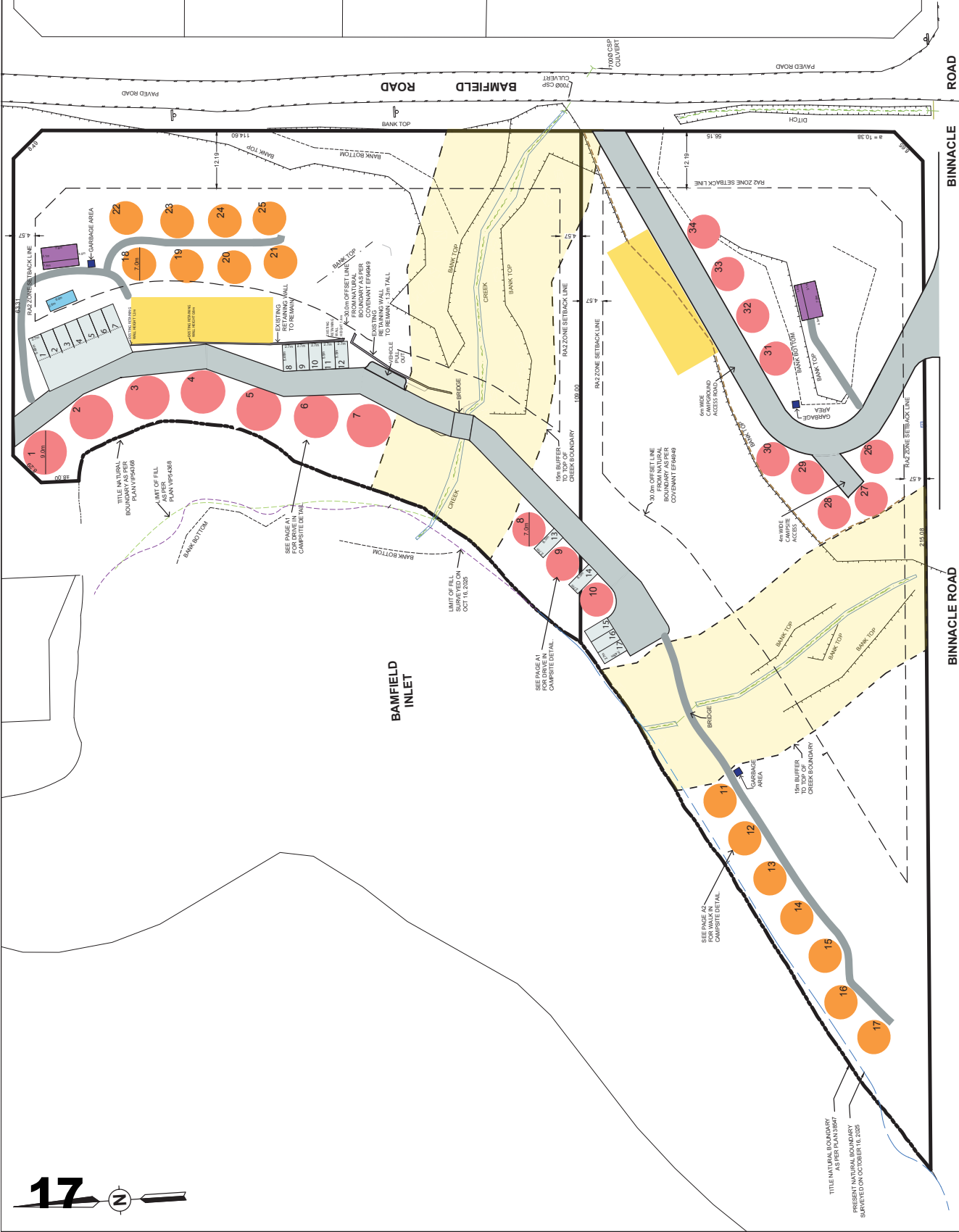
- DRIVE IN SITES = 19
- WALK IN SITES = 15
- TOTAL CAMPSITE = 34

**GRAVEL PARKING STALLS:**

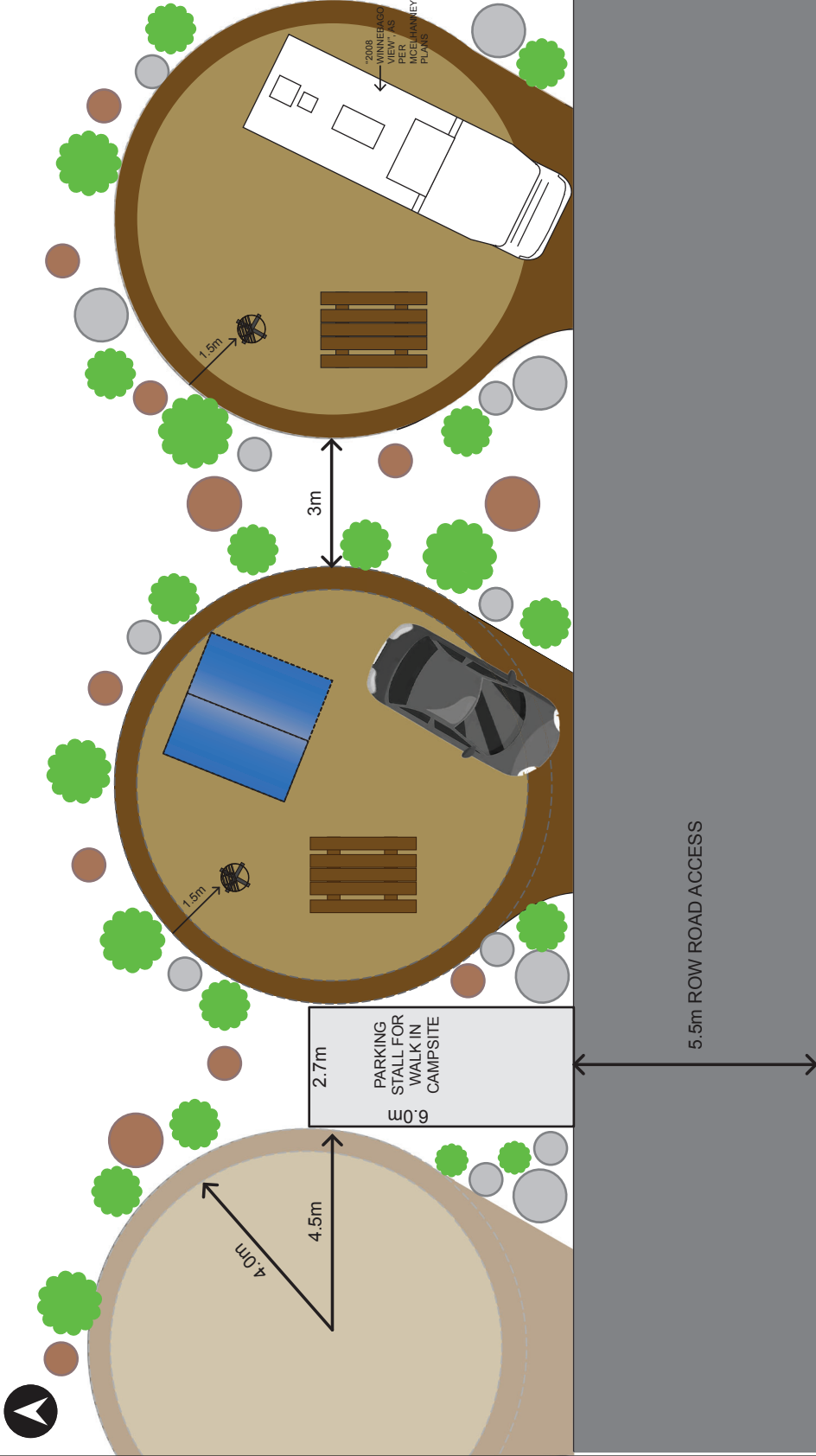
- DRIVE IN CAMPSITES = 19
- STAFF PARKING = 2
- PARKING FOR WALK IN CAMPSITES = 15
- TOTAL PARKING STALLS = 36

**A0**

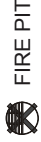
Draft: 06  
 Scale: 1:750  
 Date: APRIL 2, 2026



# DRIVE IN CAMPSITES - SITE PLAN



## LEGEND



CAMPING AREA

FIRE PIT

PICNIC TABLE

TYPICAL TENT (4 PERSON)

ROCK (NOT TO SCALE)

TREE TRUNK (NOT TO SCALE)

NATURAL PLANTINGS (NOT TO SCALE)

### NOTES:

- DRIVE IN CAMPSITES TO BE 9M IN DIAMETER OR 7M IN DIAMETER DISTANCE BETWEEN DRIVE IN CAMPSITES TO BE 3M TO ALLOW FOR VEGETATION TO REMAIN IN AS MUCH OF ITS NATURAL STATE AS POSSIBLE.
- CAMPSITE FILL INSTALLATION TO BE 50MM THICK GRAVEL AND 19MM MINUS GRAVEL CAMPSITE SURFACE.
- GRANULAR FILL MATERIAL IN LAYERS OF 150MM AND BELOW FINAL GRADE OF SURFACE TO ALLOW FOR 50 MM LAYER OF SURFACE MATERIAL.
- PLACE AND COMPACT 50MM LAYER OF 19MM MINUS GRANULAR MATERIAL OVER SITE. FINAL SURFACE SHOULD BE FREE FROM HUMPS OR DEPRESSIONS AND SHOULD AT +/- 2% FROM THE CENTRE OF THE SITE TOWARDS THE EDGES.
- AVERAGE FILL DEPTH TO BE +/- 0.3M. ADDITIONAL FILL IS TO BE USED IF THE PROPOSED SITE IS SIGNIFICANTLY BELOW THE HEIGHT OF THE EXISTING ADJACENT ROAD OR IF THE PROPOSED SITE IS IN A LOW AREA THAT APPEARS DAMP. LAND SCAPING SHOULD HELP TO DEFINE THE ENTRY OF EACH CAMPSITE.
- COMPACT GRAVEL SURFACE TO RETAIN MATERIAL AND PREVENT EXCESS EROSION.
- RETAIN AS MUCH VEGETATION AND UNDERSTORY AS POSSIBLE (LESS THAN 1.5M IN HEIGHT) IN THE AREA SURROUNDING THE CAMPSITE PAD TO RESTRICT MOVEMENT OUTSIDE OF THE DEDICATED CAMPSITE AREA.
- BRANCHES BRUSH AND SMALL TREES TO BE CUT BACK FROM THE CAMPSITE.
- IF SITE IS OVERLY SHADED, SELECTIVELY REMOVE TREES AND TALLER BRUSH AROUND THE SITE TO BE COMPLETED UNDER RECOMMENDATIONS OF A QEP. NO CONIFEROUS TREES TO BE REMOVED IF POSSIBLE.
- RETAIN EXISTING FEATURES LIKE STUMPS, LARGE ROCKS, LOGS ETC. AROUND PERIMETER OF THE CAMPSITE. THESE FEATURES MAY ENCROACH WHERE APPROPRIATE.
- ADDITIONAL Boulders PLACED AS REQUIRED TO DEFINE EDGES OF CAMPSITE PAD TO ENSURE VEHICLES REMAIN WITHIN THE DESIGNATED CAMPSITE AREA.
- REMOVE EXISTING TREES THAT ARE DANGEROUS AND CUT BACK VEGETATION SURROUNDING THE SITE, PARTICULARLY IN DENSE VEGETATION AREAS.
- IT IS ASSUMED GUESTS WILL BACK INTO THE CAMPSITE. CIRCULAR PORTION OF THE CAMPSITE IS LOCATED ON THE PASSENGER SIDE OF THE VEHICLE TO ACCOMMODATE SIDE DOOR/TYRE RECREATIONAL VEHICLES AND REAR DOOR/TRUNK ACCESS.
- FIRE RING WITH GRILL TOWARDS REAR OF CAMPSITE.
- PICNIC TABLE TO BE INCLUDED AT EACH CAMPSITE.
- EACH SITE TO INCLUDE A SITE NUMBER SIGN FACING THE ACCESS ROAD.

DRAFT:03

SCALE: 1:100








DATE: APRIL 27, 2026

# A1

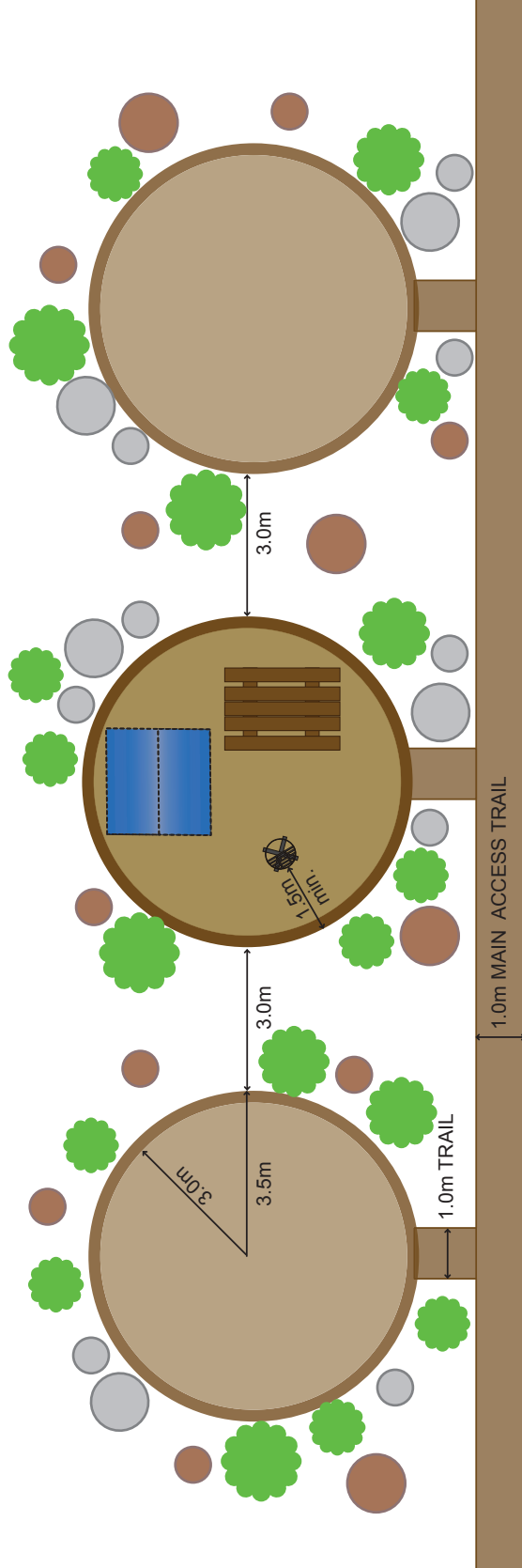
# WALK IN CAMPSITES - SITE PLAN



## LEGEND

-  CAMPING AREA
-  FIRE PIT
-  PICNIC TABLE
-  TYPICAL TENT (4 PERSON)
-  ROCK (NOT TO SCALE)
-  TREE TRUNK (NOT TO SCALE)
-  NATURAL PLANTINGS (NOT TO SCALE)

**NOTES:**  
 WALK IN CAMPSITES ARE TO BE 7M IN DIAMETER. DISTANCE BETWEEN WALK IN SITES IT TO BE 3M TO ALLOW FOR VEGETATION TO REMAIN IN AS MUCH OF ITS NATURAL STATE AS POSSIBLE.  
 CAMPSITE FILL INSTALLATION TO BE 50MM THICK GRAVEL AND 19MM MINUS GRAVEL SITE SURFACE.  
 LANDSCAPING SHOULD HELP TO DEFINE THE ENTRY OF EACH CAMPSITE.  
 GRANULAR FILL MATERIAL IN LAYERS OF 150MM AND COMPACT. ENSURE LEVEL OF FILL MATERIAL IS 50MM BELOW FINAL GRADE OF SURFACE TO ALLOW FOR 50 MM LAYER OF SURFACE MATERIAL.  
 PLACE AND COMPACT 50MM LAYER OF 19MM MINUS GRANULAR MATERIAL OVER SITE. FINAL SURFACE SHOULD BE FREE FROM HUMPS OR DEPRESSIONS AND SHOULD AT +/- 2% FROM THE CENTRE OF THE SITE TOWARDS THE EDGES.  
 AVERAGE FILL DEPTH TO BE +/- 0.3M. ADDITIONAL FILL IS TO BE USED IF THE PROPOSED SITE IS SIGNIFICANTLY BELOW THE HEIGHT OF THE EXISTING ADJACENT ROAD OR IF THE PROPOSED SITE IS IN A LOW AREA THAT APPEARS DAMP.  
 COMPACT GRAVEL SURFACE TO RETAIN MATERIAL AND PREVENT EXCESS EROSION.  
 RETAIN AS MUCH VEGETATION AND UNDERSTORY AS POSSIBLE (LESS THAN 1.5M IN HEIGHT) IN THE AREA SURROUNDING THE CAMPSITE PAD TO RESTRICT MOVEMENT OUTSIDE OF THE DEDICATED CAMPSITE AREA.  
 BRANCHES BRUSH AND SMALL TREES TO BE CUT BACK FROM THE CAMPSITE.  
 IF SITE IS OVERLY SHADED, SELECTIVELY REMOVE TREES AND TALLER BRUSH AROUND THE SITE. TO BE COMPLETED UNDER RECOMMENDATIONS OF A QEP. NO CONIFEROUS TREES TO BE REMOVED IF POSSIBLE.  
 RETAIN EXISTING FEATURES LIKE STUMPS, LARGE ROCKS, LOGS ETC. AROUND PERIMETER OF THE CAMPSITE. THESE FEATURES MAY ENCROACH WHERE APPROPRIATE.  
 ADDITIONAL BOULDERS PLACED AS REQUIRED TO DEFINE EDGES OF CAMP SITE PAD TO ENSURE VEHICLES REMAIN WITHIN THE DESIGNATED CAMPSITE AREA.  
 REMOVE EXISTING TREES THAT ARE DANGEROUS AND CUT BACK VEGETATION SURROUNDING THE SITE, PARTICULARLY IN DENSE VEGETATION AREAS.  
 FIRE RING WITH GRILL TOWARDS REAR OF CAMPSITE.  
 PICNIC TABLE TO BE INCLUDED AT EACH CAMPSITE.  
 EACH SITE TO INCLUDE A SITE NUMBER SIGN FACING THE ACCESS ROAD.



DRAFT: 02  
 SCALE: 1:100  
 DATE: APRIL 2, 2025

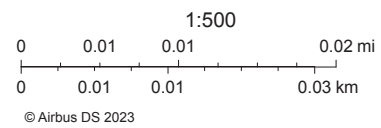
# A2

# Appendix A - Boat Trailer Parking Areas



2026-03-31, 3:44:16 p.m.

- Civic Address
- ▭ Parcel (OUTLINE)
- ▭ Zoning (OUTLINE)
- ▭ Campground Registration Area
- ▭ Boat Trailer Parking

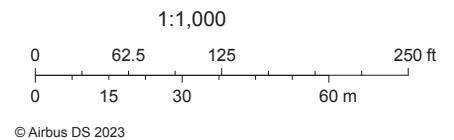


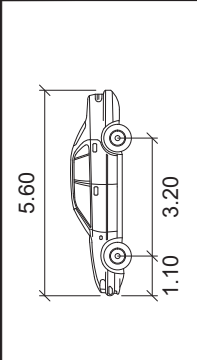
# Appendix B - Proposed Traffic Flow



4/1/2026, 3:06:53 PM

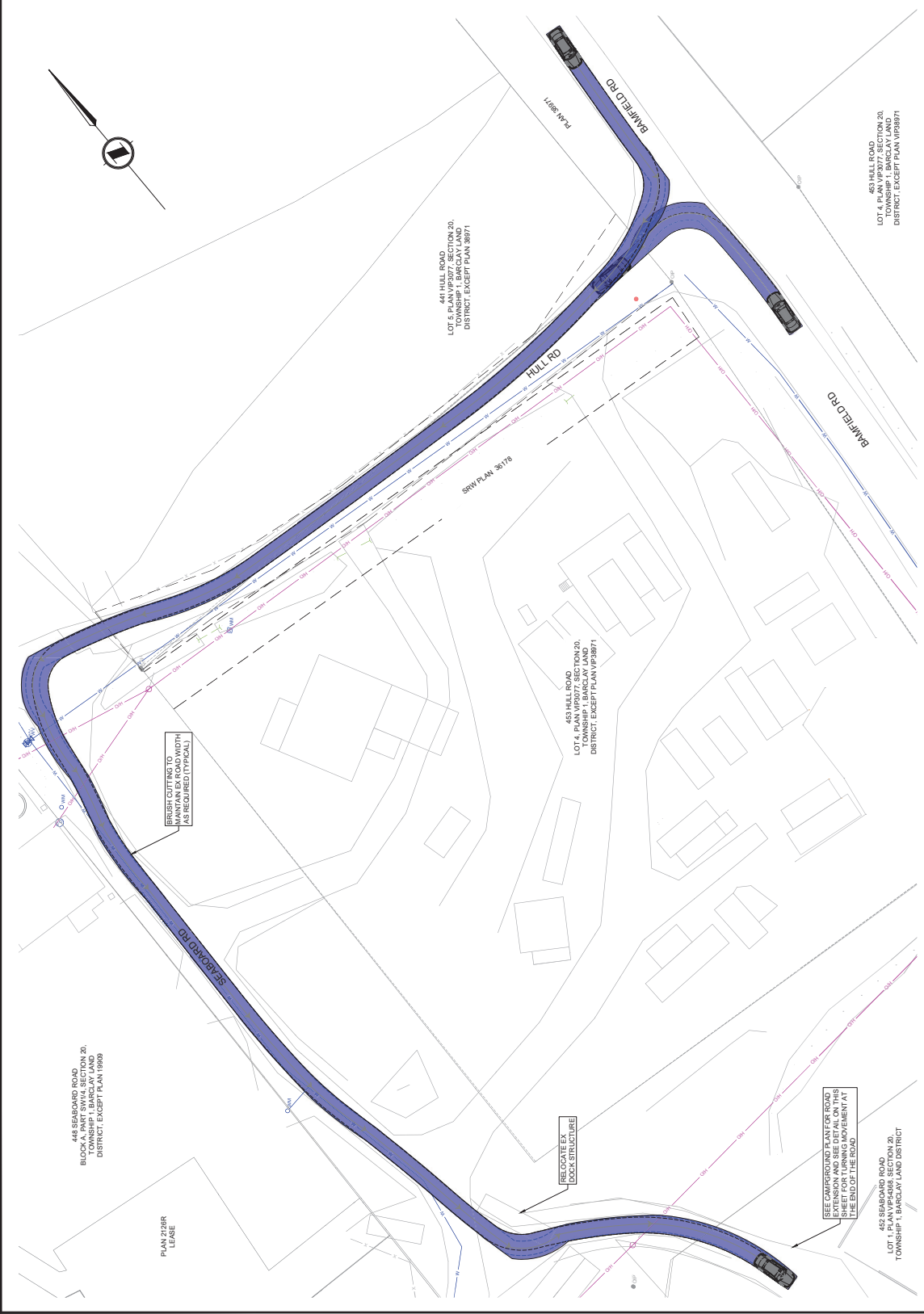
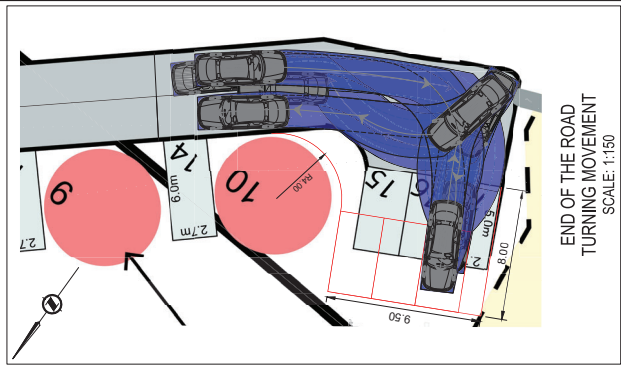
- Civic Address
- ▭ Parcel (OUTLINE)
- ➔ Proposed Traffic Flow
- ▭ Subject Property





**Passenger Car**  
meters

Width : 2.00  
Track : 2.00  
Lock to Lock Time : 6.0  
Steering Angle : 35.9



448 SEABOARD ROAD  
BLOCK A, PART SW14, SECTION 20,  
TOWNSHIP 1, BARCLAY LAND  
DISTRICT, EXCEPT PLAN 38971

PLAN 2/26R  
LEASE

441 HILL ROAD  
LOT 5, PART SW14, SECTION 20,  
TOWNSHIP 1, BARCLAY LAND  
DISTRICT, EXCEPT PLAN 38971

451 HILL ROAD  
LOT 4, PART SW17, SECTION 20,  
TOWNSHIP 1, BARCLAY LAND  
DISTRICT, EXCEPT PLAN 38971

RELOCATE EX. UTILITY STRUCTURE

RELOCATE EX. LOCK STRUCTURE

452 SEABOARD ROAD  
LOT 1, SW14, SECTION 20,  
TOWNSHIP 1, BARCLAY LAND DISTRICT

453 HILL ROAD  
LOT 1, SW14, SECTION 20,  
TOWNSHIP 1, BARCLAY LAND  
DISTRICT, EXCEPT PLAN 38971

Rev.	PB
Project Number	2231-393 1601
Drawing No.	C301

**HUU-AY-AHT GROUP OF BUSINESSES**  
179 MOOREMUS ROAD, ANACLA, BC, CANADA V1N 1B0

**CAMPGROUND ACCEPT  
ADDITIONAL CONCEPT  
TURNING MOVEMENTS  
TO CAMPGROUND**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

THIS DRAWING HAS BEEN REVIEWED AND APPROVED FOR THE PRELIMINARY CONSTRUCTION OF THE PROJECT.

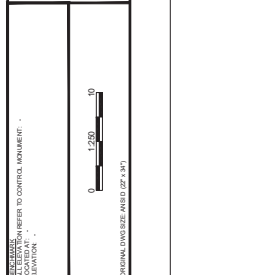
**PERMIT TO PRACTICE**

McEInhenny Ltd.  
Permit Number: 1002299

Engineers and Geoscientists of  
British Columbia

**McEInhenny**

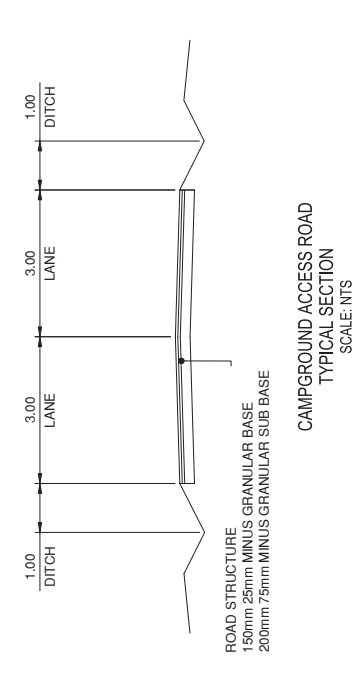
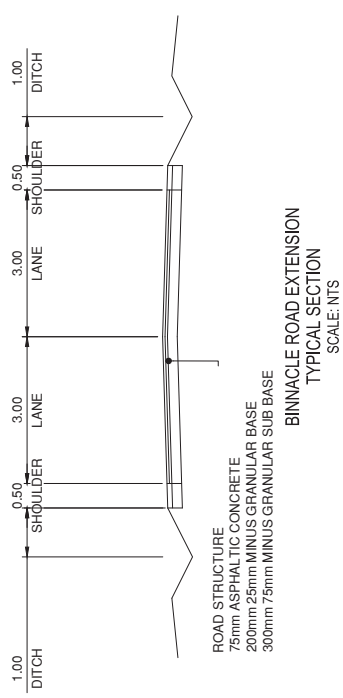
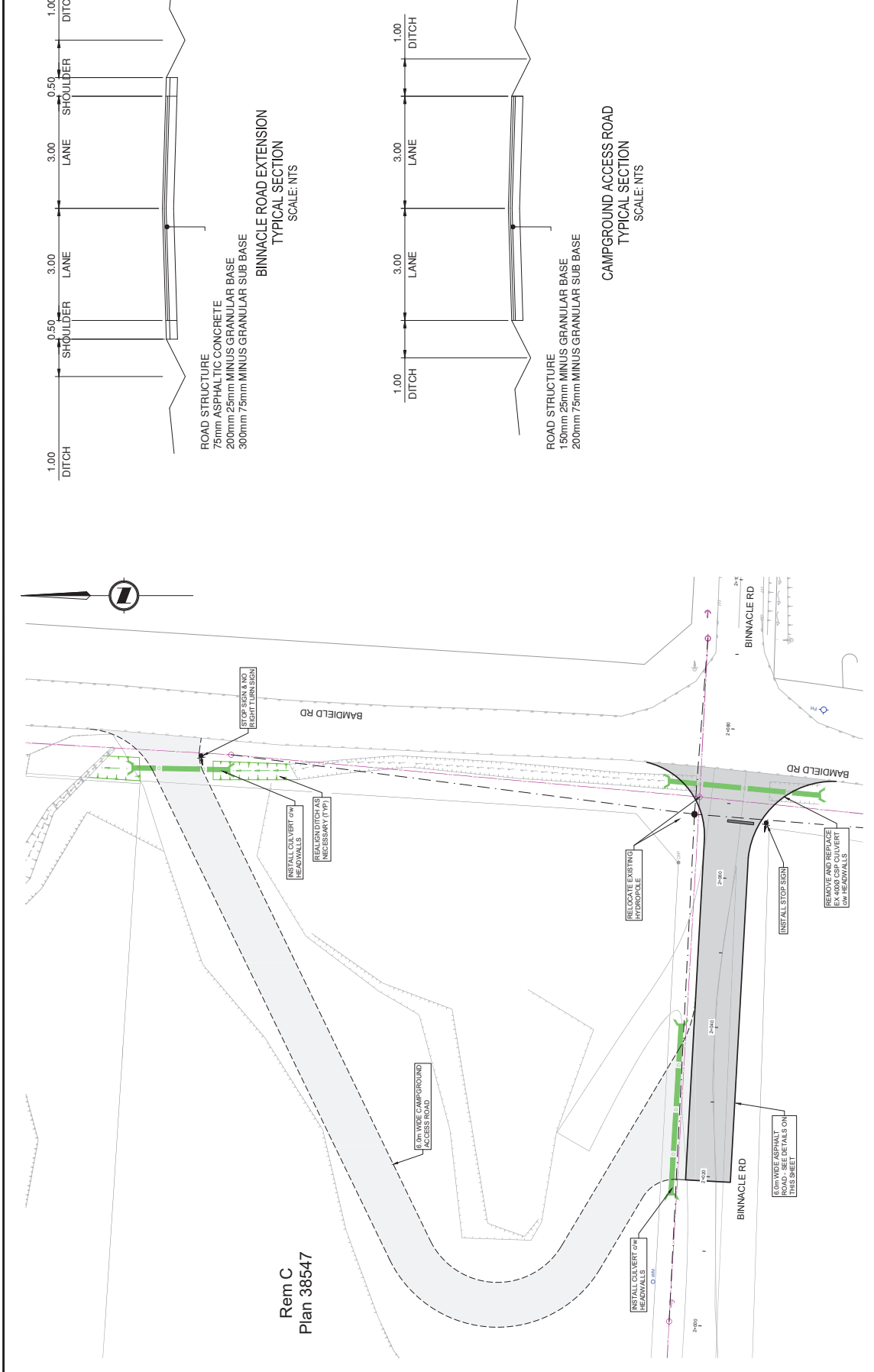
1 - 1351 Eglarway Road,  
Nanaimo BC V8S 3Y3  
Tel: 250 716 3336



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Date	Description	Drawn	Checked	Approved
2024-05-28	ISSUED FOR REVIEW	MCP	MCP	SD
2024-05-28	ISSUED FOR REVISION	MCP	MCP	SD





Rem C  
Plan 38547

<p>McElhannney 1-1385 Edelean Road, Nanaimo BC V8S 3Y2 Tel. 250 716 9336</p>		<p><b>HUU-AY-AHT GROUP OF BUSINESSES</b> 170 MOOREHEAD ROAD, ANACIA, BC CANADA V0M 1B0</p> <p><b>CAMPGROUND ACCESS ACCESS ROAD ROAD DETAILS</b></p>		<p>Drawing No. <b>C203</b></p>
<p>PERMIT TO PRACTICE McElhannney Ltd PERMIT NUMBER: 100299 Engineers and Geoscientists of British Columbia</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p><small>THIS DRAWING IS VALID ONLY FOR THE PROJECT AND SITE SPECIFIC CONDITIONS AND MAY BE VOID IF USED FOR ANY OTHER PURPOSE.</small></p>		<p>Project Number 2231-39316-01</p> <p>Rev. PA</p>
<p>ISSUED FOR PRELIMINARY DESIGN</p> <p>DATE: 2025-12-16</p>		<p>SCALE: 1:1000</p> <p>0 1.250 10</p>		<p>24</p>





*Bamfield Main looking north at the intersection of Bamfield Main and Binnacle Road - Photo Source: Google Maps 2021*



Looking north down Bamfield Main past Binnacle Road - Photo Source: Google Maps 2021



Looking north down Bamfield Main at the intersection of Hull Road and Bamfield Main - Photo Source: Google Maps 2024



Looking west down Hull Road from Bamfield Main - Photo Source: Google Maps 2021



1 Looking south up Bamfield Main with Hull Road directly to the West - Photo Source: Google Maps 2024



Looking south up Bamfield Main at the intersection of Bamfield Main and Binnacle Road at the top of the hill. An access road has now been put in to the west (right side of road) in close proximity to the pole. - Photo Source: Google Maps 2024