



HFN Group of Businesses

200 Binnacle Road
& 452 Seaboard
Road – Bay House
Campground

ACRD Advisory Planning
Commission

May 14, 2026

LOCATION MAP



PROPOSAL

- To provide affordable, low-impact tourist accommodation in alignment with Bamfield's community character.
- Envision a campground similar to Provincial campground standards to ensure that minimal natural areas are disturbed.

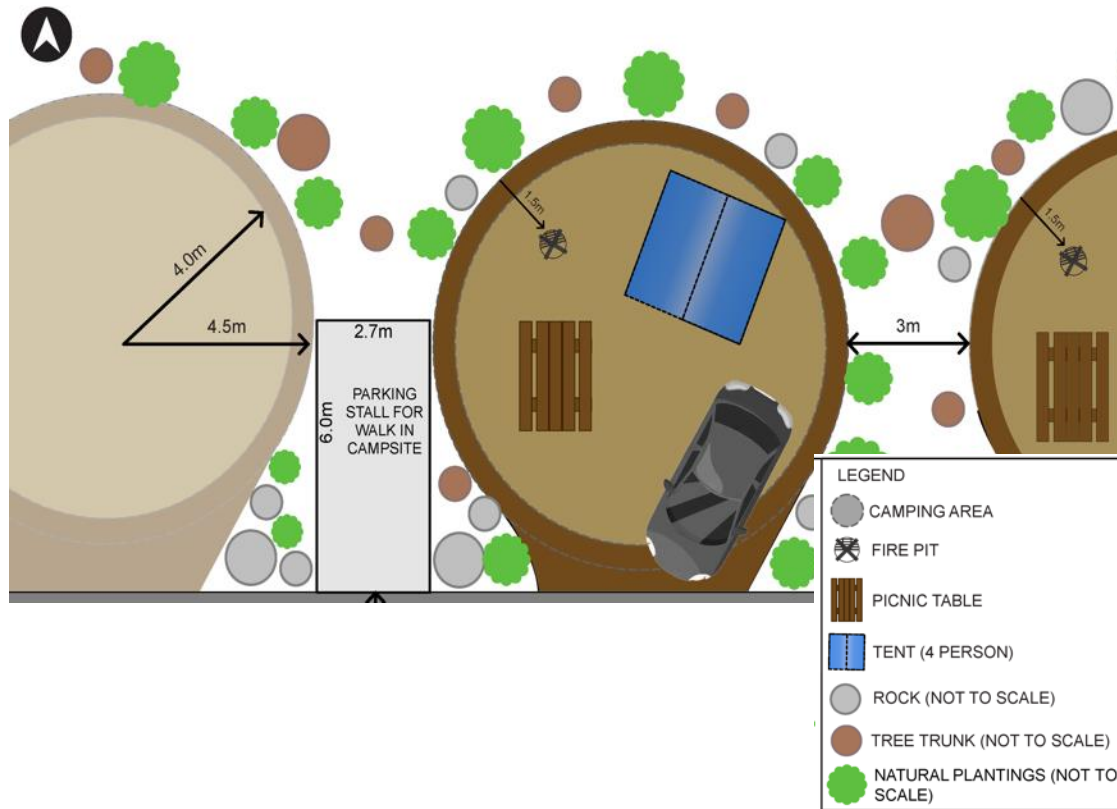


OUR REQUEST

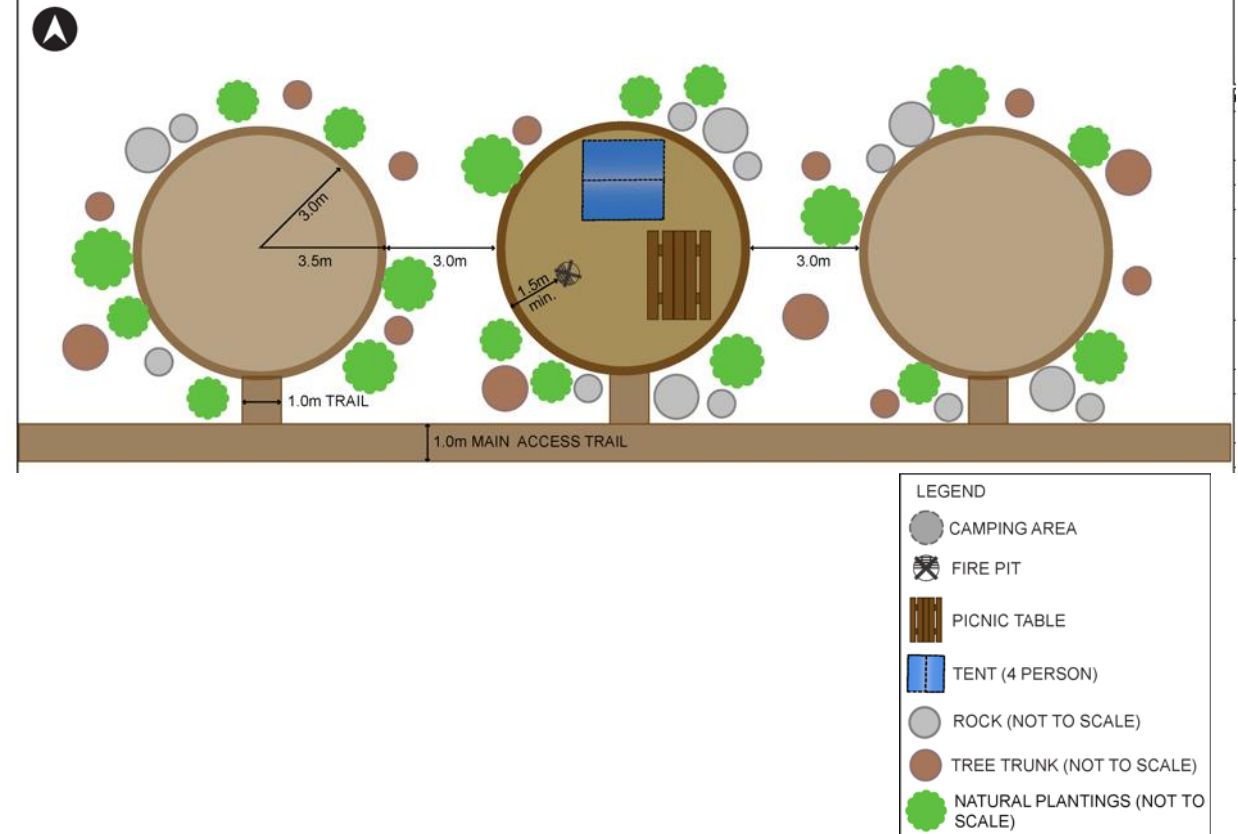
- Short-Term: A positive recommendation to the ACRD Board to issue a Temporary Use Permit for 452 Seaboard Road and 200 Binnacle Road in advance of the Rezoning Application outcome; and,
 - Long-Term: A positive recommendation to the ACRD Board for the Rezoning application of the above noted properties.
-

SITE PLAN – CAMPSITE DETAIL

DRIVE IN CAMPSITES - SITE PLAN



WALK IN CAMPSITES - SITE PLAN



APPLICATION TIMELINE

First Application Submission:	July 28, 2025
Planned Site Meeting with Staff:	September 2025 (Cancelled due to fire)
First APC Meeting:	December 11, 2025
Resubmission for Split DP:	February 17, 2026
Application for TUP to ACRD:	February 19, 2026
Additional Information Provided to ACRD:	April 7 (TUP) & 10 (DP), 2026
Meeting with ACRD Leadership:	April 9, 2026
Second APC Meeting:	May 14, 2026

DUE DILIGENCE AND REPORTS

- VIHA Septic Permit
- Landscape Plan
- Geotechnical Report & Flood Hazard Assessment
- Engineered Road Access drawings
- Survey Plan
- MOTT Access Permit
- Engineered Septic Field Drawings

GEOTECHNICAL HAZARD ASSESSMENT
452 Seaboard Road & 200 Binnacle Road,
Bamfield, BC
Alberni-Clayoquot Regional District
Legal Address:
Lot 1, Section 20, Township 1

BRITISH COLUMBIA Ministry of Transportation and Transit
Permit/File Number: 2026-01586
Office: Central Vancouver Island Area

PERMIT TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Transit
Central Vancouver Island Area
Third Floor
2100 Labeux Road
Nanaimo, British Columbia V9T 6E9
Canada
(The Minister)

AND:

Adrien Mullin - HFN Group of Businesses
4576 Adelaide Street
Port Alberni, British Columbia V9Y6N3
Canada
(The Permittee)

WHEREAS:

A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act.

B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:
The installation, operation, and maintenance of a looped gravel driveway with two accesses connecting to the western side of Bamfield Road serving LOT C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 38547 EXCEPT PART IN PLAN VIPS4368, with the first access being located at the southeast corner of the aforementioned parcel, and proceeding approximately 55 metres due west along the unconstructed highway dedication for Binnacle Road before entering the parcel, and the second being located approximately 60 metres north of the first access location as per application submitted March 27th, 2026, and as shown on attached drawings.

C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

1. The Minister shall designate an official ("the Designated Ministry Official") who shall act as the Minister's agent in the administration of this permit in the manner hereinafter set out.
2. The Use shall be carried out according to the reasonable satisfaction of the Designated Ministry Official.
3. The Permittee shall indemnify and save harmless the Ministry, its agents and employees, from and against all claims, liabilities, demands, losses, damages, costs and expenses, fines, penalties, assessments and levies made against or incurred, suffered or sustained by the Ministry, its agents and employees, or any of them at any time or times, whether before or after the expiration or termination of this permit, where the same or any of them are based upon or arise out of or from anything done or omitted to be done by the Permittee, its employees, agents or Subcontractors, in connection with the permit.
4. The Permittee shall make diligent attempts to determine if there are other users of the right of way in the vicinity of the

Page 1 of 4

LEA Lewkowich Engineering Associates Ltd.

DUE DILIGENCE AND REPORTS

- HFN Lands Corp. has retained LGL Ltd. Environmental Consultants
 - Environmental Overview Assessment (addendum completed in April 2026)
 - Bird Nest Survey
 - Amphibian Permit
 - Invasive Species Management Plan
 - Construction Environmental Management Plan (CEMP)
 - Section 11 Permit
- Additional communications with Coastal Invasive Species Committee and the Province (Ministry of Forest Operations Division) to guide mitigation measures on the properties

PERMIT
78470-25
WILDLIFE ACT
PERMIT NA26-1040619

PERMIT HOLDER
LGL Limited
1-9768 Second Street
Sidney BC V8L 3Y8
ATTENTION: Krysia Tuttle
PHONE: (250) 857-5132

Environmental Monitoring Report LGL

LGL Limited environmental research associates
9768 Second Street
Sidney, BC V8L 3Y8
T: 250-656-0127

Prepared for:	Huu-ayaht Group of Businesses	Date:	May 12, 2026
Contact:	Adrien Mullin		
Project Name:	Bay House Campground Proposal		
Location:	Bamfield, BC		
Environmental Monitoring Company:	LGL Limited, Sidney, BC		
	Project Manager: Krysia Tuttle, MSc, R.P. Bio, 250-857-5132, email: ktuttle@lgl.com		
	Environmental Monitor: Jeremy Gatten, BSc, 778-350-0307, email: jgatten@lgl.com		
Development Company:	Sam Koehle, Contractor		

1 Project Description
In 2025, Huu-ayaht Group of Businesses (HGB) initiated a Bay House campground development project on fee simple Huu-ayaht First Nation (HFN) land within the townsite of Bamfield on Vancouver Island, BC. LGL Limited was retained by HGB to provide environmental services support for the Bay House campground development. In 2026, LGL Limited was hired by HGB for environmental services relating to the campground construction including Environmental Monitoring Services (e.g., bird sweeps and amphibian surveys) as the Owner's Environmental Monitor (O-EM). LGL prepared a Construction Environmental Management Plan (CEMP) which identifies and provides mitigation measures for potential risks to valued environmental components at the site.

2 Construction Works Summary
Project works for the reporting period of April 20-21, 2026, included vegetation clearing for invasive plants and tree topping for campground development. Bird nest sweeps were conducted prior to work by Jeremy Gatten.


3 Environmental Monitoring
3.1 Site Visit Information
An EM was on site on April 20-21, 2026 to conduct a bird sweep.
Summary: Between 6:45 am and 11:15 am on April 20, 2026, one observer (Jeremy Gatten) walked the proposed campground footprint with a focus on areas slated to have tree-topping and brush clearing completed (Figure 1), noting all birds seen and heard and paying attention for signs of nests or nesting behaviour (flushing, food in mouth, fecal sacs in mouth, displays). Additional bird sweep effort from 7:00 am to 8:30 am on April 21, 2026 did not yield

Section 11 Permit
Ministry of Forest Operations
April 20, 2026
Bamfield, BC
Page 1 of 8

COMMUNITY COMMENTS

- Responding to comments we have heard from community members:
 - No disturbance will be taking place inside the Riparian areas. A 15m buffer is applied to the site design.
 - No dredging or filling of the shore areas (no development or disturbance is proposed in the shore areas) on the property.
 - No buildings within 30m of the natural boundary line, as per covenant on title.
 - CEMP prepared by QEP LGL Ltd. for environmental monitoring during construction.

Bay House Campground CEMP



To: Adrien Mullin, Huu-ay-aht Group of Businesses (HGB)
From: Krysia Tuttle, Senior Wildlife Biologist, LGL Limited
Karen Truman, Senior Wildlife Biologist, LGL Limited
Olga Lansdorp, Wildlife Biologist, LGL Limited
Date: April 10, 2026
RE: Bay House Campground Construction Environmental Management Plan (CEMP)

1 Introduction

1.1 Project Description

In 2025, Huu-ay-aht Group of Businesses (HGB) initiated a Bay House campground development project on fee simple Huu-ay-aht First Nation (HFN) land within the townsite of Bamfield on Vancouver Island, BC. LGL Limited was retained by HGB to provide environmental services support for the Bay House campground development, including 1) conducting an environmental overview assessment (EOA) highlighting environmental sensitivities and potential mitigations to support the Alberni Clayoquot Regional District (ACRD) development permit application, 2) assisting with provincial and regulatory submissions (e.g., wildlife handling permits), and 3) developing a site-specific construction environmental management plan (CEMP).

This construction environmental management plan describes environmental protection measures and monitoring that will limit the environmental disturbances associated with project construction and assist with any emergency situations that may arise. It is the primary document to guide the environmental best management practices (BMPs) to be implemented by the construction and environmental monitoring team and has been prepared to:

- Provide an overview of the key environmental issues relating to the project work.
- Address relevant regulatory requirements.
- Identify responsibility for environmental management and structures (e.g. environmental monitoring).
- Identify Best Management Practices (BMPs) and measures to mitigate, and where possible, avoid or reduce potential adverse effects to terrestrial and aquatic resources including species at risk and sensitive habitats.

This plan will also specifically touch upon potential project effects on riparian, marine and freshwater aquatic resources, disposal of wastes, spill and release response measures including emergency spill response plan, reporting instructions, project documentation, erosion and sediment control, and soil and water management.

It is important to note that the CEMP may require changes upon the results of regulatory agency permits, approvals, and authorizations. The CEMP is an adaptive document and will be reviewed and amended accordingly when new information regarding the project becomes known (Table 1). Any amendments will be implemented to ensure mitigation measures are appropriate for construction activities associated with the project.


COMMUNITY COMMENTS CONT.

- LGL Environmental Report states:

“There are no mapped wetlands, sensitive ecosystems, protected areas, old growth management areas (OGMAs), riparian management zones (RMZ), federal or provincial critical wildlife habitats, wildlife features, ungulate winter range (UWR), or wildlife habitat areas (WHAs) for the Site (data provided by Meridian Forest Services Ltd.).”

EA26093.21

Bay House Bamfield Campground
Environmental Overview Assessment




Prepared for
Huu-ay-aht Group of Businesses

Contact:
Adrien Mullin
Huu-ay-aht Group of Businesses

Prepared by
LGL Limited
environmental research associates

LGL Limited Contact: Krysia Tuttle, MSc, RPBio
ktuttle@lgl.com
250-656-0127

6 June 2025



environmental research associates


COMMUNITY COMMENTS CONT.


- LGL Invasive Species Management Plan (2026) identifies noxious weeds onsite, best management practices for invasive species onsite and identifies monitoring, management and restoration efforts to impose onsite regarding removal.
- HFN Lands Corp. has engaged with certified herbicide applicators as part of the Invasive Species Management Plan.
- Section 11 Permit (Water Sustainability Act) watercourse crossing received from Province.

BAY HOUSE CAMPGROUND INVASIVE SPECIES MANAGEMENT PLAN

Prepared by:

<p>Report By: Hugh Fuller, M.Sc., R.P.Bio. TERRESTRIAL BIOLOGIST II LGL LIMITED</p>	<p>Reviewed By: Michael T. Miller, Ph.D., R.P.Bio. SENIOR PLANT ECOLOGIST LGL LIMITED</p>
---	---





LGL Limited
9768 Second Street
Sidney, BC V8L 3Y8
250-656-0127
www.lgl.com

Version History:

<p>Date: May 7, 2026</p>	<p>Version: Draft for Client</p>
------------------------------	--------------------------------------

MAY 2026
LGL EA 27039.21

IDENTIFIED ITEMS IN DECEMBER APC MEETING

- Comments raised at December 2025 APC meeting that have been addressed:
 - Parking (vehicle and boat trailer)
 - Boat Moorage – 12 moorage slips can be reserved for campground use



IDENTIFIED ITEMS IN DECEMBER APC MEETING CONT.

- High Aesthetic and Form and Character (Landscape plan and retention of native species and natural features)

452 SEABOARD—CONCEPT PLAN

Labels on the plan include:

- GRAVEL ROAD TO TRAILER DROP OFF/SEABOARD
- 1-7 DRIVE-IN SITES
- PERMEABLE GRAVEL SURFACES THROUGHOUT
- BRIDGE OVER STREAM
- EXISTING STREAM TO BE MAINTAINED
- BANFIELD INLET
- 8-10 WALK-IN SITES
- BRIDGE OVER STREAM
- 11-17 WALK-IN SITES
- 18-25 WALK-IN SITES
- SEPTIC FIELD PLANTED WITH NATIVE GROUNDCOVERS
- DENSE FOREST CANOPY COVERAGE TO BE MAINTAINED THROUGHOUT SITE
- BANFIELD ROAD
- 26-33 DRIVE IN SITES
- WASH HOUSE
- GRAVEL ROAD
- SEPTIC FIELD PLANTED WITH NATIVE GROUNDCOVERS
- SPLIT RAIL FENCE ALONG TOP OF BANK

—SALAL, SWORD FERNS, AND SALMON BERRY EXIST THROUGHOUT SITE AND WILL BE REPLANTED FOR PRIVACY BETWEEN SITES AND TO STABILIZE SLOPES

—PACIFIC CRABAPPLE WILL BE PLANTED THROUGHOUT SITE, ALONG WITH CEDAR

—EXISTING WATERWAYS AND STONE WALLS PRESERVED AND ENHANCED WITH INVASIVE REMOVAL AND NATIVE REPLANTING

—WILDERNESS CAMPING WITH NATURAL FEATURES MAINTAINED

—SPLIT RAIL FENCING

Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE ■
PROPOSED LANDSCAPE CONCEPT FOR
HULUJAHIT FIRST NATION
452 SEABOARD, BANFIELD BC

PAGE TITLE ■
CONCEPT PLAN, PAGE ONE OF ONE

DATE ■ MAY 13, 2026 ■ SCALE ■ 1:500

greenspacedesign.com | info@greenspacedesign.com | 250.893.3446

IDENTIFIED ITEMS IN DECEMBER APC MEETING CONT.

- Comments raised at December 2025 APC meeting that have been addressed:
 - Trail and Public Access (due diligence and options for future trail connections under consideration)
 - Engineered septic design and VIHA Permit has been approved
 - HGB has Staff Housing options for campground staff (offsite)

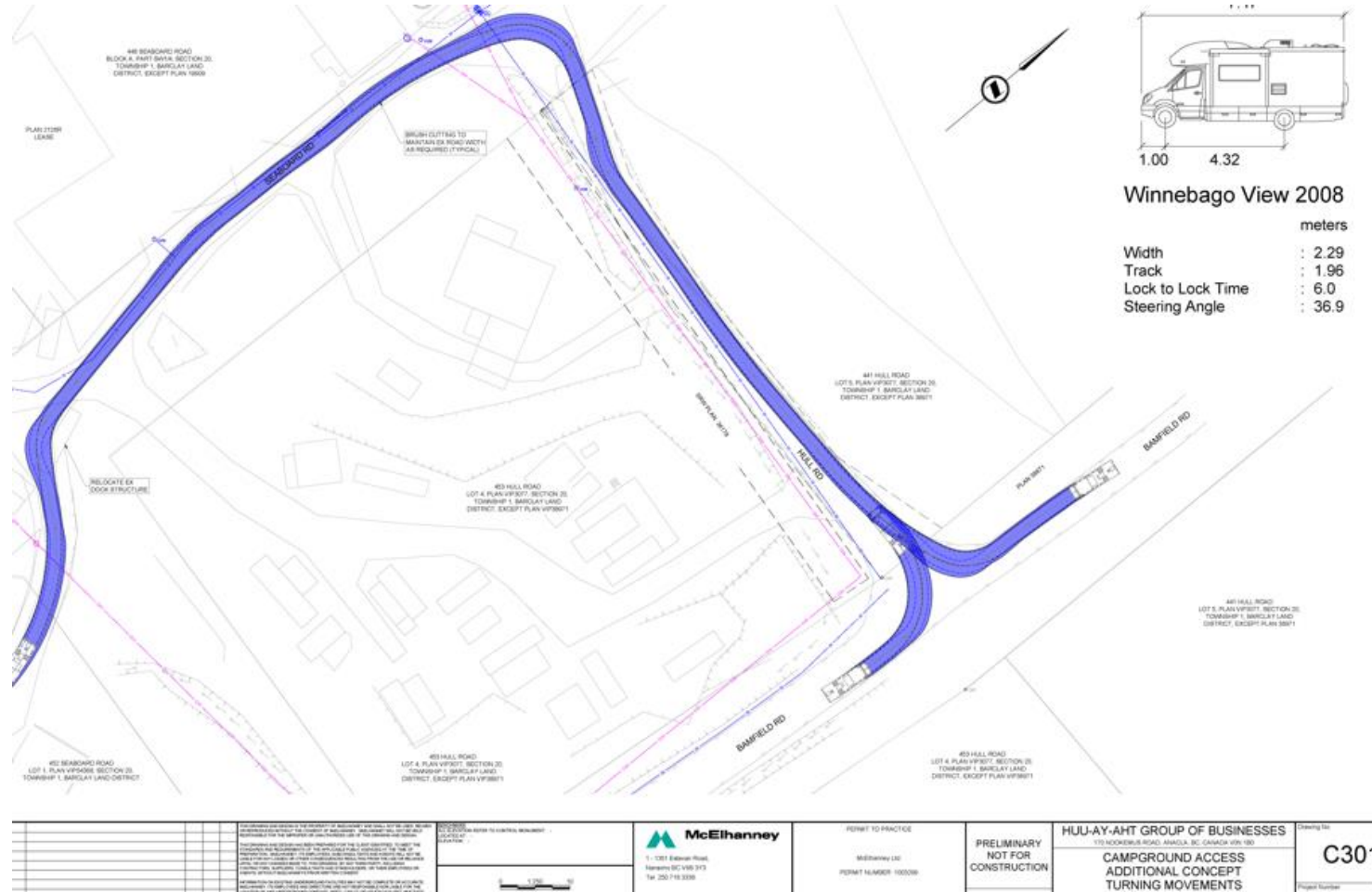


IDENTIFIED ITEMS IN DECEMBER APC MEETING - ONGOING

- Fire Protection:
 - Emergency response and evacuation operational plan to be implemented
 - Site visit to review access and servicing for fire protection by Fire Chief
- Road Safety:
 - Concerns raised with MOTT
 - Onsite engineered maneuverability drawings and site access drawings prepared



MCELHANNEY MANEUVERABILITY DRAWINGS



ᑭᕐᕐᕐᕐ ᕐᕐᕐᕐᕐ



HFN

GROUP OF BUSINESSES

For more information contact:

778-421-2663

info@hfngroup.ca
