



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.**

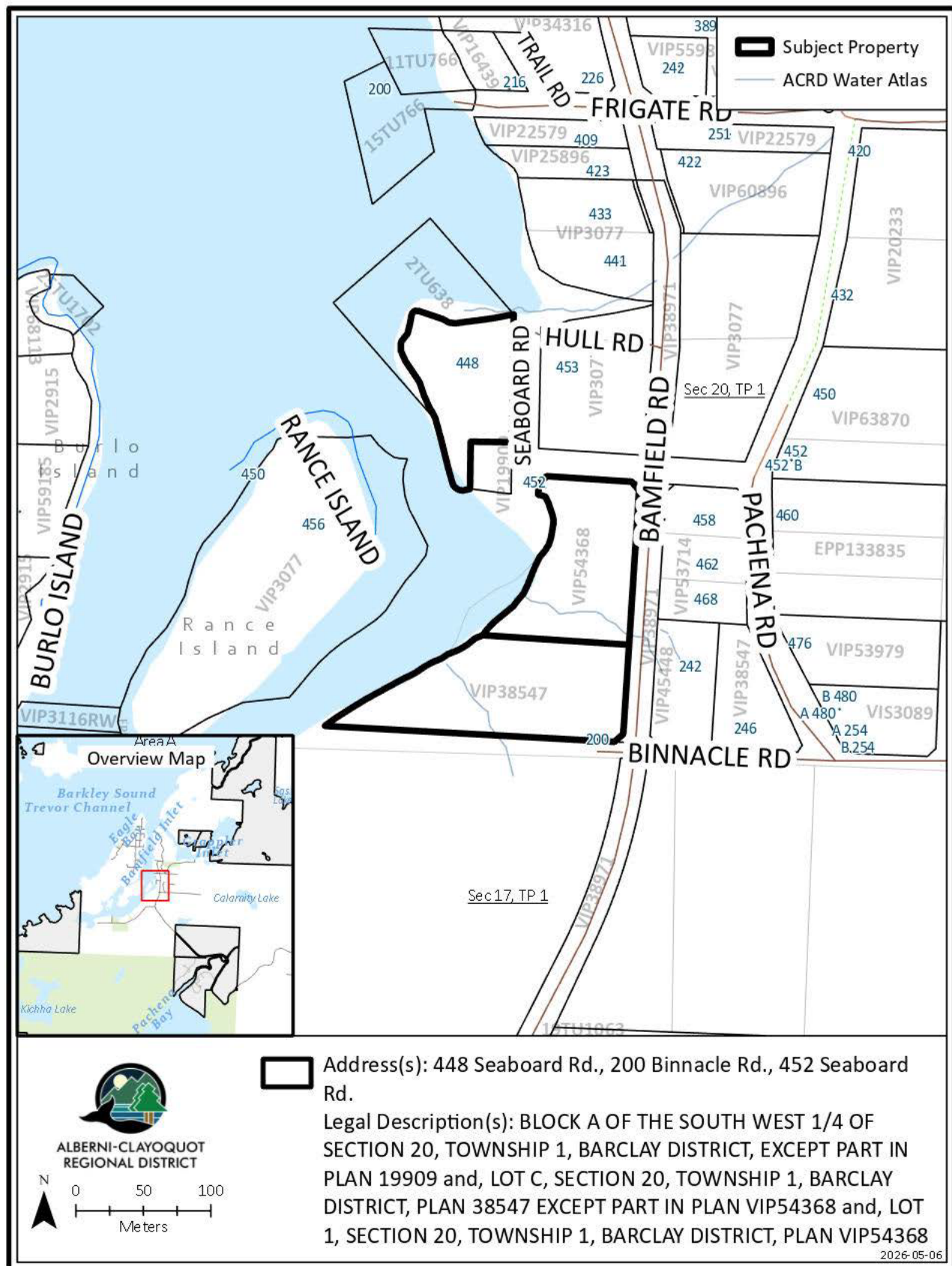
Alternatively, if you wish to appear as a delegation to present your views to the Board in person, please fill out the Delegation Request Form on the ACRD website at www.acrd.bc.ca/delegation and submit the completed form by **12:00 pm on Thursday, July 16, 2026.** For further information or assistance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





To: ACRD Board of Directors

Meeting Date: June 24, 2026

From: Alex Dyer, General Manager of Development & Planning

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)

Recommendation:

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

- a. Compliance with all technical requirements and conditions of use identified within TUP26002.**
- b. Confirmation from Bamfield Water that the campground can be adequately serviced with community water.**
- c. Confirmation from the Bamfield Fire Department that adequate fire protection and emergency vehicle access can be provided within the development.**
- d. Neighbourhood notification as per Local Government Act s. 494.**

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

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

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 considered the Temporary Use Permit application at their May 14, 2026 meeting. The APC passed a motion to support the application as proposed and recommend that the TUP be extended to align more appropriately with the rezoning application timelines that are expected.

Property Owner(s): HFN LANDS CORP

Applicant/Primary Contact: ADRIEN MULLIN

Property Information:

TRAILER PARKING & CAMPGROUND REGISTRATION SITE

Civic Address: 448 Seaboard Road	
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): 0.7 (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: 452 Seaboard Road	
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: 200 Binnacle Road	
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.

Surrounding Zoning and Land Use

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

Services:

- a) **Sewage Disposal:** The applicant proposes to install two on-site sewage disposal systems, one to be located on each of the vacant parcels (442 Seaboard Road and 200 Binnacle Road). Confirmation from Island Health has been provided indicating that the proposed designs meet minimum health standards for septic systems. The systems are not intended to function as sani-dump facilities for recreational vehicles. The applicant has indicated that the proposed campsite cannot be connected to the existing Huu-ay-aht First Nations wastewater treatment plant.

448 & 442 Seaboard Road The system at 442 Seaboard Road is intended to service both 442 and 448 Seaboard Road. This field is intended to service the existing guesthouse dwelling located at 448 Seaboard Road, as well as associated lower-level campsites and a comfort station (washroom, shower, and laundry facilities) to be located at 442 Seaboard Road.

200 Binnacle Road The system at 200 Binnacle Road is proposed to service up to nine campsites and a comfort station (washroom, shower, and laundry facilities).

Referral Comments

ACRD Community Services has noted ongoing concerns related to wastewater management in Bamfield and has indicated that long-term servicing solutions that reduce existing wastewater pressures are encouraged, including potential connection to the Huu-ay-aht First Nations (HFN) wastewater treatment plant.

- b) **Water Supply:** The subject property is located within the Bamfield Water Service Area but is not connected currently connected to community water.

Referral Comments

ACRD Community Services identified the need to complete a water modelling study to assess whether existing infrastructure can meet water capacity and fire flow requirements. The applicant is working with the Community Services department to complete this study. As of the date of writing this report, the results from the water modelling study have not been received. Based on the water modelling results, ACRD Community Services will identify any requirements for connection to the community water system. This work may require approval of utility installations, in coordination with the Ministry of Transportation and Transit (MoTT), to connect the subject properties to the Bamfield Community Water System.

- c) **Fire Protection:** The subject parcels are located within the Bamfield Fire Protection Area. The application was referred to the Bamfield Volunteer Fire Department (BVFD) to confirm that appropriate emergency access and evacuation provisions are in place.

Referral Comments

The BVFD identified the following requests and requirements:

- A fire hydrant (or standpipe) at the access road to the lower campground area (452 Seaboard Road).
- Confirmation that the on-site bridge can support 8.5 meter fire truck when the campground is at full capacity.
- The provision of a sufficient turn around location at the end of the road for the 8.5m BVFD fire truck to turn around.

The applicant has confirmed that a 2" standpipe will be provided at north end of 448 Seaboard Rd and that a fire truck access lane has been provided for as a 12 m radius area that is in front of Campsite #7. The BCFD have acknowledged that, while the provided 12 m turnaround is appreciated, it will still require significant maneuvering for the apparatus to turn safely. To improve maneuverability, BVFD recommends converting Campsite #7 into a road terminus and incorporating it into the fire lane turnaround. There is also no confirmation that the bridge structure can support the Department's 8.5 m emergency pumper. As a result, fire apparatus will not travel across the bridge. In the event of a fire, crews will stage at the location identified on the map, in front of Campsite 2.

- d) **Access:** Three access points are proposed, all of which currently exist:
1. Hull Road access (existing easement road) will bring all campers to 448 Seaboard Road (Ostrom's Gas Bar & Marina) to check in at camper registration and park boat trailers on the side of the access road before either entering the lower campground (452 Seaboard Road) or heading back to Hull Road and turning up Bamfield Main to access the upper campground area dedicated to RVs (200 Binnacle).
 2. 452 Seaboard Road (lower campground) will be accessed at the north end of the parcel from the adjacent parcel.
 3. Bamfield Main access (recently constructed) will provide access to 200 Binnacle Road.

The property owner has been granted a Commercial Access Permit from the Ministry to access 200 Binnacle Road from Bamfield Main Road. The Ministry did not consider the Hull Road access road.

- e) **Solid Waste & Recycling:** At the time of referral, the ACRD Community Services Department identified that the development was anticipated to increase seasonal demand on existing waste management services within the community. They requested additional information regarding:
- The proposed solid waste and recycling management plan for the site and related operations.
 - Clarification regarding how garbage, recycling, and any commercial waste streams will be managed, including consideration of existing transfer station limitations and hauling capacity.

The applicant has proposed the following measures in response:

- The proposal includes two street-sized bear-proof garbage bins and two recycling bins for the campground, with staff responsible for collection and transfer to a commercial bin.
- A commercial waste bin will be located at Ostrom's, with pickup scheduled weekly from May to September, biweekly in October, November, March, and April, and no service from December to February.
- Recycling will be stored on site and transported monthly to Port Alberni.
- The applicant intends to request the addition of one commercial waste bin to the existing ACRD collection agreement.

Planning Policy Discussion:

Official Community Plan:

452 Seaboard Road is designated Commercial Use in the Bamfield Official Community Plan (OCP). The Commercial designation commercially designated properties and a range of home-based businesses and industries.

448 Seaboard Road and 200 Binnacle Road is designated Mixed Use in the Bamfield OCP. 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, which has been approved internally.

Initial Development Permit

Initial site works (site accesses, internal road networks, septic fields and campsite locations) have been undertaken over the past months and prior to issuance of a Development Permit. The ACRD issued a Development Permit on June 12, 2026 to support the initial groundworks and remediation of disturbed areas in accordance with the Landscape Plan provided by the applicants.

Subsequent Development Permit

The subsequent DP would consider additional works. No development is permitted within 15 metres of any watercourses. Minimal setback (less than 2 meters) from the Bamfield Inlet is proposed and would be supported by way of issuance of the TUP.

The commercial campground proposal does not comply with the policies of the Mixed Use designation and the Bamfield OCP supports the consideration of a Temporary Use Permit to allow for the campground use. The applicants have provided professional assessments to satisfy the DPA

guidelines for initial groundworks and for campground infrastructure development, if the TUP proceeds.

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

This proposal is not in compliance with the RA2 zoning regulations and the applicants have applied for a TUP to permit the campground use.

The applicants have also applied to rezone the property and amend the Official Community Plan designation to allow for the campground use over the long-term. The Temporary Use Permit application would support the initial development of the campground over interim to allow the operation to begin 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 this summer, 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.*

May 2026 Bamfield Advisory Planning Commission (APC) Meeting for Application TUP26002 (same proposal as RA25003)

On May 14, 2026 the APC considered the Temporary Use Permit (TUP). There was some discussion regarding the Hull Road and Bamfield Main junction implications. Ultimately, the Commission supported the application and recommended that the TUP term be extended beyond the suggested November 2026 expiry to allow for a longer term approval that would better align with the rezoning timeline.

Relevant Title Documents

Restrictive Covenant:

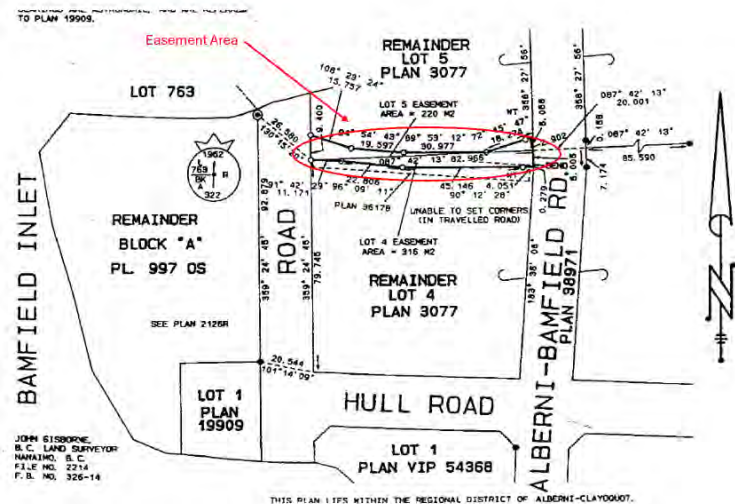
A covenant registered on title restricts development within 30 m of the natural boundary of the sea (Bamfield Inlet) and within 15 m of any other watercourse, or the greater of the two setbacks. Within this area, only structures for the storage of boats and ancillary equipment are permitted.

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 of 452 Seaboard Road which stipulates that the easement road is intended to serve as a right-of-way for persons and vehicles following:



Site Access & Circulation

Site circulation across the three parcels is proposed as follows:



- 448 Seaboard Road will continue to utilize existing roadways and will serve as Camper Registration and Boat Trailer Parking.
- 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 a public day use area. Details of the day use area have not been provided. These parcels will contain the campsites. One campsite straddles the parcel boundary between the two properties.
- 200 Binnacle Road will also include a 6 m (20 ft) U-shaped internal roadway to serve nine RV campsites. This u-shaped road will provide through access from Bamfield Main to Binnacle Road.

On-Site Vehicle and Trailer Parking

In response to concerns raised at the December APC meeting, the applicant has advised that boat trailer parking cannot be accommodated within the campground due to site constraints, including slope and vegetation retention.

As an alternative, 12 boat trailer parking stalls are proposed at 448 Seaboard Road (Ostrom's Gas Bar & Marina), primarily along the west side of the internal roadway where camper registration will occur. Parking for the walk-in campsites are located along the internal lower road.

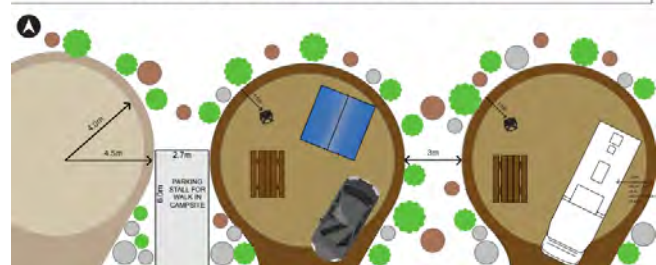
Drive-in campsites at 452 Seaboard Road and 200 Binnacle Road are designed to accommodate either one vehicle or one recreational vehicle (RV), with the Illustrative plan depicting an approximately 28-foot RV.



WALK IN CAMPSITES - SITE PLAN



DRIVE IN CAMPSITES - SITE PLAN



The ACRD Zoning Bylaw does not include provisions for campgrounds or trailer parking. However, Rezoning and Temporary Use Permit applications are discretionary, allowing the Board to evaluate each proposal on a case-by-case basis, considering compatibility, traffic and environmental impacts, community input, and alignment with the Official Community Plan.

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 two (2) years to include the 2026 and 2027 seasons to ensure that any longer-term commercial use and site redevelopment are considered comprehensively through the appropriate approval processes, including rezoning and OCP amendment.

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 from municipalities and Regional Districts containing requirements for boat trailer parking was completed. 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, including any additional conditions that the Board deems appropriate:

1. *This Permit is issued for the seasonal operation of a campground for a maximum of 30 campsites.*
2. *This Permit expires November 15, 2027.*
3. *The campground use shall be conducted in accordance with all access and right-of-way construction requirements noted by the Ministry of Transportation and Transit (MoTT).*

4. *The campground use shall comply with all Bamfield Water Service requirements for connection to the Bamfield Community Water System and to ensure fire flow capacity within the development.*
5. *The campground use shall comply with all Island Health requirements for sewage disposal and drinking water.*
6. *The campground development shall incorporate adequate fire apparatus turnaround within the development.*
7. *The applicants agreeing to support an additional commercial bin for solid waste management and garbage removal from the campground.*
8. *Landscaping and replanting to be conducted in accordance with the planting plan provided within the Greenspace Designs Landscape Plan dated June 12, 2026 and the recommendations provided within the Environmental Overview Assessment and Construction Environmental Management Plan provided by LGL Limited.*
9. *The overall layout of the campground, access roads, trails, public day use areas, amenities, parking, infrastructure, and the design and dimensions of campsites shall be constructed in substantial compliance with the Site Plan dated May 20, 2026, the Drive-In Campsites Plan dated April 27, 2026, and the Walk-In Campsites Plan dated April 2, 2025.*
10. *Quiet time must be observed between 10:00 pm to 8:00 am daily.*
11. *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.*
12. *All campsites are to be clearly marked and delineated.*
13. *Access within the campground to be maintained, clearly marked, and allow for unimpeded access for emergency vehicles at all times.*
14. *No permanent structures to be erected within individual campsites.*
15. *A delegate of the property owner or a designated caretaker must be available to attend the property within 20 minutes.*
16. *The campground must operate in accordance with all ACRD regulatory bylaws.*
17. *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 Board, the applicant will need to ensure satisfaction of the required conditions of use included within the TUP. Following this confirmation, staff will issue public notification prior to bringing the application back to the Board for consideration of issuance of the TUP.

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*).

Board Decision Options:

The Board may choose to either Approve or Defer the Development Variance Request as outlined below.

Approve the Variance Request

The Board may choose to authorize the issuance of the Temporary Use Permit. Approving the request would allow the property owner to proceed with the operation of a campground over three parcels until November 15, 2027.

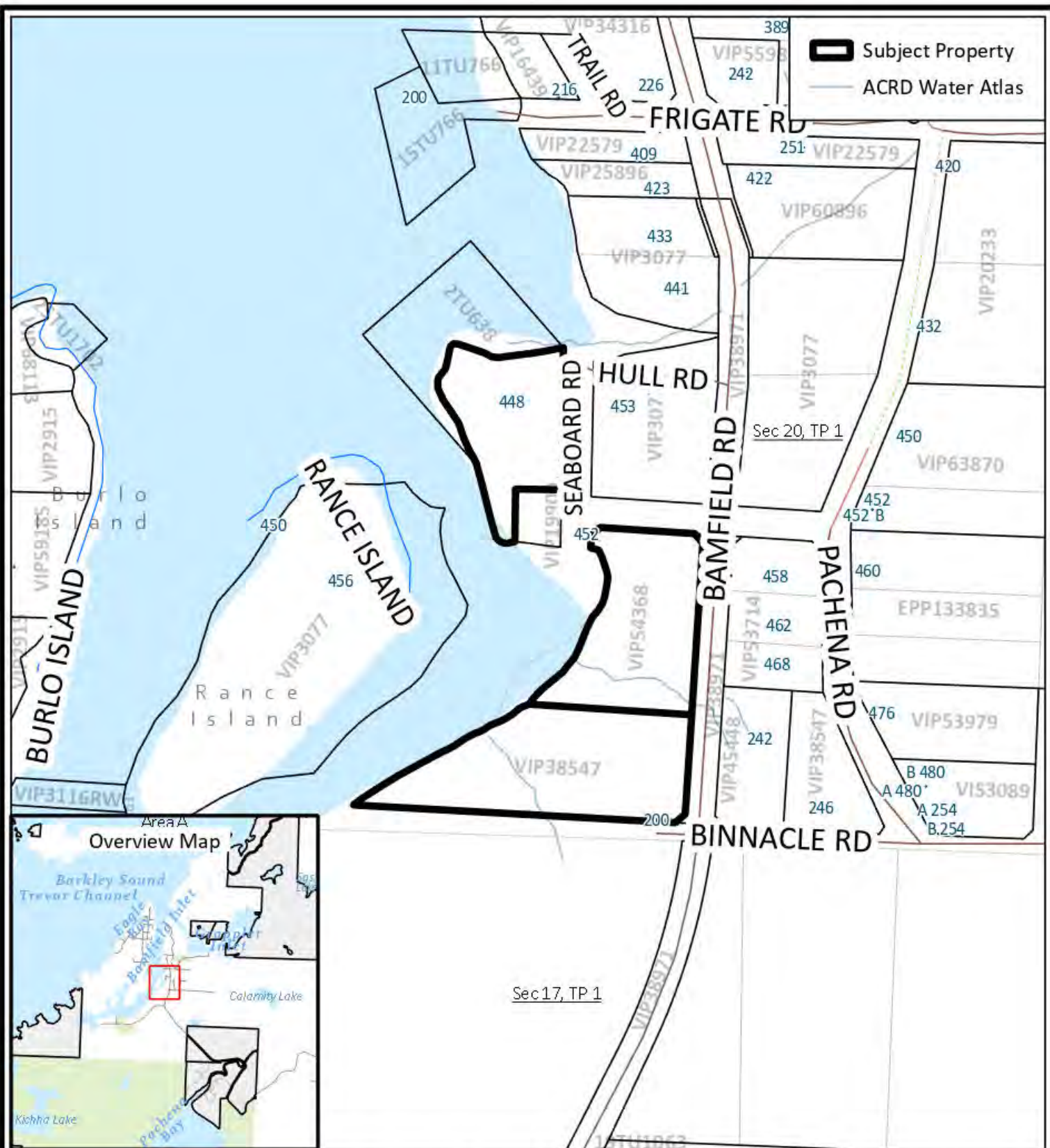
Defer the Variance Request

If the Board is considering denying the request, the Board's practice is to defer a decision on the Temporary Use Permit and invite the applicants to present their application at a future meeting as a delegation to the Board. The deferral may include a request that the property owner redesign any aspect of the proposal.

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

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

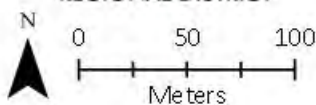
Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer



Subject Property
 ACRD Water Atlas



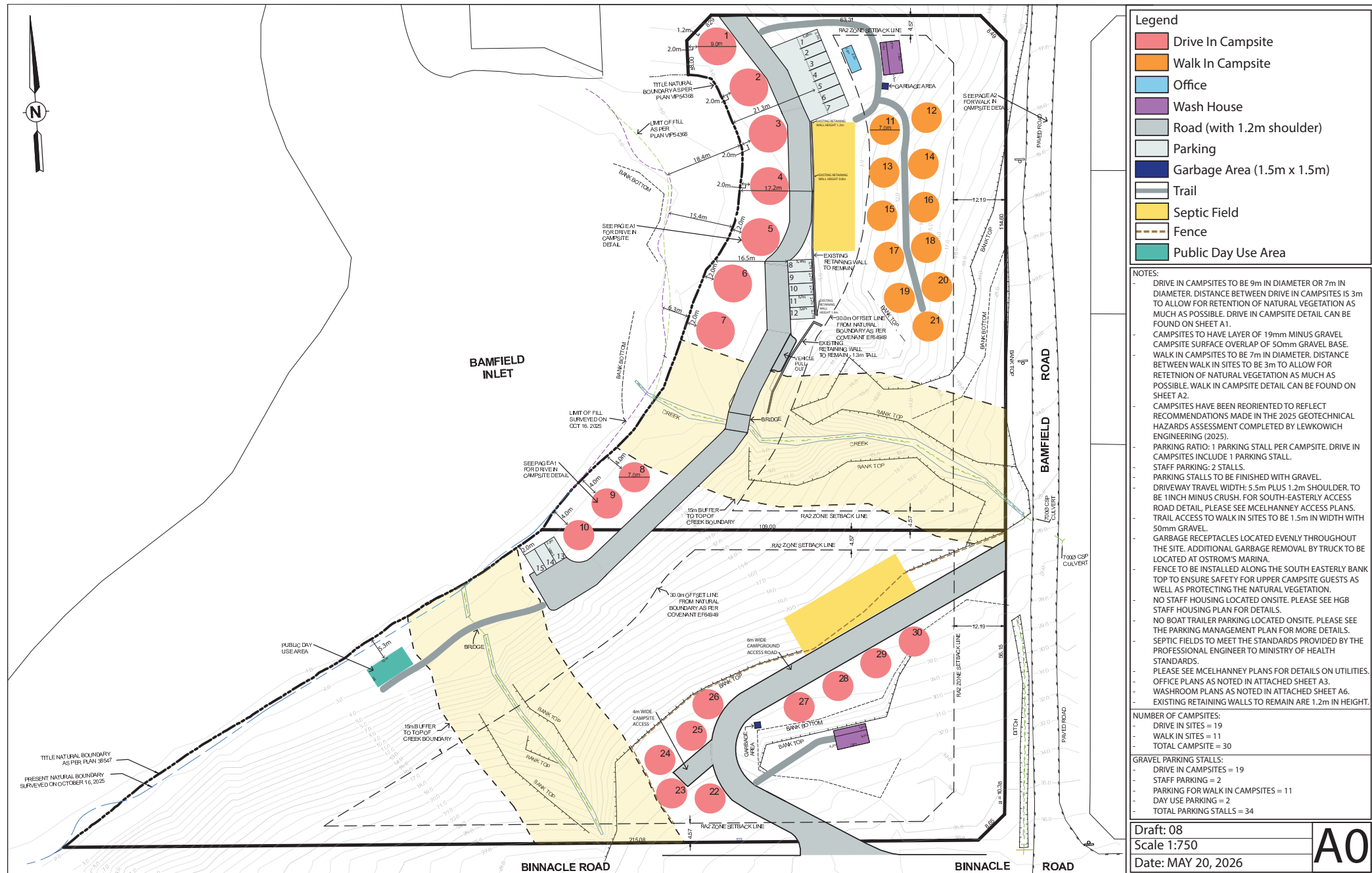
ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



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

2026-05-06





HFN Lands LP

February 18, 2026

To: **The ACRD Planning Dept.**

From: **Adrien Mullin; Tourism Development Manager, Huu-ay-aht Group of Businesses**

Subject: Request for Temporary Use Permit – Interim Campground Operation - 200 Binnacle Road/452 Seaboard Rd.

Huu-ay-aht Lands Limited Partnership (Huu-ay-aht) has applied for a rezoning and OCP application for 452 Seaboard Road and 200 Binnacle Road (the “Bay House” property) to permit Campground Commercial use.

While the rezoning and OCP amendment application proceeds through its review process, Huu-ay-aht respectfully requests consideration of a Temporary Use Permit (TUP) to allow operation of the 34-site campground for the 2026 tourism season. Issuance of a TUP will allow for a longer and more deliberate consideration of the rezoning request for campground use.

The proposed development consists of a 34-site, unserviced, campground, comprising 19 drive-in sites and 15 walk-in sites (see attached site plan). The proposed campsites are anticipated to largely capture overflow demand from Pachena Bay Campground during the tourist season, as well as visitors who are looking at taking a fishing or whale watching charter, or simply want to explore Bamfield.

Sanitary servicing for common washroom and shower facilities will be provided through a professionally engineered septic field system, designed to meet applicable health and environmental standards. Potable water to the washroom and shower building will be supplied through the municipal system.

The site layout has been directly informed by environmental constraints and includes:

- A 30m setback from the shoreline, for all buildings (registered on title by covenant),
- A 15m buffer from the top of creek banks,
- Septic field placement designed to meet required environmental setbacks,
- Prioritizing retention of existing vegetation between campsites wherever possible,
- Limited clearing focused on safety and access and preservation of mature coniferous trees and understory,

Phone 778.421.2663 | Fax 778.421.2664 | www.hfngroup.ca

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



HFN Lands LP

- Fencing along the south-easterly bank top to protect natural vegetation and ensure guest safety,
- Walk-in campsites sites accessed by defined trails, to minimize disturbance outside designated areas.
- Campsite preparation calls for minimal grading, shallow gravel pit run base, and compacted granular top-surface material, and,
- Access road improvements are primarily sited on previously disturbed roadway corridors.

The tourism season in Bamfield runs primarily from June through to September each year. It is therefore extremely important to be able to proceed to get the infrastructure in place, in time for the 2026 tourism season.

Issuance of a TUP for the 2026 tourist season would not alter the intent or scope of the rezoning application, and it would allow the ACRD to evaluate campground operations under defined permit conditions.

We appreciate your consideration and look forward to continuing to work collaboratively with the ACRD.

Sincerely,

Adrien Mullin

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:

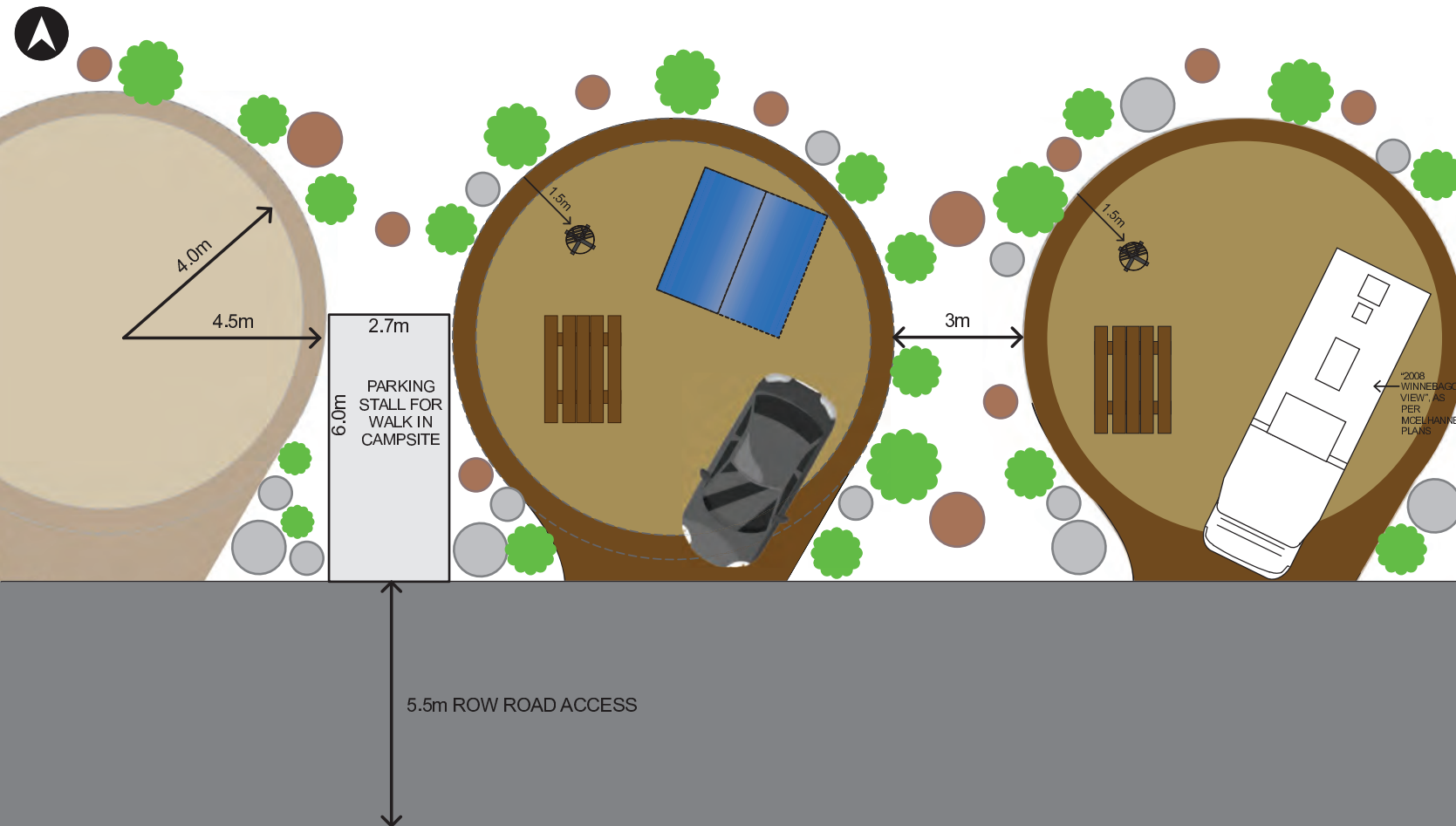
- DRIVE IN CAMPSITES TO BE 9M IN DIAMETER OR 7M IN DIAMETER. DISTANCE BETWEEN DRIVE IN CAMPSITES TO BE 3M TO ALLOW FOR VEGETATION TO REMAIN IN AS MUCH OF ITS NATURAL STATE AS POSSIBLE.
- CAMPSITE FILL INSTALLATION TO BE 50MM THICK GRAVEL AND 19MM MINUS GRAVEL CAMPSITE SURFACE.
- GRANULAR FILL MATERIAL IN LAYERS OF 150MM AND 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.
- LANDSCAPING 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 TYPE 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

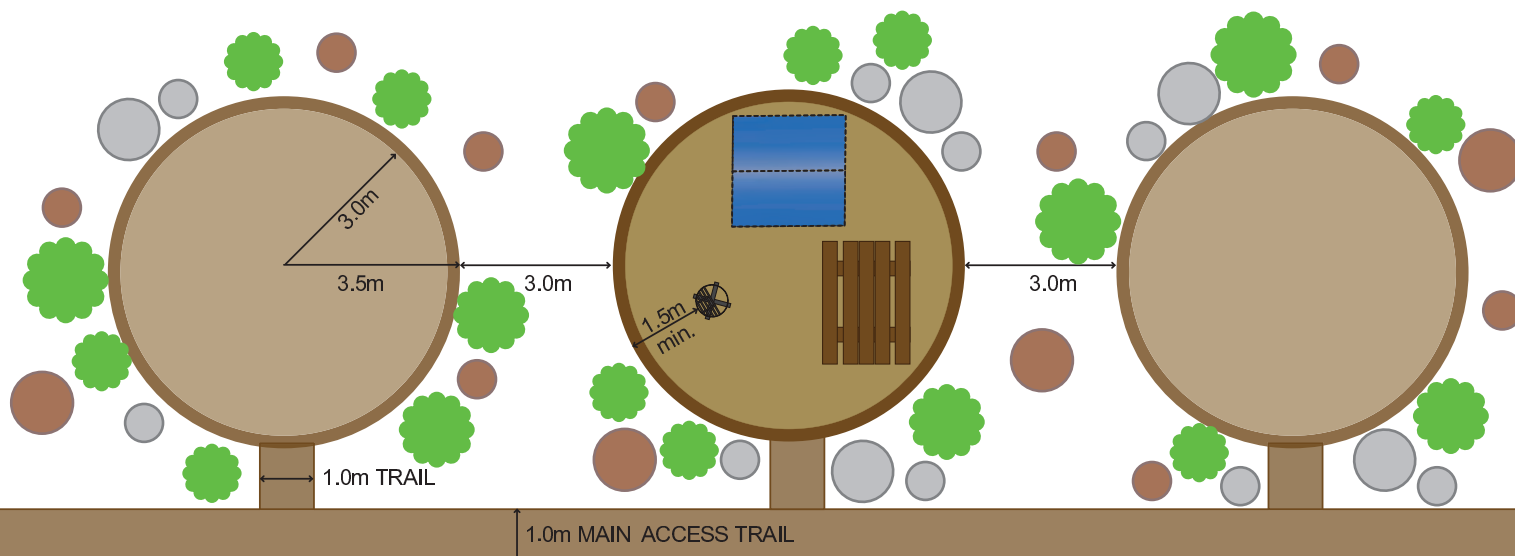
SCALE: 1:100

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 CAMPSITE 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 DESIGNATED 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.

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

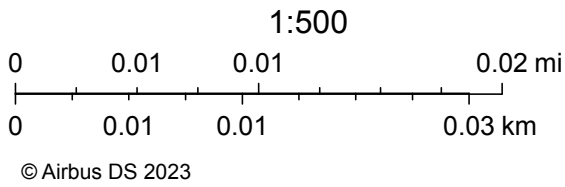
Appendix A - Boat Trailer Parking Areas



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

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

11 ft x 35 ft
Trailer parking space
~ 12 spaces total





REV	DATE	DESCRIPTION	BY	CHK
0	2025-11-06	Plan Issued	SV	SC
		DESCRIPTION	DRWG	APPR

REM WEST 1/2 OF
NW 1/4 OF SECTION 17

NOTES

1. PARCEL ID: 000977-179 (LOT C) AND 017-801-231 (LOT 1)
2. THE PARCELS ARE SUBJECT TO THE FOLLOWING NONFINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THE PROPERTY LOT C PROPERTY TITLE SUBJECT TO COVENANT ERF6949.
3. CONFORMANCE WITH CHARGES AFFECTING THE SUBJECT TITLE HAS NOT BEEN VERIFIED BY MCELHANNY.
4. DISTANCES ARE IN METRES AND DECIMALS THEREOF.
5. PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN VIP54368 AND PLAN 38547.
6. THIS PLAN REPRESENTS FIELD SURVEYS CONDUCTED BETWEEN OCTOBER 15 AND 17, 2025.
7. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
8. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.
9. CONTOUR INTERVALS ARE SET AT 10 METRE.

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNY. MCELHANNY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

LEGEND

- Utility Pole
- Power Gas Wire
- Sign (Green Post)
- Spot Elevation
- Culvert End
- Flow Hydrom
- Water Meter
- Pavement
- Gravel Road
- Bottom of Bank
- Top of Bank
- Clearing Limits
- Drainage Ditch Flow Direction
- Power Overhead Cables
- Contour Label
- Contour Major
- Contour Minor

COORDINATE AND DATUM NOTES:

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA. THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY TO AVERAGE COMBINED FACTOR OF 0.9999917. THE SCALE FACTOR SHALL BE APPLIED ABOUT POINT #5401 (TRAVERSE HUB), WHICH IS LOCATED BEYOND AND NOT SHOWN ON THIS PLAN.

TRAVERSE HUB # 5401
NORTHING : 5409805.22 m
EASTING : 348470.62 m
ELEVATION : 30.81 m

ELEVATIONS WERE DERIVED FROM GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA AND REFERENCED TO VERTICAL DATUM CNO.D.28 USING HT2.0 EPOCH 1997.0.



SCALE 1:450
UNLESS OTHERWISE NOTED
Original Drawing Size: D Size (841mm x 594mm)

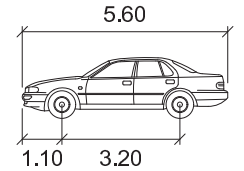
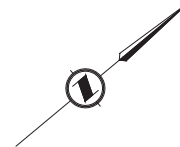
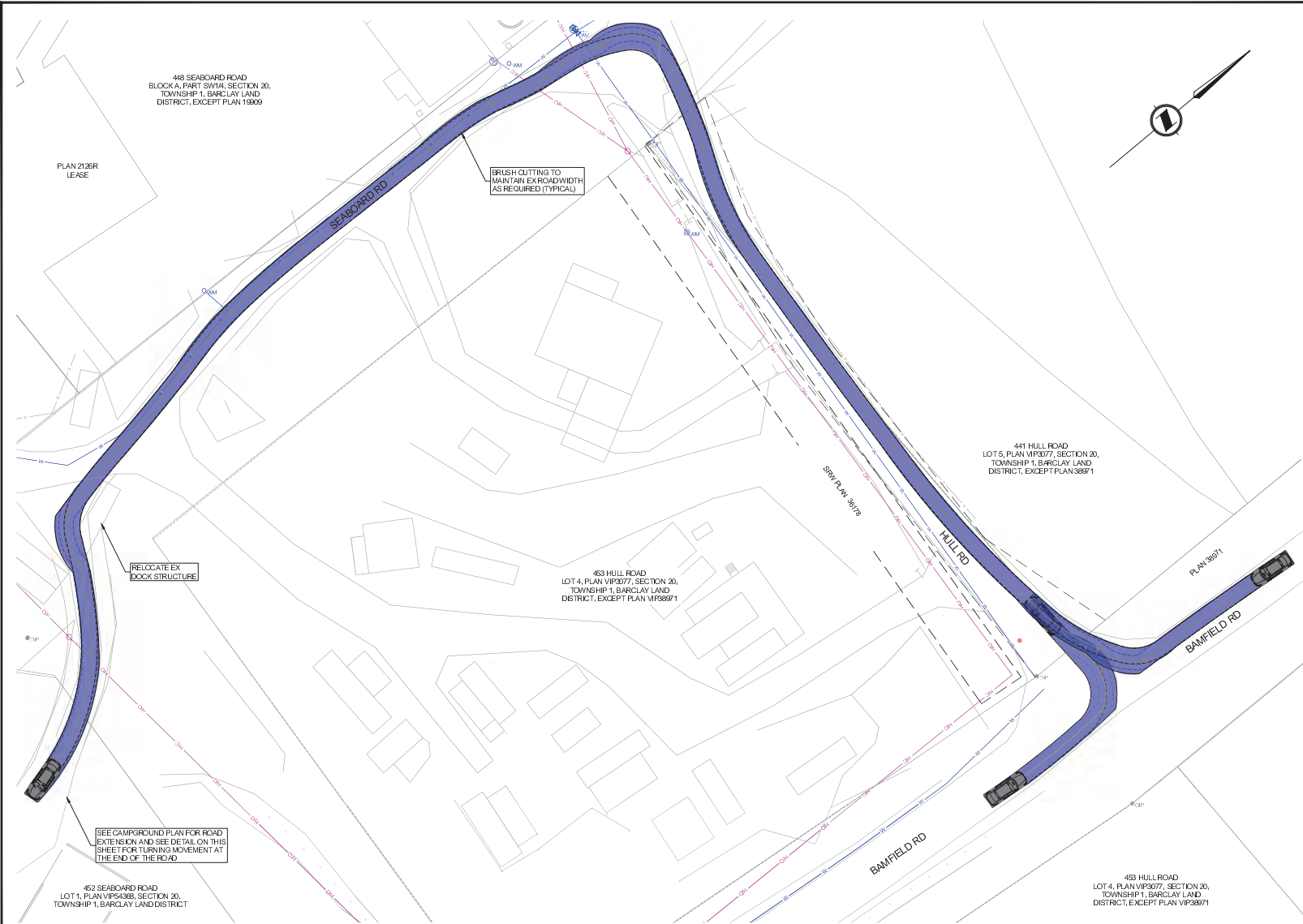
PLAN: 38547-000-V-SKCH-001

McElhannay
Suite 1, 1351 Edsall Road,
Nanaimo BC V9S 3Y3
Tel:
250-716-3336

HFN Hospitality LP
TOPOGRAPHIC SURVEY PLAN OF
LOT 1, SECTION 20, TOWNSHIP 1,
BARCLAY DISTRICT, PLAN VIP54368
(CIVIC ADDRESS: 452 SEABOARD ROAD, BAMFIELD, BC)
AND
LOT C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT,
PLAN 38547, EXCEPT PART IN PLAN VIP54368
(CIVIC ADDRESS: 200 BINNACLE ROAD, BAMFIELD, BC)

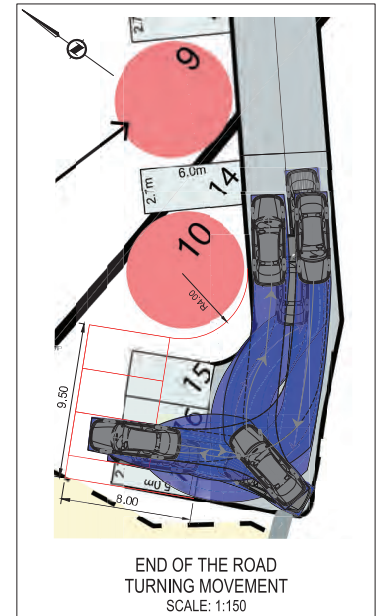
MEI/11/19/ANSD-2004-010

DATE: 2024-03-20, 14:17, FILE: C:\2024\Projects\2231-3933\11-19-24_Survey_Sheet_Series\2231-3933-01-11-24-DWG.DWG



Passenger Car

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



Rev	Date	Description	Drawn	Design	App'd
PS	2024-03-20	ISSUED FOR REVIEW	MCP	MCP	SO
PA	2024-01-30	ISSUED FOR DISCUSSION	MCP	MCP	SO

THIS DRAWING IS THE PROPERTY OF MEI/HANNAY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MEI/HANNAY. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

McElhannay

1 - 1351 Estevan Road,
Nanaimo BC V8S 3Y3
Tel. 250 716 3336

PERMIT TO PRACTICE

McElhannay Ltd.
PERMIT NUMBER: 1003399

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING HAS NOT BEEN
APPROVED AND MAY CONTAIN
ERRORS AND OMISSIONS

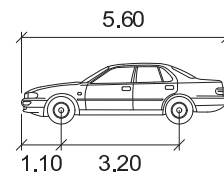
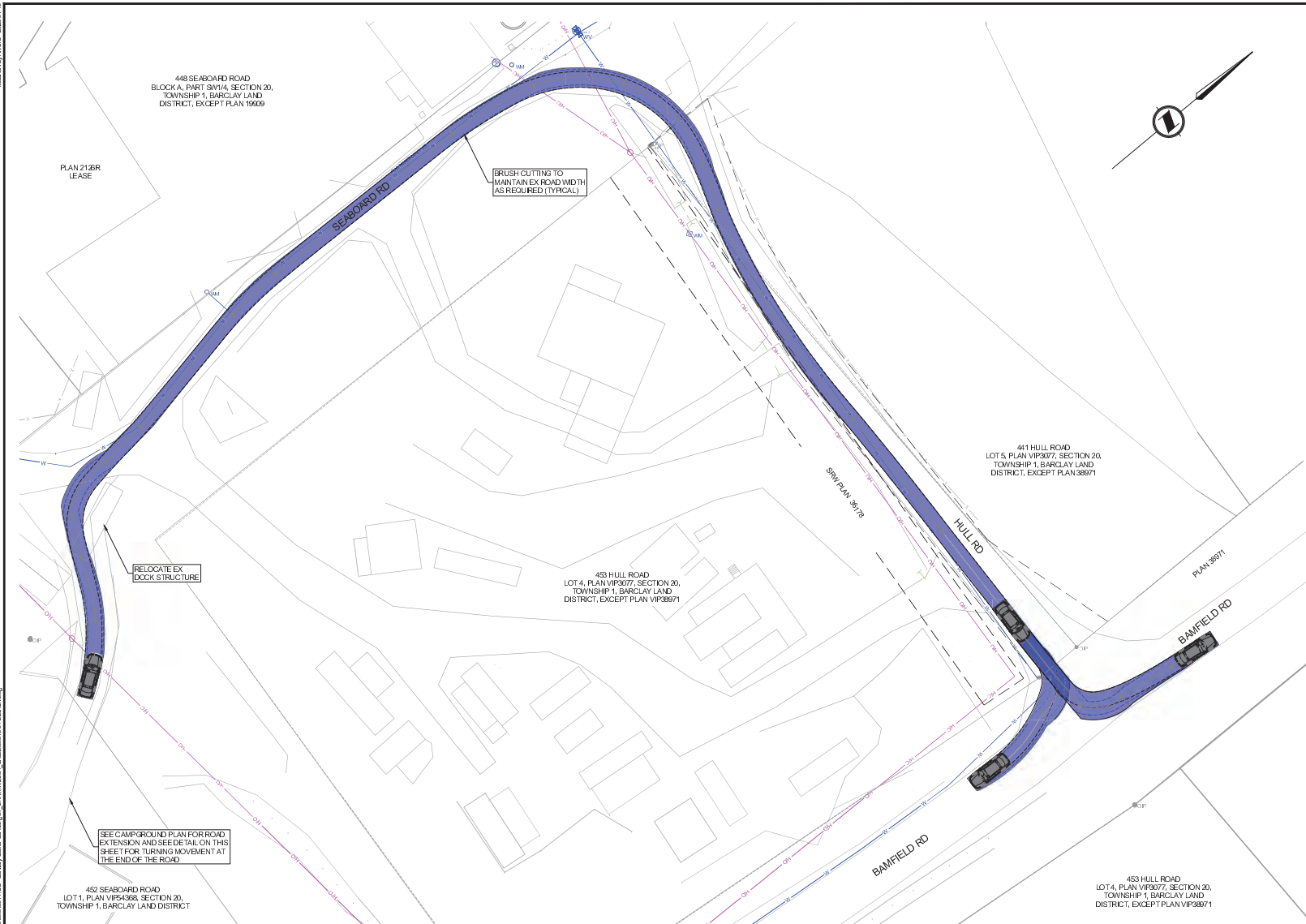
HUU-AY-AHT GROUP OF BUSINESSES
170 NOOKEMUS ROAD, ANACLA, BC, CANADA V0N 1B0

CAMPGROUND ACCESS
ADDITIONAL CONCEPT
TURNING MOVEMENTS
TO CAMPGROUND

Drawing No.	C301
Project Number	2231-3933-16-01
Rev.	PB

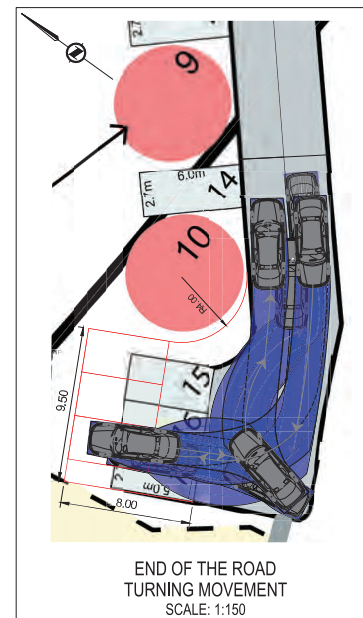
DESIGN: ALL INFORMATION IS BASED ON FIELD SURVEY DATA

McElhenny A6312-202411-10
DATE: 2024-03-14 14:02 FILE: C:\2024\Projects\22313931\1431_Survey\Drawn\Drawings\2231-3931-01-01-01.dwg
DRAWN: J. McElhenny
CHECKED: J. McElhenny
DATE: 2024-03-14 14:02 FILE: C:\2024\Projects\22313931\1431_Survey\Drawn\Drawings\2231-3931-01-01-01.dwg



Passenger Car

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



Rev	Date	Description	Drawn	Design	App'd
1	2024-03-14	ISSUED FOR REVIEW	MCP	MCP	SD
2	2024-03-14	ISSUED FOR DISCUSSION	MCP	MCP	SD

PERMIT TO PRACTICE McElhenny Ltd. PERMIT NUMBER: 1033299	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336	0 1250 10
--	---	-----------

McElhenny	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336
-----------	---

PERMIT TO PRACTICE McElhenny Ltd. PERMIT NUMBER: 1033299	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336
--	---

PERMIT TO PRACTICE McElhenny Ltd. PERMIT NUMBER: 1033299	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336
--	---

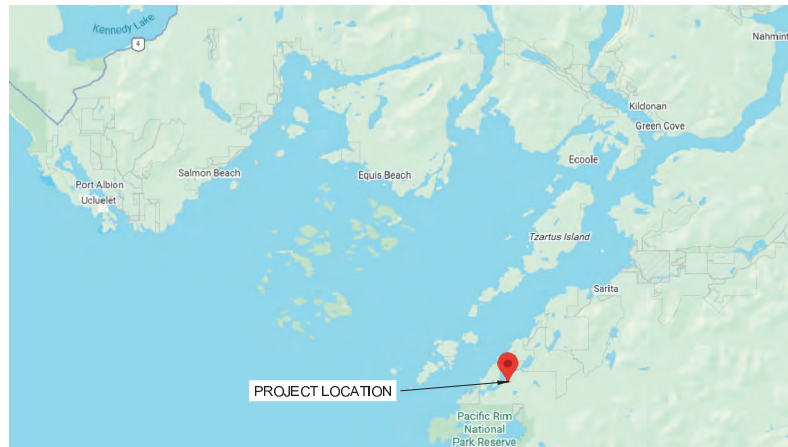
PERMIT TO PRACTICE McElhenny Ltd. PERMIT NUMBER: 1033299	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336
--	---

PERMIT TO PRACTICE McElhenny Ltd. PERMIT NUMBER: 1033299	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336
--	---

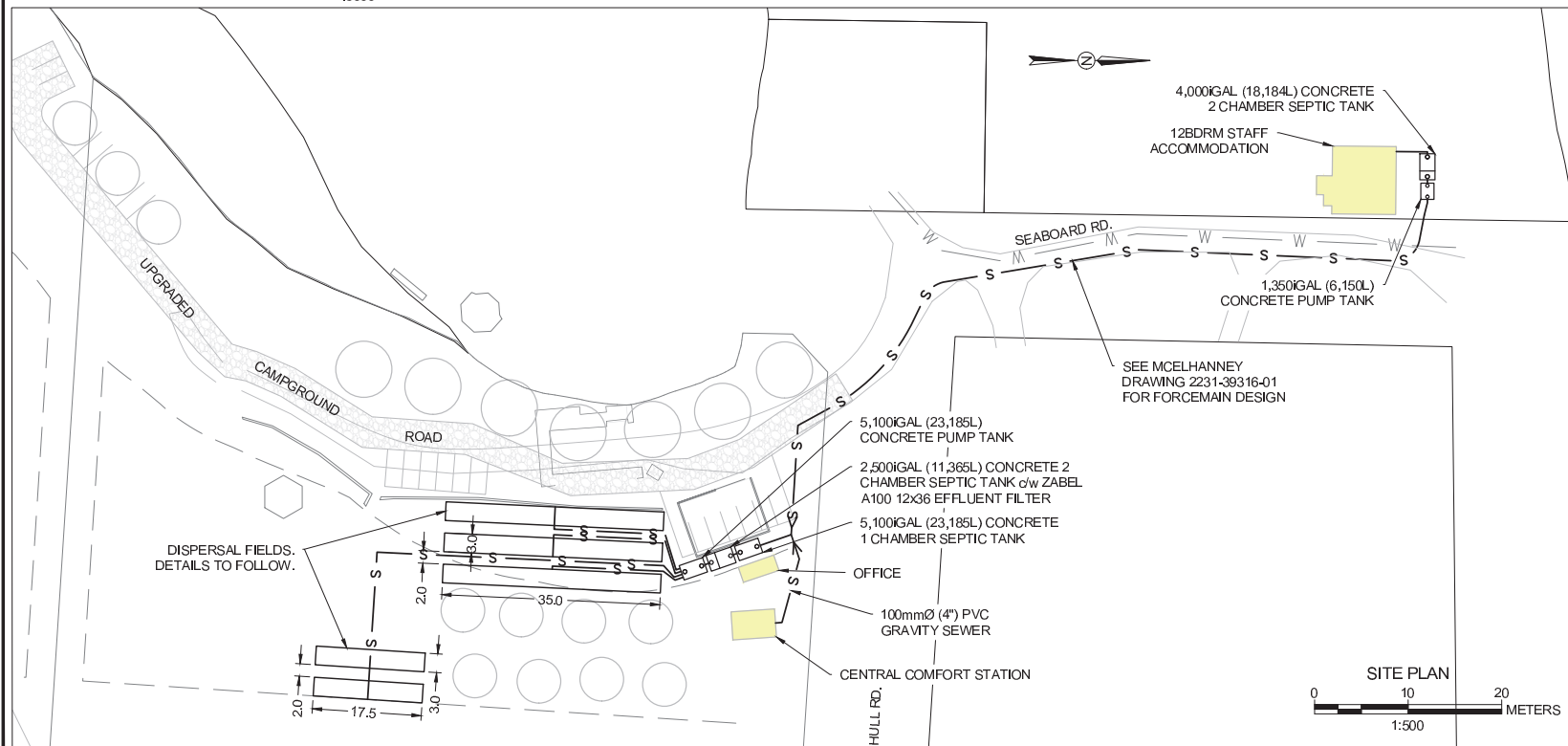
PERMIT TO PRACTICE McElhenny Ltd. PERMIT NUMBER: 1033299	1-1351 Edson Road, Nanaimo BC V9S 3Y3 Tel. 250 716 3336
--	---



PROJECT SITE
0 100 200
1:5000 METERS



PROJECT LOCATION



4735 Sooke Road
Victoria, BC V9C 4C1
Phone 250-961-6208

Professional Engineer Seal

EGBC Permit Number 1001087

PROJECT: SEWERAGE SYSTEM DESIGN

CLIENT: HFN HOSPITALITY LP

PROJECT ADDRESS:
452 SEABOARD ROAD
BAMFIELD, BC
PID: 017-801-231

REVISIONS / ISSUE

PA	FEB 24/26	FOR PRELIMINARY REVIEW
PB	MAR 04/26	FOR PRELIMINARY REVIEW

NOTES:

ENGINEER: DARRYL BRIZAN, P.Eng.

DRAWN BY: TJP

DATE DRAWN: MARCH 4/2026

DRAWING FILE: B4 1556-01-REVPB

PROJECT NUMBER:
1556-01

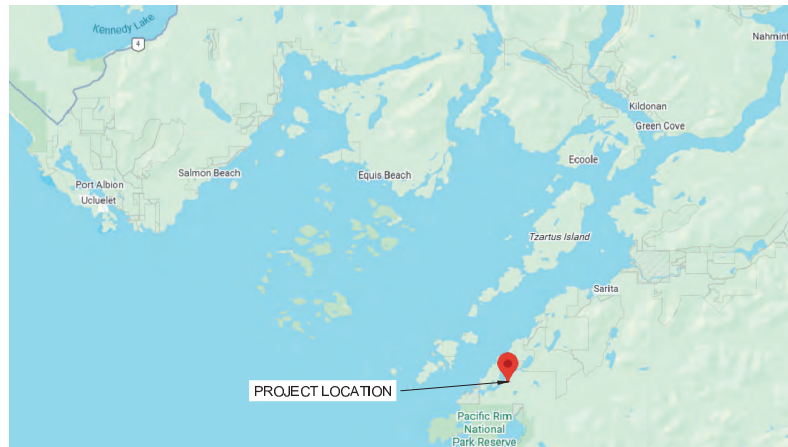
DRAWING TITLE:
SITE PLANS

SHEET

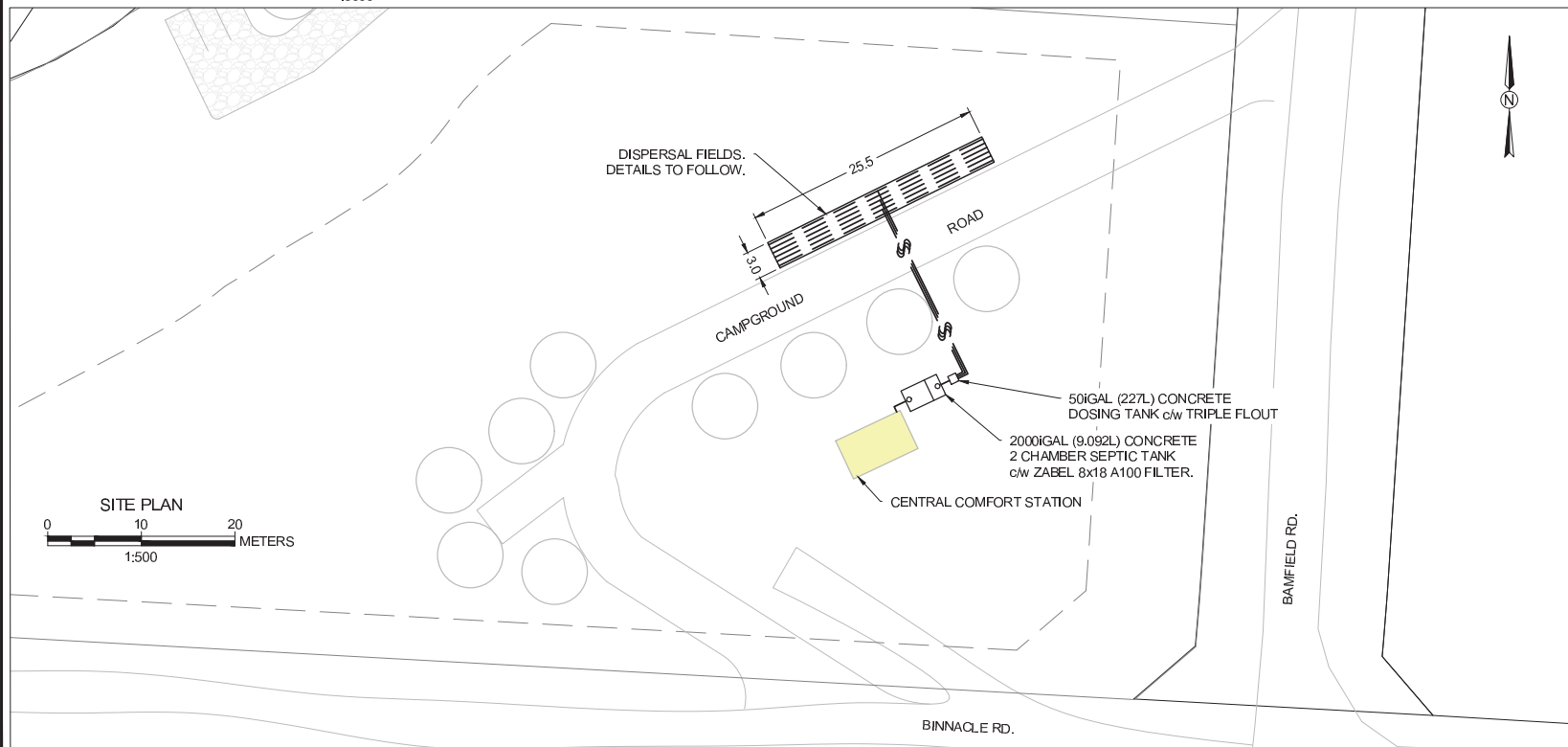
S1



PROJECT SITE
0 100 200
1:5000 METERS



PROJECT LOCATION



4735 Sooke Road
Victoria, BC V9C 4C1
Phone 250-961-6208

Professional Engineer Seal

EGBC Permit Number 1001087

PROJECT: BAMFIELD CAMPGROUND UPPER SITES SEWERAGE SYSTEM

CLIENT: HFN HOSPITALITY LP

PROJECT ADDRESS:
452 SEABOARD ROAD
BAMFIELD, BC
PID: 017-801-231

REVISIONS / ISSUE

PA	MAR 5/26	FOR PRELIMINARY REVIEW

NOTES:

ENGINEER: DARRYL BRIZAN, P.Eng.

DRAWN BY: TJP

DATE DRAWN: MARCH 5/2026

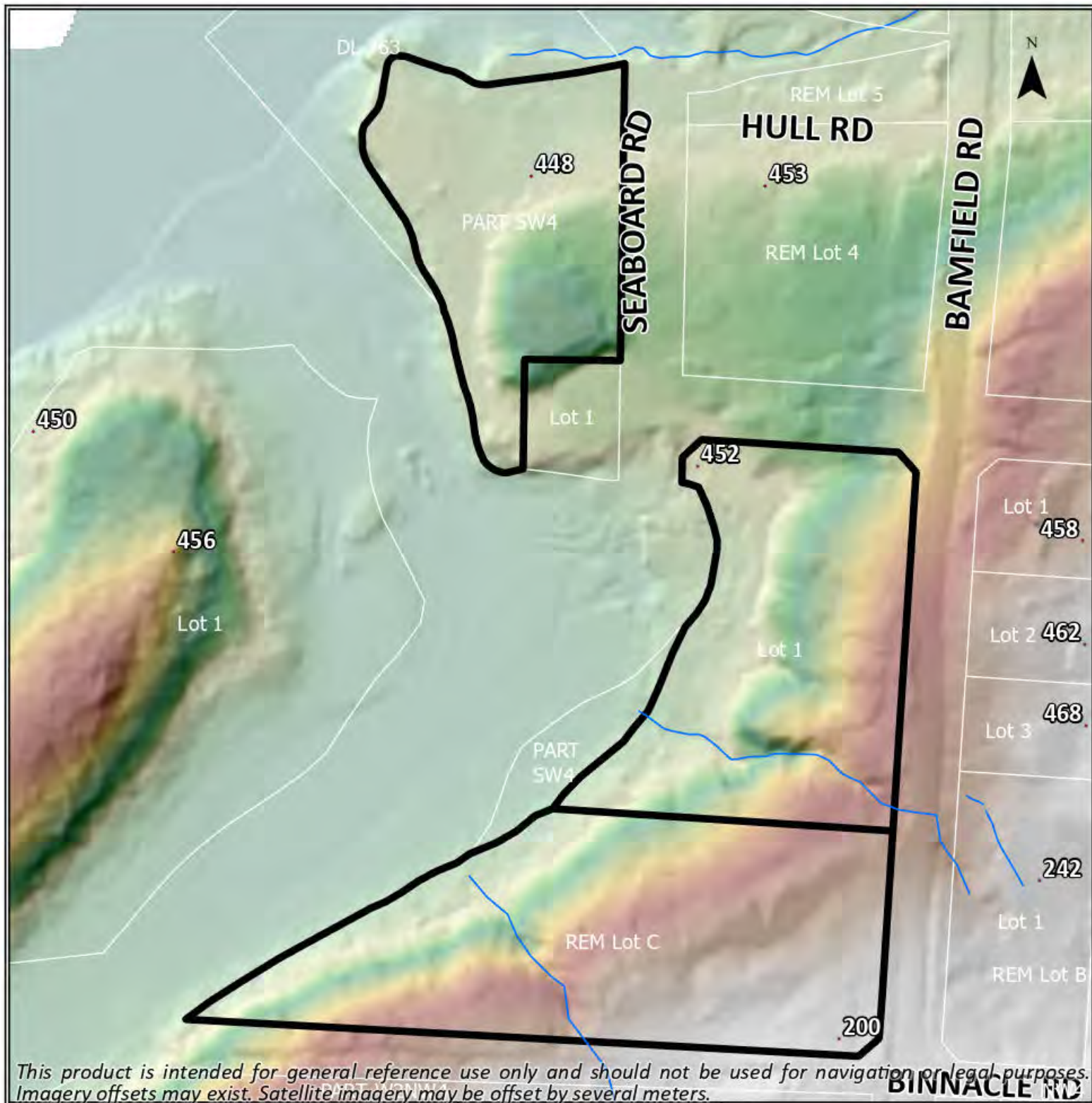
DRAWING FILE: B4 1556-03-REVPA

PROJECT NUMBER:
1556-03

DRAWING TITLE:
SITE PLANS

SHEET

S1



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

Elevation (m)

 39.409

 -1.400



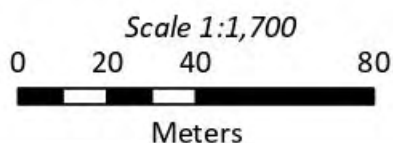
ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

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

Scale 1:1,700
0 20 40 80
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