



Our file: 2025-00501
Your file: TUP24009
Date: February 5, 2025

Alberni-Clayoquot Regional District
3008 Fifth Ave.
Port Alberni, BC V9Y 2E3

Attn: Kerri Creighton

The Ministry of Transportation and Infrastructure has received and reviewed your referral of January 31, 2025 for a temporary use permit to allow for sawmill and log processing uses on a portion of crown Land within an existing License of Occupation area located in Hook Bay on the Alberni Inlet.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "DA".

Derek Atchison, Development Services Officer
Vancouver Island District – Nanaimo



**BYLAW NO.: P1520
ACRD FILE NO.: TUP24009**

APPLICANT NAME: Kevin Wenstob
ACRD CONTACT: Alex Dyer, MCIP, RPP, Planning Manager
Date of Referral: January 20, 2025

Approval Recommended for
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due
to Reasons Outlined Below

Altering an archaeological site without a permit is prohibited under the Heritage Conservation Act. This applies to sites on public and private land, regardless whether the site has been recorded or disturbed.

Building permits are required for all structures supported on land and are greater than 10 m² of area. If structures are proposed, ACRD is to receive building permit applications from the applicant.

Sewerage systems are not intended to be installed. Note that the types of buildings that can be constructed and their use are limited.

No tourist activity is considered by TUP24009, Bylaw P1520 or permitted in the A4 Zone. If tourism activities are proposed, a new TUP application or amendment to TUP24009 would be required, or rezoning to include the additional uses is required.

Currently, the Community Wildfire Protection Plan does not encompass this area but it is due for an update between now and 2027. Although outside of OCP areas, OCP update discussions with nearby Hupacasath Nation and the Yuułu?iŋ?ath Nations could address use of their lands and changes to the Wildfire Protection Plan area.

Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature:

Luc Stefani

Date: February 5th, 2025

PL20240073/TUP24009



**BYLAW NO.: P1520
ACRD FILE NO.: TUP24009**

APPLICANT NAME: Kevin Wenstob
ACRD CONTACT: Alex Dyer, MCIP, RPP, Planning Manager
Date of Referral: January 20, 2025

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Scaling: Wenstob Timber Resources currently operates Wenstob Hook Bay Piece Scale Site, also known as scale site 1570, at this location. The current authorization is valid until December 31st 2025. Two site inspections found two incidents of non-compliance with the Scale site authorization. The site operator must notify our office prior to returning to scaling operations. This site operates only intermittently. The approval of sawmilling activities at this location would be an additional factor contributing to the scale site risk rating. If approved, frequency of our site inspections at scale site 1570 will be increased.

The email address for the operator to contact FOR prior to returning to scaling operations is dsiscaling@gov.bc.ca.

Land Act: The proposed use is permitted under the applicant's Licence of Occupation V931188, expiring May 2, 2028. For your awareness, there have been incidents of a float home sinking at this location and other derelict barges and debris in the inlet originating from this Licence area.

Agency (please print): Ministry of Water, Land, Resource Stewardship, Ministry of Forests

Name (please print): Carolyn Shearer

Title: Sr. Authorizations Supervisor

Signature:

Carolyn Shearer

Date: 2025-02-28

PL20240073/TUP24009