



To: ACRD Board of Directors

Meeting Date: December 11, 2024

From: Brooke Eschuk, Planner I

Voting Structure: Electoral Area Directors

Electoral Area: "A" Bamfield

Subject: Temporary Use Permit Application TUP24009 – Hook Bay, Alberni Inlet (Wenstob)

Recommendation:

THAT Bylaw P1520, a Bylaw to authorize the issuance of a Temporary Use Permit, be read a first time.

THAT the public hearing for Bylaw P1520 be delegated to the Director for Electoral Area 'A', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaw P1520 is subject to meeting all technical referral agency requirements.

Development Proposal: The applicant has submitted a management plan that proposes the construction of a gravel access road, in addition to the clearing and levelling of a site adjacent to the forest service road for dryland scaling and sorting of timber with marine access for barging. The applicant proposes to operate a portable sawmill which will require the installation of necessary machinery. While use of a portable sawmill is permitted in the A4 District, the timber must be harvested on-site. The applicant proposes to process timber harvested elsewhere in the Regional District and brought to the site. The applicant has been approved by the Province of British Columbia for a License of Occupation until May 2028. The development is located in Hook Bay, approximately 18 km south of Port Alberni down the Alberni Inlet.

Advisory Planning Commission Recommendation: The Bamfield Advisory Planning Commission reviewed the application at their November 28th meeting and passed a motion to support the TUP application as presented.

Property Owner(s)/Applicant(s): Kevin Wenstob

Agent: Brodie Couch

Property Information:

Civic Address	Hook Bay, Alberni Inlet				
Legal Description	That parcel or tract of Unsurveyed Crown land lying in the vicinity of Hook Bay, Clayoquot District shown outlined on the attached map containing 7.62 hectares, more or less.				
PID	n/a	Folio	n/a	ALR? (Y/N)	N Lot Size 7.62
Current Zoning	Forest Reserve (A4) District			Proposed Zoning	n/a
Current OCP	n/a			Proposed OCP	n/a
Development Permit Area(s)	n/a				

PL20240073 / TUP24009

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?ił'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sprout Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Current Use & Description	The lease area is used as a log sort and barge landing for Wenstob Timber Resources Ltd. The land rises steeply from Hook Bay to Canal Main Forest Service Road. The log sorting areas and portable mill are located along Canal Main FSR. The A4 zone indicates only timber harvested from the parcel may be processed on-site. The applicant will require a TUP to permit the milling of timber harvested off-site and brought to the sorting area. A large breakwater stretches nearly the width of Hook Bay and provides moorage for barges and other watercraft.
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Surrounding Zoning and Land Use			
North	Crown Land	South	Hook Bay, Alberni Inlet
East	Hook Bay, Alberni Inlet	West	Crown Land

Services:

- a) **Sewage Disposal:** The timber scaling and sawmill use do not require an on-site wastewater disposal system. Waste will be removed by truck.
- b) **Water Supply:** The site is not connected to a potable water system. Necessary water for the site will be provided by a water truck delivering to an on-site tank with a capacity of 2000 L.
- c) **Fire Protection:** Site is not within a fire protection area. The applicant has placed fire suppression equipment on-site.
- d) **Access:** Hook Bay is approximately 18km south of Port Alberni by Canal Main Road along the northwestern edge of the site. During the construction phase of the project, the applicant estimates workers will travel the Forest Service Road less than 10 trips per day and will increase to not more than 20 trips per day on the Canal Main FSR during the operations phase. The log handling location will have marine access for barging and the applicants intend to utilize a dock on the shoreline to allow for future recreational boat access.

Planning Policy Discussion:

- a) **Official Community Plan:** The application is not within an Official Community Plan area and is not affected by any development permit areas. This proposal is not impacted by the Bamfield Official Community Plan.
- b) **Zoning:** The applicant’s land-based operations are within the Forest Reserve (A4) District. While the operation of portable sawmills is permitted in A4 zones, the applicant will not be processing logs harvested on the parcel. As a result, planning staff have provided two options to permit the operation of the portable sawmill:
 1. The applicant could apply to rezone the parcel to an industrial use; or
 2. The applicant could apply for a Temporary Use Permit to operate a portable sawmill.

The *Local Government Act* permits Regional Districts to issue TUPs to allow for uses not permitted in a Zoning Bylaw. Local governments can designate areas within Official Community Plan areas where TUPs can be authorized by Board resolution. Where a property is not located within an OCP area, local governments are able to issue TUPs by bylaw (s. 493 (1) (b)). The ACRD must follow all bylaw adoption procedures listed in the *LGA* to approve and issue the TUP, including following a public hearing process. In this case, the property is not located within an OCP area, and a bylaw has been prepared to authorize the TUP.

Planning staff are supportive of a Temporary Use Permit as the license to occupy is only valid to 2028 and it is unclear of the applicant’s plans to operate further into the future. Any TUP issued for the parcel would be valid for a period of three (3) years. The applicant would have the ability to apply for a renewal for an additional 3 years or return the parcel to its original use when the TUP expires. If the parcel were rezoned, the new zoning

designation would remain with the parcel even when the applicant's License of Occupation from the Province expires.

Parkland Dedication: n/a	Current: A4
Minimum Lot Area (ha)	16
Minimum Lot Width (m)	201
Principal & Accessory Front Yard Setback (m)	15.2
Principal Side Yard Setback (m)	4.5
Principal Rear Yard Setback (m)	9.1
Accessory Side Yard Setback (m)	4.5
Accessory Rear Yard Setback (m)	4.5
Watercourse Setback (m)	30

The sawmilling and log processing component of this proposal does not comply with the A4 zoning in the ACRD Zoning Bylaw. The applicant is applying on behalf of the Crown for a Temporary Use Permit to allow the processing of logs harvested off-site. Planning staff have received confirmation from the Crown that they are supportive of the TUP application and that the applicant can apply on their behalf.

Comments:

Hook Bay is remote, located approximately 18 km down the Alberni Inlet and just north of Nahmint Bay. The site is accessed by Canal Main FSR and by barge landing and dock along the waterfront. The parcel is Crown land and is zoned Forest Reserve (A4) District. The area neighbours Hupacasath First Nation Reserve lands located 700 metres to the northeast and the Yuuʔuʔiʔath Government lands located 1 kilometer to the southwest in Nahmint Bay. The ACRD would send referrals and seek input from First Nations prior to the public hearing if the Board proceeds with first reading of the TUP bylaw.

The applicant has requested authorization from the Province to develop a log handling location with marine access for barging to another location for processing. Plans include limited on-site milling which will require the installation of necessary machinery, as well as access for the purposes of tourism requiring a small dock constructed on the shoreline. On-site milling is intended within the first three to five years of the license and the addition of tourist activity would be approximately five years into the License of Occupation. The Province is in support of the Land Use Management Plan submitted by the applicant which includes the operation of a portable sawmill. The Management Plan notes that the location is ideal due to the protected waters of Hook Bay and its proximity to other logging operations. The TUP would apply to the upland License of Occupation area to allow for the sawmilling and log processing use.

The applicant began consultation with First Nations in 2017 as part of the License of Occupation application. The applicant has contracted Ursus Heritage Consulting Ltd. to verify the locations of Culturally Modified Trees (CMTs) and is not proposing any additional development on the parcel. The applicant has indicated that some trees in the area continue to be used by indigenous communities for cultural purposes. Area First Nations and the BC Archaeology Branch will be consulted on the bylaw referral prior to the public hearing to ensure that all requirements of the *Heritage Conservation Act* are satisfied as part of the development.

The existing lease includes docks, breakwater, and offshore mooring for barges. An internal access road exists from the dryland sort area adjacent to Canal Main FSR to the docks encompassed by the foreshore lease area. The Crown License of Occupation on the upland area has been approved by the Province until May 2028. The applicants are not proposing any additional development as per the original License of Occupation to allow for log handling and sorting.

Section 493 of the *Local Government Act* allows local governments to issue Temporary Use Permits within OCP areas to allow for uses not permitted by a Zoning Bylaw. Although the parcel in Hook Bay is not within an Official Community Plan area, the ACRD is permitted to issue a TUP by bylaw. The TUP application will require a public hearing and all notice requirements according to s. 466 of the *LGA*. It is recommended that the Board proceed with first reading of the bylaw to authorize the TUP and delegate a public hearing to be held.




Submitted by: *Alex Dyer*
Alex Dyer, MICP, RPP, Planning Manager

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

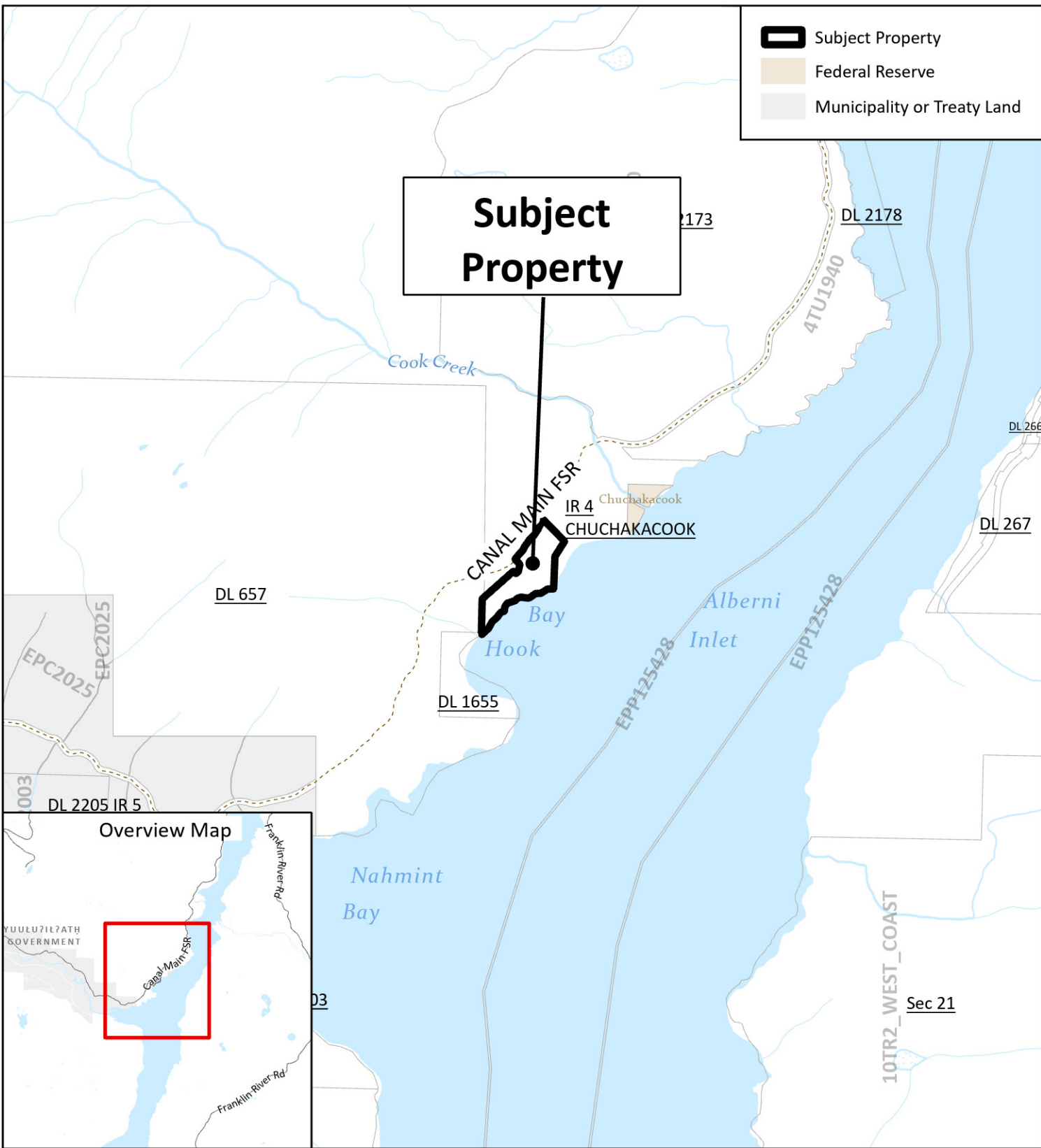
Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer



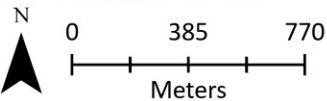
Google Earth image from July 2024. The log sort areas and sawmill are located along Canal Main FSR. An internal road runs from the log sort to a dock facility.

-  Subject Property
-  Federal Reserve
-  Municipality or Treaty Land

**Subject
Property**

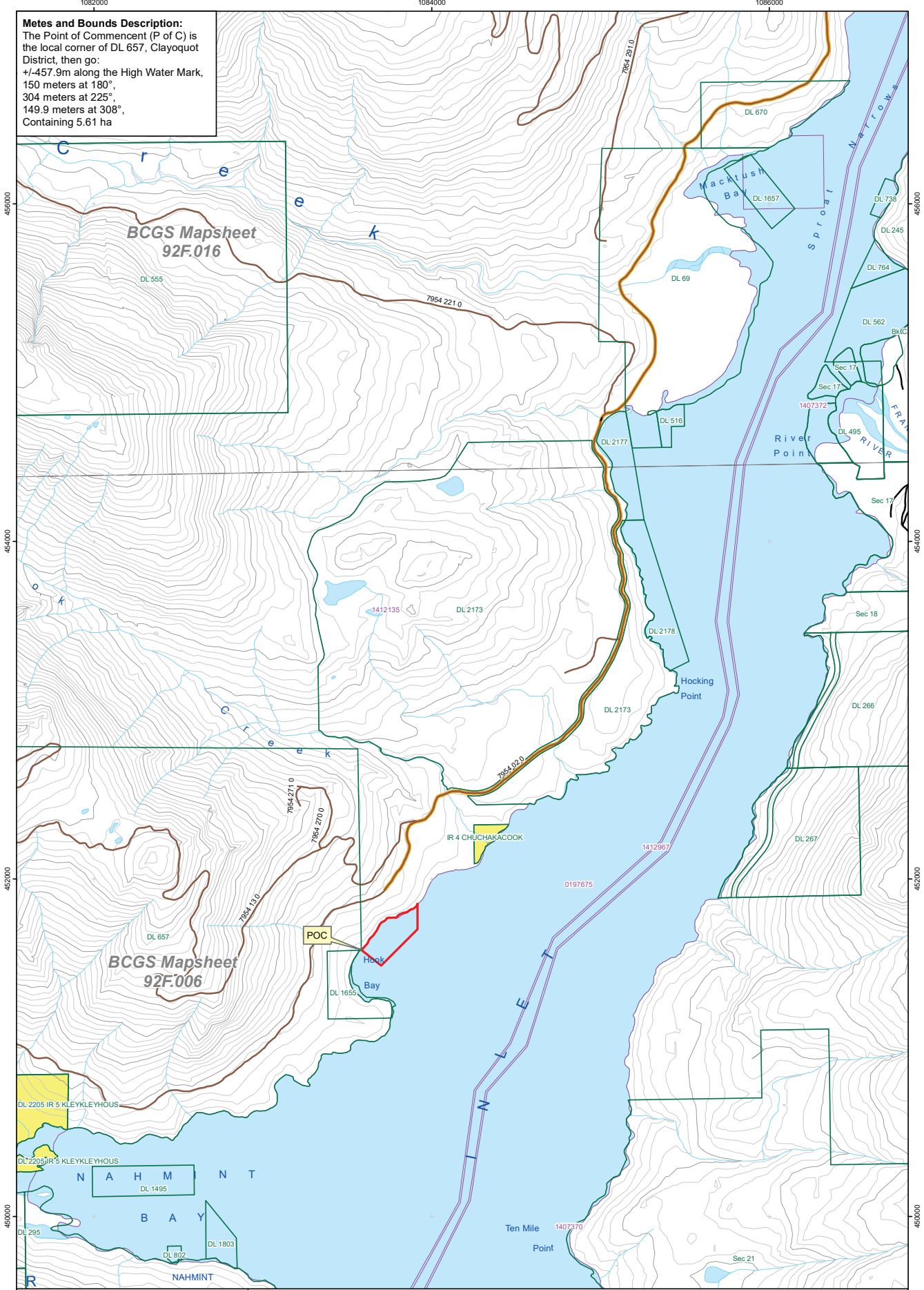


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Civic Address: Hook Bay, Alberni Inlet
 Legal Description: That parcel or tract of Unsurveyed Crown land lying in the vicinity of Hook Bay, Clayoquot District, containing 7.62 hectares, more or less.

Metes and Bounds Description:
 The Point of Commencement (P of C) is the local corner of DL 657, Clayquot District, then go:
 +/-457.9m along the High Water Mark,
 150 meters at 180°,
 304 meters at 225°,
 149.9 meters at 308°,
 Containing 5.61 ha



Hook Bay - Alberni Inlet

Site General Map - Proposed Foreshore Lease for Log Storage and Barge Landing (Unsurveyed)

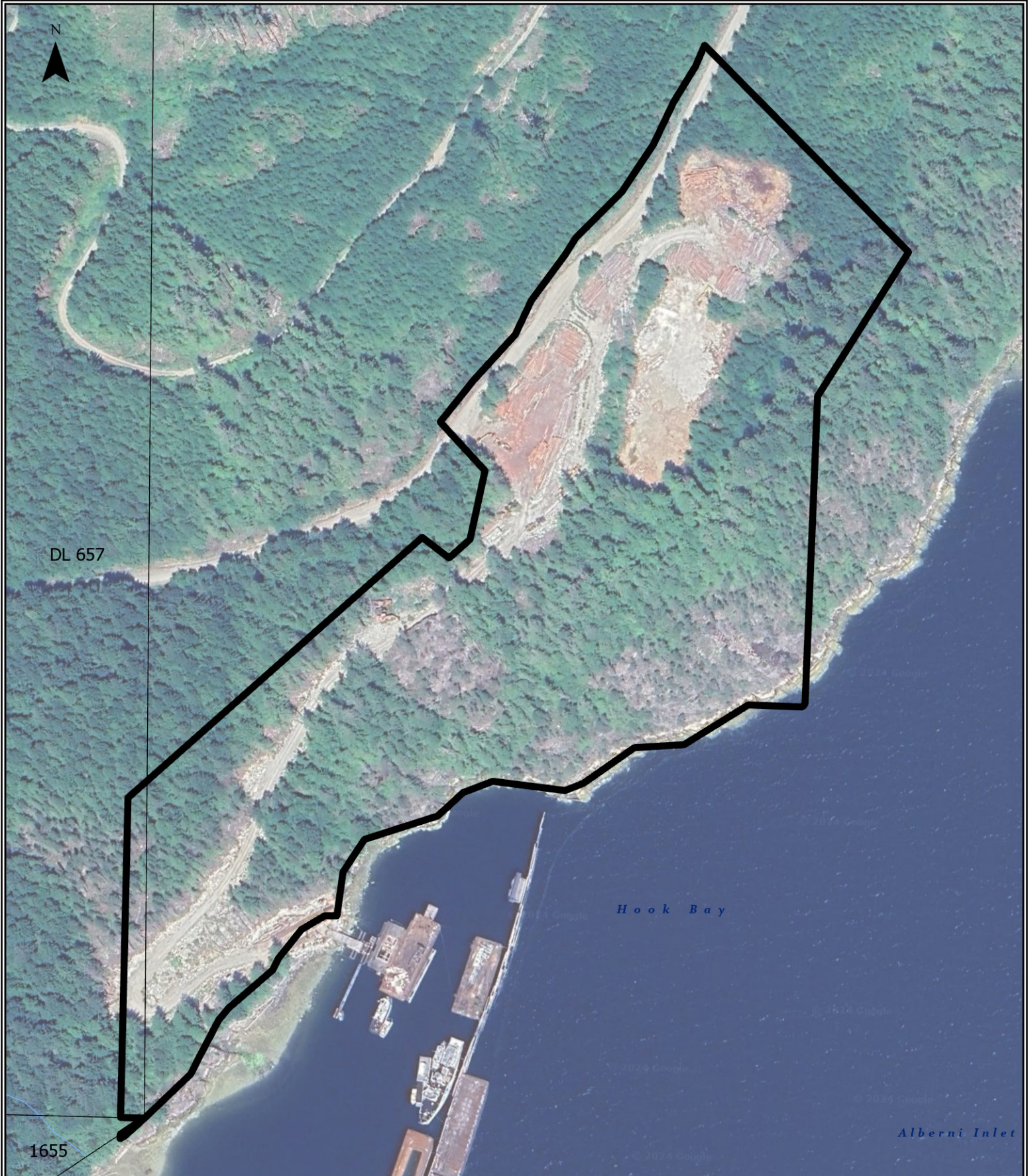


Legend:



Gravel Road	Stream	Survey Parcel
Paved Road	Water Body	I.R.
Access Route	Crown Land Tenure	Proposed Foreshore Lease Area (5.61 ha)

Scale: 1:20,000
 Projection: BC Albers
 BCGS Mapsheet: 92F.006
 Date: December 8, 2017

0 105 210 420 630 840 Meters

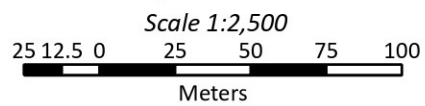


Hook Bay, Alberni Inlet
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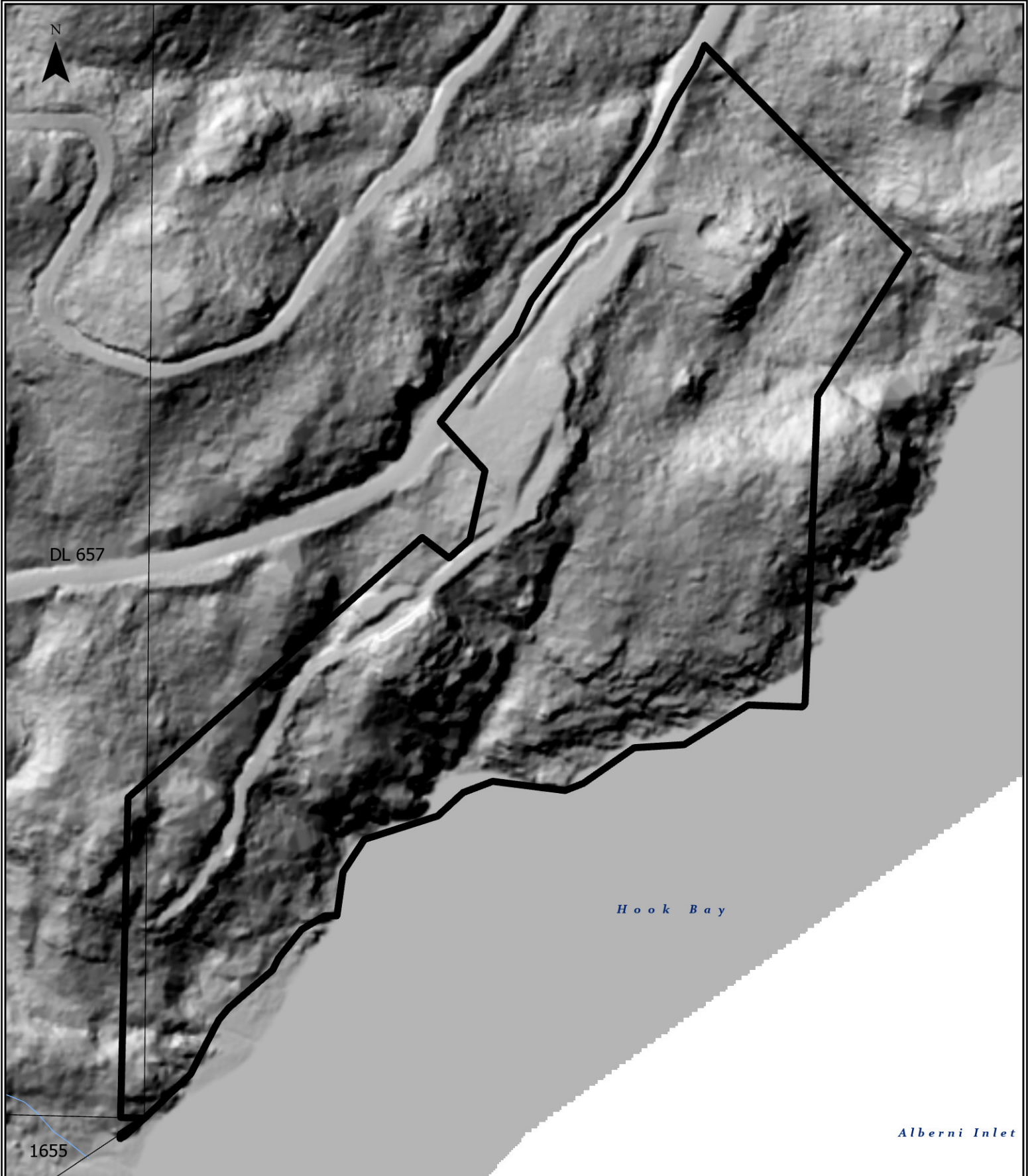
-  Subject Property
-  Parcels





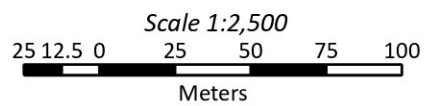
Prepared 2024-11-13
 Sources: © OpenStreetMap (and
 contributors, CC-BY-SA, LidarBC
 (DEM, Hillshade) 2019,
 ParcelMapBC; GeoBC; ACRD



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



 Subject Property
 Parcels



Prepared 2024-11-13
Sources: LidarBC (DEM, Hillshade)
2019, ParcelMapBC; GeoBC; ACRD

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Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rationale for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Authorization is requested for the development of a log handling location with marine access for barging to another location for processing. Development for this site requires the construction of a timber barge landing and the gravel access road, in addition to the clearing and levelling a site for dryland scaling and the sorting and storing of timber.

Additional plans for the site include limited on-site milling, which will require the installation of the necessary machinery, as well as access for the purposes of tourism, requiring a small dock constructed on the shoreline. The expansion to on-site milling is intended within the first three to five years of the licence, and the addition of tourist activity would be approximately five years into the licence of occupation.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Site visit	Identification/location of CMTs	Complete	Shown on site-specific map

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



Emails containing details of the potential dryland sorting development have been sent to the following on June 5, 2017:
Maa-nulth (no specific contact)
Hupacasath (Steve Tatoosh) - receipt acknowledged on June 9, 2017
Tseshah (Dwayne Hearn) - receipt acknowledged on June 6, 2017
Information provided included two general location maps, a site map, and three photos of the site, as well as a description of the project.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



The project site is located on Hook Bay approximately 18 km south of Port Alberni. It is accessed by Canal Main Road along the northern/northwestern edge of the site. See the Site General Map for details.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



The location of this project is ideal due to its access to the protected waters of Hook Bay and its proximity to the Nahmint Valley and other logging operations. The site is in convenient proximity to an ongoing supply of marketable timber.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Construction	Clearing of log sorting area, construction of road access to bay	Winter/logging off-season
Operations	Scaling (log sorting)	Spring/Summer/Fall: March - November
Operations	Transport timber from barge landing	Spring/Summer/Fall: March - November

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
Clearing/grubbing dryland sort area	Clearing/grubbing	November-January of first year of licence (2017/18)
Road to access shore/inlet	Gravel road, clearing	November-January of first year of licence (2017/18)
Shoreline ramp	Pre-cast concrete blocks	November-January of first year of licence (2017/18)
Expand cleared area	Clearing/grubbing	As necessary, anticipated within first 3 years of licence
Portable sawmill/milling	N/A	Intended within first 3-5 years of licence

Add Field

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Canal Main	Existing	FSR	Application to regain permission underway	<10 trips/day	<20 trips/day (Approx. 6 loads/day)	None

Add Field

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



Any electricity required for construction and operations will be provided by generators.
 Water necessary will be provided by a water truck or on-site tank (2000L).

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Construction & operation	Potable water	Water truck or on-site tank	2000L	Water truck or tank	N/A

Add Field

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
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Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Construction		Landclearing waste to be burned			
Construction		Waste to be removed by truck/barge			
Operation		Waste to be removed by truck/barge			

Add Field

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes No

Removal Type	Impacts	Proposed Mitigation
General land clearing & grubbing	Impacts to natural drainage, potential erosion	Adequate erosion/sedimentation controls and best practices
Add Field		

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Yes No

Disturbance Type	Impacts	Proposed Mitigations
Clearing	Impacts to natural drainage, potential erosion	Adequate erosion/sedimentation controls and best practices
Levelling/grading (roadway construction)	Impacts to natural drainage, potential erosion	Prudent engineering and adequate erosion/sedimentation controls
Add Field		

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?



Yes No

Identify all works that may affect the Riparian zone, the impacts, and proposed mitigations:

Work Type	Impacts	Proposed Mitigations
Access road to barge ramp		

Work Type	Impacts	Proposed Mitigations
Barge ramp built above high water line		
Add Field		

4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Identify the sites, any potential impact on them, and any mitigations:

Archaeological Site	Impacts	Proposed Mitigations / Management Plans
CMT site on NW corner Refer to Site-Specific Plan	None - plans specifically avoid the area	N/A
CMTs south of dryland sort area Refer to Site-Specific Plan	None anticipated	CMTs to be clearly marked; access road will avoid impacting CMTs
Add Field		

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Roadwork (compacted gravel)	Short-term drainage impacts	Managed through erosion and sediment control methods
Pre-cast concrete blocks	None	N/A

Construction Material/Method	Impacts	Mitigations
Gravel/rock backfill in barge landing	Potential for sediment escape	Managed through E&S control methods
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

[\(Best management practices for sound\)](#)

Sound? Yes No

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

Describe the potential effect or impact and include plans for mitigation/management:

Effect	Potential Impacts	Proposed Mitigations / Management Plan
Changes to overland flow path	Erosion	Application of erosion & sediment control plan
Add Field		

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

- Yes No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

- Yes No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

- Yes No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
Construction, barge landing on marine shoreline	Potential disturbances to fish habitat	Landing constructed above HWL
Operation, barge landing on marine shoreline	Disturbances to fish due to barge operation	Minimal disturbance; no additional mitigation planned
Construction (levelling)	Small stormwater channels likely to be impacted by change	Stormwater channels do not appear to be fish-bearing habitats
Add Field		

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

- Yes No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
Construction (levelling, roadway)	Potential for erosion and sedimentation due to construction	Mitigated through application of erosion & sedimentation control plan
Add Field		

Will the project (construction or operations phase) require water diversion?

- Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

Yes

No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Land surrounding the project area is currently used for logging and related activities. Some trees in the vicinity continued to be used by aboriginal communities for cultural purposes.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Yes No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

Yes No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



There should be no increased demand on fire protection or other emergency services arising from this project. Fire protection is intended to be handled on-site.

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Yes No

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Yes No

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There should be no increased demand on fire protection or other emergency services arising from this project. Fire protection intended to be handled on-site.

August 25, 2017



February 9, 2018

Annette Bailey
Ministry of Forest, Lands & Natural Resource Operations
4885 Cherry Creek Road
Port Alberni, BC V9Y 8E9
VIA EMAIL

Re: Land File 1414611

Dear Annette,

In the event that foreshore access for this site is delayed or not granted by the Port Alberni Port Authority, the intended use of this Crown Land is amended as follows:

“Purpose: Intensive Log Handling

Authorization is requested for the development of a log handling location with access via Canal Main. Development of this land requires the clearing and levelling of a site for dryland scaling and the sorting and storing of timber. Future proposed development includes limited on-site milling, which will require the installation of necessary machinery.”

The primary goal for this site, with or without marine access, is as a forestry-registered log scale site for the scaling of wood from surrounding salvage or timber sale areas. Timber will be hauled to the site, where it will be graded, scaled, and temporarily stored on-site before being assembled into timber packages and transported via Canal Main.

It is our intention that if and when marine access is granted via a foreshore lease with the Port Alberni Port Authority, the construction of a timber barge landing and a gravel access road will proceed as is currently laid out within the existing application, thus expanding the options for the transportation of the assembled timber packages.

Please let us know if you require any further information in support of this modification to the Licence of Occupation application.

Sincerely,

A black rectangular redaction box covering the signature of Kevin Wenstob.

Kevin Wenstob
Wenstob Timber Resources Ltd.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1520

A BYLAW TO AUTHORIZE THE ISSUANCE OF A TEMPORARY USE PERMIT

WHEREAS the *Local Government Act* authorizes the Board of Directors to issue a temporary use permit by bylaw, in relation to land within an area outside a municipality, if there is no official community plan in effect for the area;

AND WHEREAS an application has been made for a temporary use permit to allow a use on the property not permitted by a zoning bylaw;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in an open meeting assembled, enacts as follows:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Temporary Use Permit Bylaw No. P1520.

2. The Alberni-Clayoquot Regional District hereby issues a temporary use permit to Wenstob Timber Resources Ltd. with respect to lands described as: THAT PARCEL OR TRACT OF UNSURVEYED CROWN LAND LYING IN THE VICINITY OF HOOK BAY, CLAYOQUOT DISTRICT, SHOWN OUTLINED ON THE ATTACHED MAP CONTAINING 7.62 HECTARES, MORE OR LESS, in the form and location as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,

Public Hearing held this day of ,

Read a second time this day of ,

Read a third time this day of ,

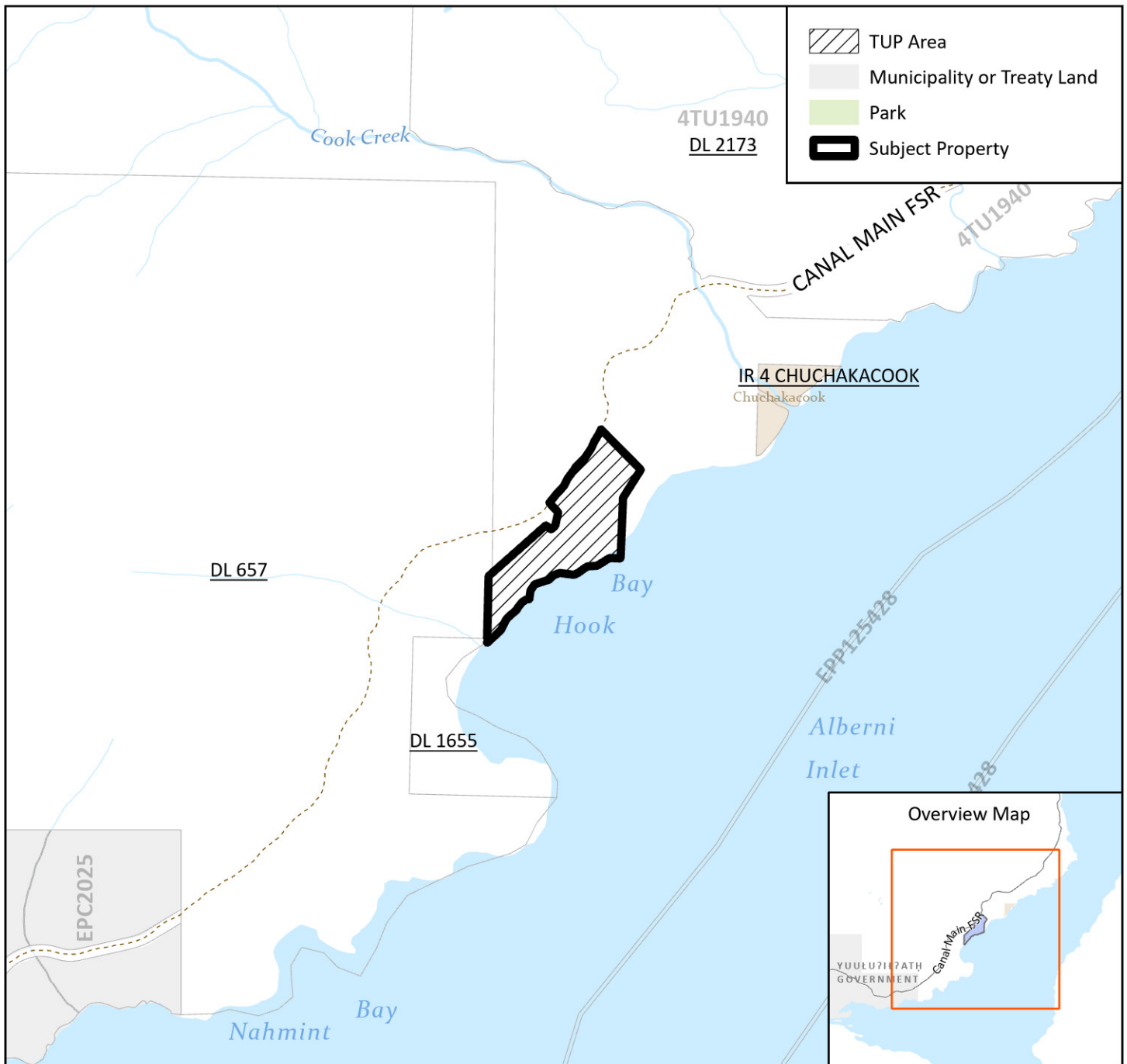
Adopted this day of ,

Corporate Officer

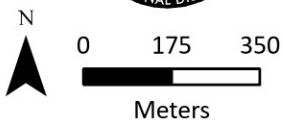
Chair of the Regional Board

Schedule 'A'

This Schedule is attached to and forms part of Bylaw No. P1520,
Temporary Use Permit Bylaw, 2024



Civic Address: Hook Bay, Alberni Inlet
Legal Description: That parcel or tract of Unsurveyed Crown land lying in the vicinity of Hook Bay, Clayoquot District, containing 7.62 hectares, more or less.



 Temporary Use Permit Area



TEMPORARY USE PERMIT TUP24009

BYLAW P1520 – SCHEDULE ‘A’

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by bylaw, on application of a property owner, issue a temporary use permit on land where there is no official community plan in effect for the area;

A Temporary Use Permit is hereby issued to:

Name: Wenstob Timber Resources Ltd.

Address: Hook Bay, Alberni Inlet

With respect to:

Legal Description: THAT PARCEL OR TRACT OF UNSURVEYED CROWN LAND LYING IN THE VICINITY OF HOOK BAY, CLAYOQUOT DISTRICT, SHOWN OUTLINED ON THE ATTACHED MAP CONTAINING 7.62 HECTARES, MORE OR LESS

PID: n/a

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

1. This permit is issued to allow for sawmill and log processing uses on the Province of BC License of Occupation area identified as part of the permit.
2. The uses authorized as part of this permit are in addition to the dryland scaling and log sorting, transportation and storage of forest resources, access road, barge landing, and dock uses permitted under the Forest Resource (A4) District zoning.
3. The uses shall be conducted in accordance with the requirements of the Land Use Management Plan and the Terms and Conditions included within License of Occupation File Number 1414611, and in accordance with all other Provincial and Federal enactments.
4. This permit is valid for a term of three (3) years from the date of issuance.
5. At the time the permit expires, the property owner may apply to renew the TUP, apply to rezone the parcel, or return the property to the use permitted under the current zoning.
6. If the conditions of this permit are not met, if there is a change in the Licensee of the License of Occupation, or if the License of Occupation is terminated, the ACRD may rescind or terminate the TUP.

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

This permit was issued this [DAY] of [MONTH], [YEAR].

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors