ALBERNI-CLAYOQUOT REGIONAL DISTRICT

NOTICE OF PUBLIC HEARING

A Public Hearing for proposed development in **Electoral Area 'C'- Long Beach** has been scheduled to consider Application # TUP26003, Bylaw P1545

HEARING DETAILS

When: Thursday, November 26, 2026, at 7:00pm
Where: Electronic, call-in or in-person attendance at the Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC

WHAT'S THIS ABOUT?

File #: TUP26003
Property Owners/Applicants: Tofino Resort + Marina Inc
The subject property is located at Tofino Inlet, Clayoquot Sound and is legally described as That parcel or tract of Unsurveyed Crown shoreline within Tofino Inlet, Clayoquot Sound, Clayoquot District, containing 0.08 hectares;
The property owners have applied for a temporary use permit (TUP) to allow the continued operation of an existing floating sauna in Tofino Inlet. **Bylaw P1545 is** to Authorize the Issuance of a Temporary Use Permit in the Clayoquot Sound area.

HOW CAN I LEARN MORE?

The Public Hearing will be held by the Director for Electoral Area 'C' Long Beach, the Alternate Director or the Chairperson of the Regional District. The Board resolution making this delegation, copies of Bylaw P1545, and all relevant background documents are available for review at the ACRD office and are available as supplementary information on the ACRD website at www.acrd.bc.ca/development-applications

Planning staff are available to answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, from **November 6, 2026 to November 26, 2026**, excluding statutory holidays.

PARTICIPATE!

Anyone who feels their interest in property will be affected by the proposed bylaws will be afforded a reasonable opportunity to be heard.
You can participate in the Public Hearing in-person, electronically or by phone. Full instructions to do so can be provided by contacting Planning staff. In addition, participation instructions are included in the supplementary information available at www.acrd.bc.ca/development-applications. The Public Hearing will be conducted from the ACRD office located at 3008 Fifth Avenue, Port Alberni, BC.

Written correspondence can be submitted to the ACRD by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to publichearings@acrd.bc.ca

Email and fax submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions can be provided at the public hearing or in advance. Written submissions provided in advance of the public hearing must be received no earlier than **8:00am on November 6, 2026** and no later than **4:00pm on November 26, 2026**.
Submissions provided ahead of the public hearing outside of these parameters will not be included.

ASK US!

If you have questions 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
Email: planning@acrd.bc.ca

Date of Notice – November 6, 2026

SUBJECT PROPERTY MAP



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

November 2, 2026

The following is a certified true copy of a resolution passed by the Regional District of Alberni-Clayoquot Board of Directors at their regular Board Meeting held on Wednesday, September 23, 2026.

Temporary Use Permit TUP26003 - Tofino Inlet, Clayoquot Sound (Long Beach)

THAT Bylaw P1545, a Bylaw to Authorize the Issuance of a Temporary Use Permit, be read a first time.

Carried

THAT the public hearing for Bylaw P1545 be delegated to the Director for Electoral Area 'C', the Alternate Director, or the Chairperson of the Regional District.

Carried

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaw P1545 is subject to meeting all technical referral agency requirements.

Carried

Certified True Copy

Heather Zenner

Heather Zenner,
Manager of Administration Services

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

PLANNING REPORT

To: ACRD Board of Directors

Meeting Date: September 23, 2026

From: Alima Khoja, Planner 1

Voting Structure: Electoral Area Directors

Electoral Area: C - Long Beach

Subject: Temporary Use Permit TUP26003 – Tofino Inlet, Clayoquot Sound (Tofino Resort + Marina Inc.)

Recommendation:

THAT Bylaw P1545, a Bylaw to Authorize the Issuance of a Temporary Use Permit, be read a first time.

THAT the public hearing for Bylaw P1545 be delegated to the Director for Electoral Area 'C', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that adoption of Bylaw P1545 is subject to meeting all technical referral agency requirements.

Development Proposal: This application is for a Temporary Use Permit to allow the continued operation of an existing floating sauna in Tofino Inlet. The floating sauna has been operated by Tofino Resort + Marina Inc. since 2022 with consent from the Tla-o-qui-aht First Nation and approvals from Transport Canada. Approval of the Temporary Use Permit is required to support the applicant's Crown Land tenure application with the Ministry of Water, Land and Resource Stewardship. The proposal facilitates the continued provision of a unique, low-impact tourism and recreational use within the inlet.

Advisory Planning Commission Recommendation: The Long Beach Advisory Planning Commission reviewed the application at their September 10, 2026 meeting and passed a motion to support the application as presented.

Property Owner(s): 1082304 BC LTD

Applicant/Primary Contact: Tofino Resort + Marina Inc.

Property Information:

Civic Address:	Tofino Inlet, Clayoquot Sound						
Legal Description:	That parcel or tract of Unsurveyed Crown shoreline within Tofino Inlet, Clayoquot Sound, Clayoquot District, containing 0.08 hectares;						
PID:	N/A	Folio:	580-00125.100	ALR? (Y/N):	N	Lot Area (ha):	0.08 ha (0.2 ac)

Current Zoning:	Forest Reserve (A4) District	Proposed Zoning:	N/A
Current OCP:	N/A	Proposed OCP:	N/A
Development Permit Area(s): N/A			
Current Use & Description:	The existing use of the subject property is a remote floating sauna that has operated since 2022 with support and approval from the Tla-o-qui-aht First Nation and Transport Canada. The use is low impact in nature, operating on a pack-in, pack-out basis with support vessel facilities and no on-site waste generation. Environmental assessments have been completed, and the operation supports Indigenous stewardship through contributions to the Tla-o-qui-aht First Nation Tribal Parks program.		

Surrounding Zoning and Land Use			
North:	Forest Reserve (A4) District	South:	Forest Reserve (A4) District
East:	Forest Reserve (A4) District	West:	Forest Reserve (A4) District

Services:

a) **Sewage Disposal:** Sewage is collected in a holding tank aboard the support vessel and disposed of at the Tofino Harbour Authority pump-out station. No discharge occurs on-site or into the marine environment.

b) **Water Supply:** Water for the shower is supplied through rainwater harvesting. Rainwater is collected from the sauna roof, stored in an onboard holding tank, and used to service the shower facilities. No groundwater or surface water extraction is proposed.

c) **Fire Protection:** Fire safety measures and an emergency response plan are in place. First aid equipment is available on the support vessel, and emergency access is provided via vessel transport to Tofino.

d) **Access:** The subject property is accessible by water only. All guests, staff, and supplies are transported to the site by support vessel.

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 Area "C" OCP.

This proposal falls outside the Area "C" Official Community Plan. A public hearing will be held for this TUP as the area is located outside of an OCP area.

b) **Zoning:** The portion is zoned Forest Reserve (A4) District.

	Current: A4
Minimum Lot Area (ha)	16.2
Minimum Lot Width (m)	201.2
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

This proposal does not comply with the A4 Zoning. The applicant requires a Temporary Use Permit to receive approval with their Crown Land tenure application with the Ministry of Water, Land and Resource Stewardship.

Temporary Use Permit Conditions: A TUP to allow the continued operation of an existing floating sauna in Tofino Inlet located at 49° 11' 57.62" N, 125° 37' 52.85" W in Clayoquot Sound approximately 18 km north east of the District of Tofino boundary. The TUP may be issued subject to the following conditions and any other conditions that the ACRD Board of Directors deem appropriate at the time of issuance:

1. This permit is issued to allow for the continued operation of an existing remote floating sauna and marine tourism activities operated by Tofino Resort + Marina Inc. in the Tofino Inlet in Clayoquot Sound within the area authorized under the Provincial Crown Land tenure identified as part of this permit.
2. The authorized use includes the floating sauna, guest transportation by vessel, operation of a support vessel, and maintenance activities directly related to the operation of the facility.
3. The use shall be conducted in accordance with the terms and conditions of any applicable Crown Land tenure, Transport Canada approvals, and all applicable Provincial and Federal enactments.
4. The operation shall not result in the discharge of sewage, wastewater, refuse, or other waste into the marine environment.
5. Sewage generated by the operation shall be collected within an approved holding tank and disposed of at an authorized pump-out facility.
6. This permit is valid for a term of three (3) years from the date of issuance.
7. 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.

Comments:
This application is for a Temporary Use Permit to allow the continued operation of an existing floating sauna located in Tofino Inlet in an area approximately 18 km north east of the District of Tofino boundary. The floating sauna has been operated by Tofino Resort + Marina Inc. since 2022 and was developed with the support of the Tla-o-qui-aht First Nation, including a letter of support provided prior to construction. The floating sauna is anchored within Tofino Inlet and does not physically connect to or occupy adjacent upland areas. Approval of the TUP is required to support the applicant's Crown Land tenure application with the Ministry of Water, Land and Resource Stewardship and to facilitate the continued operation of this marine-based tourism use.

Operations and Access
The floating sauna provides a unique, low-impact visitor experience within Tla-o-qui-aht territory and is accessible by water only. Guests are transported to and from the facility exclusively by vessels operated by Tofino Resort + Marina, with all tours booked through the resort. Visitors park at the resort before being transported to the site, and access to the sauna does not involve the use of surrounding lands. The operation accommodates private guided tours throughout the year and is designed to provide a remote recreational experience while minimizing impacts on the surrounding environment and marine setting.

Servicing and Environmental Considerations
The floating sauna operates independently of conventional utility services. Water for the shower is supplied through rainwater harvesting, with rainwater collected from the sauna roof and stored in an onboard holding

tank. Sewage facilities are located aboard the support vessel, with all blackwater collected in a holding tank and disposed of at the Tofino Harbour Authority pump-out station. No sewage, greywater, or waste is discharged into the marine environment. Fire safety measures, emergency procedures, and first aid equipment are maintained as part of the operation, with emergency access provided by vessel transport to Tofino. The proposal represents a low-impact tourism use that has operated without requiring land-based infrastructure, water extraction, or utility connections.

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 proposal is not within Area "C" Official Community Plan, the ACRD is permitted to issue a TUP by bylaw. The TUP will require a public hearing and all notice requirements according to s. 466 of the LGA. It is recommended that the Board proceed with the first reading of the bylaw to authorize the TUP and delegate a public hearing to be held.

Submitted 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

Crown Land Application Management Plan

1082304 BC LTD 634 Campbell St Tofino BC

Andrew Purdey: Owner

Dan Hamhuis: Owner & Managing Partner

Ravi Reddy: Director of Finance

Tel: 250-726-6197

To complete this plan:

1. Review the application checklist and guidance document
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through Virtual FrontCounter BC.

Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

Tofino Resort + Marinas remote floating sauna (wood burning) offers guests an opportunity to escape cell service and immerse themselves fully in the natural world it is situated in, within Tla-o-qhui-aht territory.
The floating sauna does not touch land and is anchored in place in the ocean of Tofino Inlet and will never impede on land as agreed with the governing first nation. This structure does not have any power, water or fuel needed.

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. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
First Nation Approval	Tla-o-qhui-aht permission granted prior to project build in 2020	Complete	Letter of approval provided by Saya Masso TFN
Built on Tofino Resort + Marina property and towed to location	Dock and structure built on land, craned into water and relocated by tugboat to final location in January of 2021	complete	Location is approximately 49' 11'57' N 125' 37'54' W Adjacent to Woman Island, Tofino Inlet.
Daily private tours	Tours booked solely by Tofino Resort + Marina running 365 days a year	Ongoing	

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.

- Provide information on First Nations agreements undertaken.

Tla-o-qhui-aht first nation was involved in the proposal of this build and gave permission via letter before build took place. Tla-o-qhui-aht representatives Saya Masso and Terry Dorward came together at the location to welcome the structure to the area. Tofino Resort + Marina is engaged in the Tribal Park Allies which contributes 1% of our total earnings to Tla-o-qhui-aht first nation, the territory in which our company operates.
It was agreed that the structure, development and guests will not impede on the land surrounding the sauna. There are no greywater needs at the location as the bathroom facility is contained in the boat that brings guests to and from the area.

2.0 Location

A General Location Map and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

Guests can only access the sauna via Tofino Resort + Marina bookings and vessels.
1 private boat daily September-May
2 private boats daily May-September
Visitors will park their vehicles at the resort property and be brought to the sauna location via boat. Tofino Resort + Marina is the only company with vessels that access this area. As it is so out of the way there are little to no traffic in the area.

2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

The floating sauna is a remote and serene experience for those who visit it. It is a window into the natural word of Tla-o-qhui-aht Territory. The location brings the sauna experience to its fullest potential.

The area is not close to a highway or any public roads, as it is only accessible via boat. The nearest road is Deer Bay Road accessed from Pacific Rim Highway, however, to access the sauna location from Deer Bay Road would require a day of hiking or to launch a boat at Deer Bay.

2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate timing windows for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
Operations	Visiting for maintenance and tours	365 days a year	January 2021- Present

2.4 Historical Use

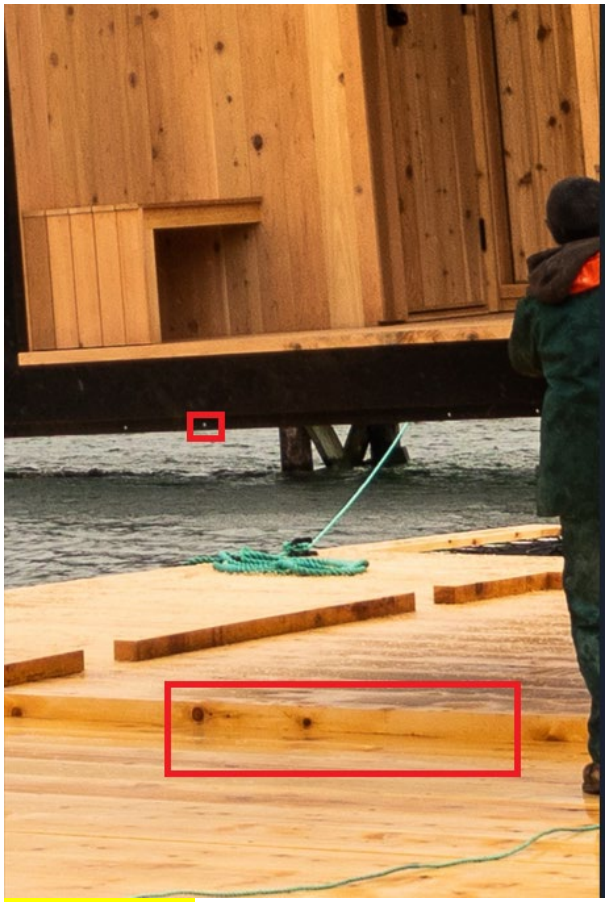
Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

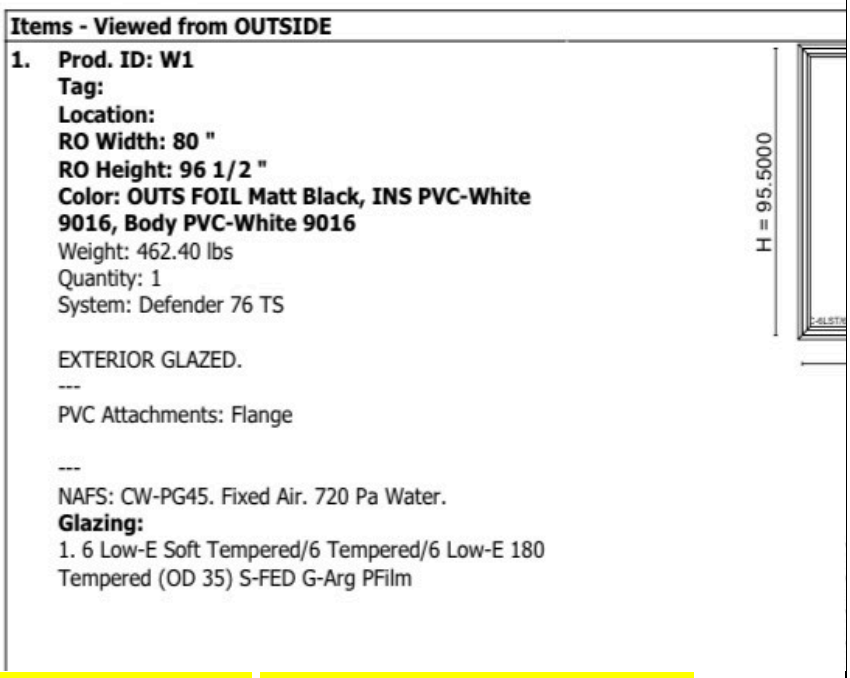
This area has never been developed and will not be, apart from the anchored dock that holds our sauna.

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, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
50ft x 30ft dock (approximate)	Aluminum framing, yellow cedar decking, air filled billets more information on these so we understand they will not deteriorate in the ocean water. New Wave 2600 Floats. Specifically designed to stand up to the elements. Polyethylene. Food grade. UV8 stabilizer. Half inch wall thickness. BC Shellfish Growers Group society used New Wave recently. https://newwavedocks.com/products/flotation-products/	Existing – built new for this project in December 2020	Recurring preventative maintenance
20ft x 10ft Sauna (approximate)	Aluminum structure with cedar lined internally. With what and how is the sauna affixed to the float? Galvanized hardware and wood frame.  Roof made of: Steel cladding with TPO membrane https://www.gaf.com/en-us/roofing-materials/commercial-roofing-materials/tpo-membranes	Existing – built new for this project in December 2020	Recurring preventative maintenance

	One wall is (what type of) glass.  **Items - Viewed from OUTSIDE** **1. Prod. ID: W1** **Tag:** **Location:** **RO Width: 80 "** **RO Height: 96 1/2 "** **Color: OUTS FOIL Matt Black, INS PVC-White 9016, Body PVC-White 9016** Weight: 462.40 lbs Quantity: 1 System: Defender 76 TS EXTERIOR GLAZED. --- PVC Attachments: Flange --- NAFS: CW-PG45. Fixed Air. 720 Pa Water. **Glazing:** 1. 6 Low-E Soft Tempered/6 Tempered/6 Low-E 180 Tempered (OD 35) S-FED G-Arg PFilm H = 95.5000 Wood burning stove bolted to floor of sauna to float?? Bolted to sauna floor What happens to the residue of the firewood? What is the cleaning out process here? Ash collected in aluminum bucket by captains and emptied in garbage bins on TRM site provide by Ozzard		
4 @ 3 tonne cement blocks for anchoring, 100 feet of ½ inch galvanized chain attached to 30 feet of 1&1/3 inch poly braid rope. One rock-pinned anchor affixed to the intertidal rocks on the forshore. Anchoring Brackets on front and side of platform are bolted each with four (What kind of bolts) to the frame	Galvanized hex bolts	Existing – built new for this project in December 2020	Recurring preventative maintenance

Holding tank built inside sauna roof	Built with what materials? Aluminum How much water does it hold? 77 gallons	Existing – built new for this project in December 2020	Recurring preventative maintenance

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
  - Need either a Ministry of Transportation and Infrastructure permit for connection or
  - Use of a Forest Service Road.
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
n/a				
Water access only				

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

n/a

3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
shower	Rain water	Holding tank built inside sauna roof		

*Agreements outside of Water Sustainability Act Authorizations, such as Municipal water supply.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities, and refuse disposal proposed. Include agreements in place or underway such as regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
n/a	Washrooms aboard vessel that transports guests to the sauna/platform	Emptying of holding tank: Please indicate method/location	Black water disposed of at Tofino Harbour Authority pump out station located at 4th street dock.	

3.6 FireSmart

Identify any proposed actions to incorporate FireSmart best practices in the tenure area.

Internal fire safety plan shared with guests upon arrival to location. Site is equipped with fire extinguishers and buckets. The vessel used for this trip has a water tank and hose onboard.

4.0 Environmental

Describe significant impacts and proposed mitigation for each of the following:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required? To cut timber on Crown land once your tenure has been issued, you may require an Occupant Licence to Cut.

N/a

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

N/a

4.1.2 Soil Disturbance

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

N/a

Is the area to be excavated a brownfield site or have the potential to be contaminated?

N/a

Any ground-disturbing activities have the potential to impact archaeological, paleontological fossils, or historical artifacts. Have you considered these potential impacts or taken any action to identify them? You may be required to hire a professional to assist with your investigations.

N/a

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The Riparian Areas Protection Regulation may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection
- Develop drainage systems or service sewer or water systems

N/a

4.1.4 Pesticides and Herbicides

Will pesticides, fertilizers, or herbicides be used during construction, operations, or maintenance?

N/a

4.1.5 Visual Impacts

What impacts will your activity have on visual quality objectives. Could it impact sight lines from surrounding areas likely to be used for scenic viewing?

N/a

4.2 Atmospheric Impact

4.2.1 Sound, Odour, Gas, or Fuel Emissions

Will your activity cause any of the following to disturb wildlife or nearby residents?

- Sound?
- Odour?
- Gas?
- Fuel Emissions?

Sound of human activity (up to 12 guests maximum) and smoke from the woodstove/fire pit

4.3 Hydrology

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

no

4.3.2 Flood Potential

Will the project result in a potential for flooding?

no

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on wildlife or wildlife habitat?

Minimal impact to coastal rock having 4 chains drilled in for anchoring. This has not affected wildlife or fish populations.

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

Marina environment

Is the construction or operation of your activity likely to increase erosion or sedimentation?

No

Will the construction or operation of your activity require water diversion?

No

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

No

5.0 Socio-Community

Describe significant impacts and proposed mitigation for each of the following:

5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

There are no communities or locally known areas in use near this location.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- Land and resource management plans
- Coastal plans
- Provincial or regional growth strategies
- Local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the Union of BC Municipalities, and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

No

5.2.2 Public Access

Will the project result in changes to public access?

No

5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

Any demand for emergency services on this tour would be managed the same as any of our other tours, with the guests being transported back to Tofino via vessel to meet emergency services on land. In case of fire at the location, we have all measures in place with fire safety plan. First aid kit on vessel.



END OF FORM

Navigation Protection Program (NPP)
820-800 Burrard Street
Vancouver BC
V6Z 2J8

Your file: **1415389**
Our file: **2025-515724**
Registry number: **13752**

November 6, 2025

Tofino Resort and Marina
PO Box 69
634 Campbell St
Tofino, BC V0R 2Z0
Canada

Attention: Jon Mckeon

RE: **Approval under the *Canadian Navigable Waters Act* (CNWA), for the construction of the following works below located on Tofino Inlet, approximately at 49° 11' 57.62" N, 125° 37' 52.85" W, on that parcel or tract of unsurveyed Crown shoreland within Tofino Inlet, Clayoquot Sound, Clayoquot District, in the Province of British Columbia.**

Approved works:

- **Raft**

Please find the enclosed approval for the above-noted work issued by the Minister of Transport in accordance with subsection 7(13) of the CNWA ("Approval after activity begins or is completed").

In order to issue this approval, the Minister has considered each of the factors listed in subsection 7(7) of the Act, additional information provided by yourself (if applicable) and any adverse effects that the decision to approve the work may have on the rights of the Indigenous peoples of Canada recognized and affirmed by section 35 of the *Constitution Act, 1982*.

The owner is responsible to ensure the works are designed and maintained to withstand local weather conditions and the wash of vessels transiting the area.

Pursuant to Sec. 34 of the *Canadian Navigable Waters Act*, the owner shall provide unimpeded access to the Minister or their representatives for inspection purposes.

Pursuant to Sec. 5 of the *Navigable Waters Works Regulations*, no person shall permit any tools, equipment, vehicles, temporary structures or parts thereof used or maintained for the purpose of building or placing a work in a navigable water to remain in such water after the completion of the project.

Pursuant to Sec. 6 of the *Navigable Waters Works Regulations*, where a work or a portion of a work that is being constructed or maintained in a navigable water causes debris or other material to accumulate on the bed or the surface of such water, the owner of that work or portion of that work shall cause the debris or other material to be removed to the satisfaction of the minister.

Any materials or equipment used in construction are to be marked in accordance with the *Collision Regulations* of the *Canada Shipping Act* when located on or in the waterway.

On completion of installation of the work, please contact the Canadian Hydrographic Service at (250) 363-6358 or by email at DFO.PACCHS-SHCPAC.MPO@dfo-mpo.gc.ca. This will ensure the correction of marine charts and publications.

Pursuant to Sec. 7(12) of the *Canadian Navigable Waters Act*, the owner must comply with the approval and maintain, operate and use the work with the requirements under this Act.

Please note that the CNWA, amongst other obligations, requires the owner to immediately notify the Minister if the work causes or is likely to cause serious and imminent danger to navigation, to take reasonable measures to mitigate potential dangers and, to remedy any adverse effects that result from that danger to navigation.

Your file: **1415389**
Our file: **2025-515724**
Registry number: **13752**

This approval relates only to the interference of your work with navigation under the CNWA and does not grant any rights related to the ownership of the bed of the navigable water.

Please note that it is the owner's responsibility to comply with any other applicable laws and regulations.

Please contact our office in Pacific for any questions, by phone at 604-775-8867 or by e-mail at NPPPAC-PPNPAC@tc.gc.ca.

Respectfully,

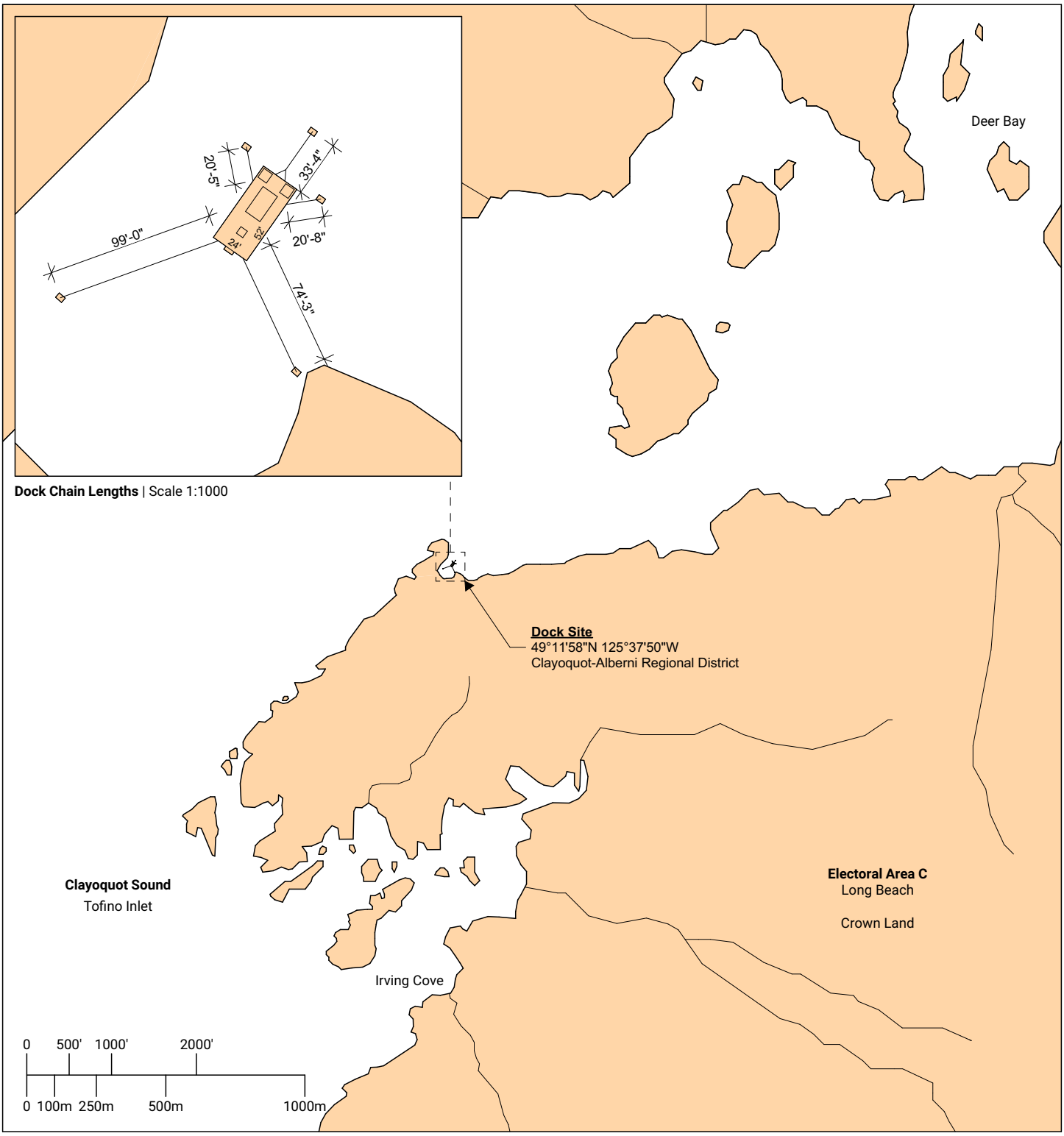


Conal Kavanagh
NPP Officer
Programs Group
Transport Canada
Pacific

CK/dc

Attachment(s): **7(13) Approval and Approved Plans**

cc: **Canadian Hydrographic Services: DFO.PACCHS-SHCPAC.MPO@dfo-mpo.gc.ca**



Dock Chain Lengths | Scale 1:1000

Site Plan | Scale 1:20000

Transports Canada / Transport Canada

Reviewed/Examiné

Date : 2025-11-05

By/par: CONAL KAVANAGH

2025-515724

Navigation Protection Program/
Programme de protection de la navigation

Tofino Resort + Marina
Dock Location Plan

Notes:
All Survey lines were taken from the Alberni-Clayoquot Regional District iMap GIS

FLOATING DOCK ANCHORING SYSTEM:

ANCHOR #1: 3 TONNE CEMENT BLOCK, .875" RATED SHACKLE TO 100' 75" GALVANIZED CHAIN TO 30' 1.25" POLY ROPE TO .875" RATED SHACKLE TO SYSTEM. THIS ANCHOR IS IN 55' OF WATER, CHART DATUM.

ANCHOR #2: 3 TONNE CEMENT BLOCK, .875" RATED SHACKLE TO 100' 75" GALVANIZED CHAIN TO 30' 1.25" POLY ROPE BRIDAL TO .875" RATED SHACKLE TO SYSTEM. THIS ANCHOR IS IN 45' OF WATER, CHART DATUM.

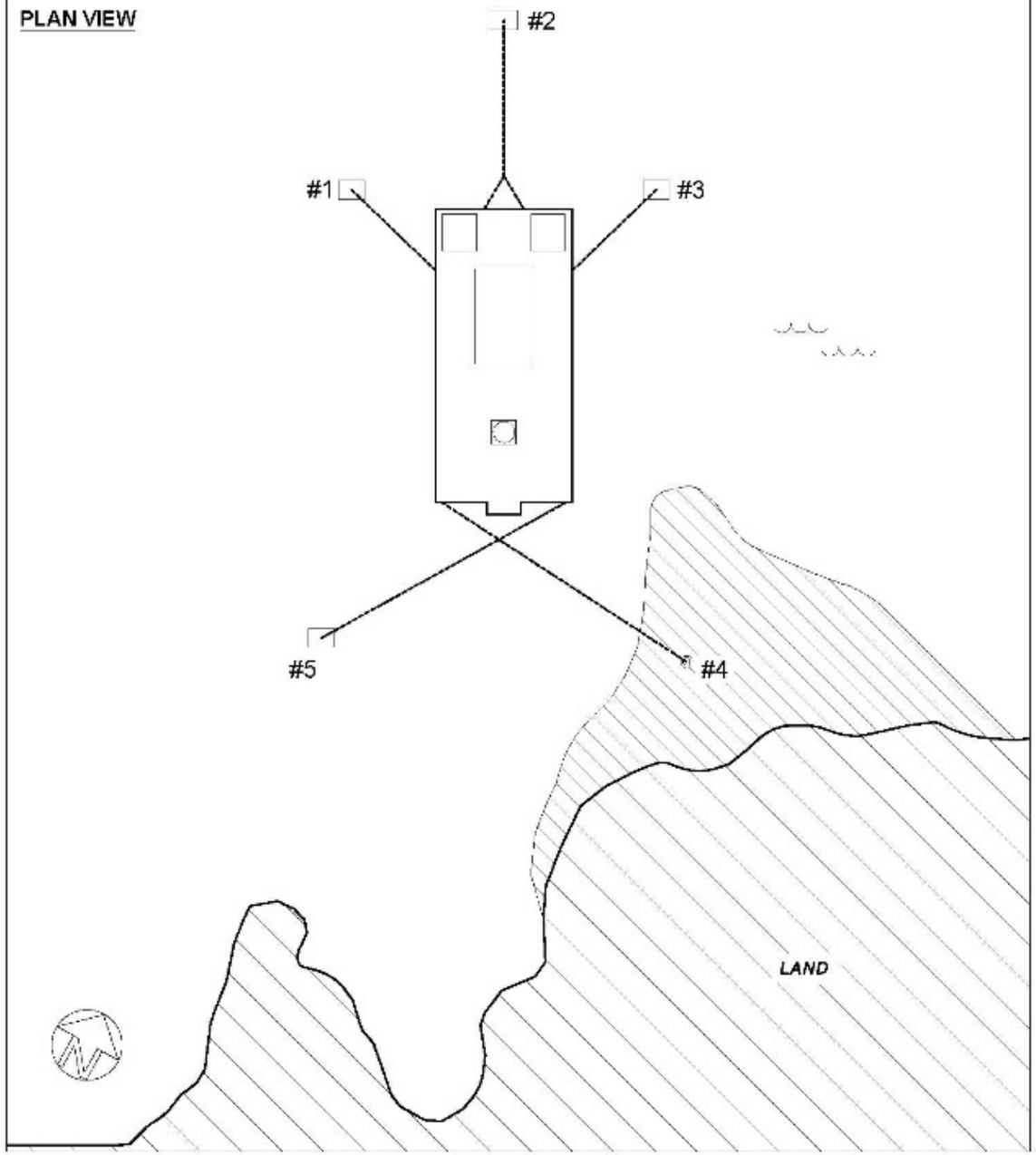
ANCHOR #3: 3 TONNE CEMENT BLOCK, .875" RATED SHACKLE TO 100' 75" GALVANIZED CHAIN TO 30' 1.25" POLY ROPE TO .875" RATED SHACKLE TO SYSTEM. THIS ANCHOR IS IN 25' OF WATER, CHART DATUM.

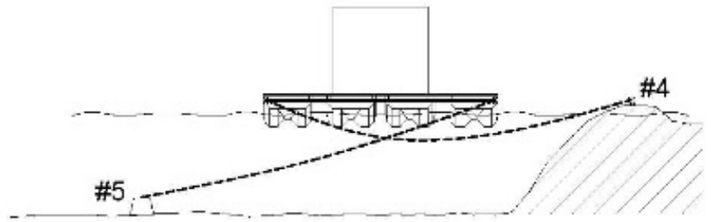
ANCHOR #4: DOUBLE 1" ROCK PINS, .875" RATED SHACKLE TO 50' GALVANIZED CHAIN TO .875" RATED SHACKLE TO SYSTEM. CHAIN LENGTH ESTIMATE CONSERVATIVE. ROCK PINS ARE INTERTIDAL.

ANCHOR #5: 3 TONNE CEMENT BLOCK, .875" RATED SHACKLE TO 50' GALVANIZED CHAIN TO .875" RATED SHACKLE TO SYSTEM. CHAIN LENGTH ESTIMATE CONSERVATIVE. THIS ANCHOR IS IN 10' OF WATER, CHART DATUM.

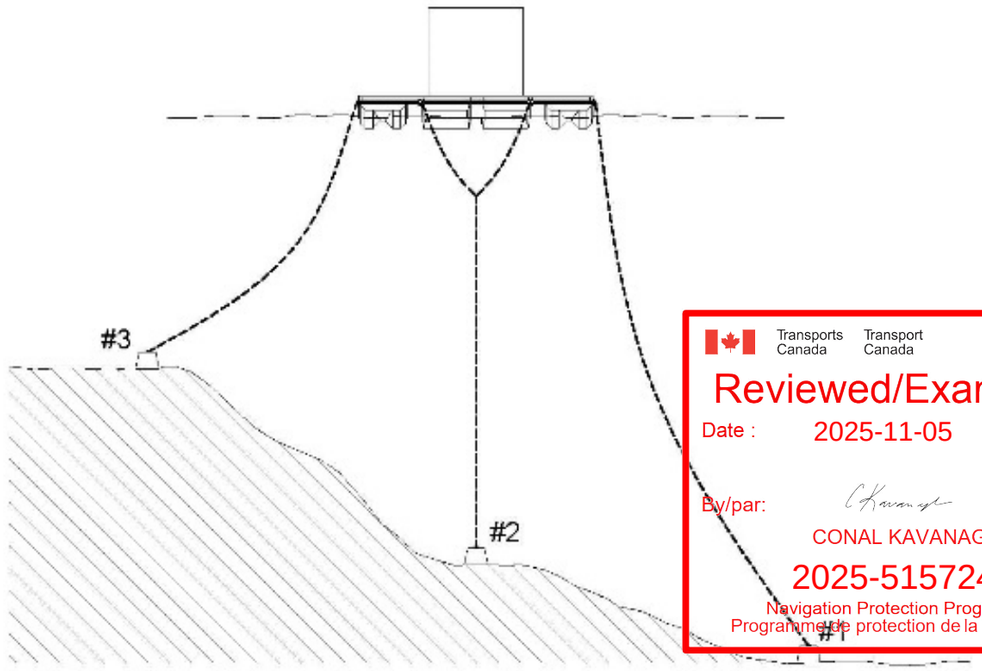
NOTE: DRAWINGS ARE NOT TO SCALE. FOR INFORMATION PURPOSES ONLY.

PLAN VIEW





STERN VIEW LOOKING FORWARD



BOW VIEW LOOKING ASHORE

Transports Canada / Transport Canada
Reviewed/Examiné
Date : 2025-11-05
By/par: CONAL KAVANAGH
2025-515724
Navigation Protection Program/ Programme de protection de la navigation

aux box

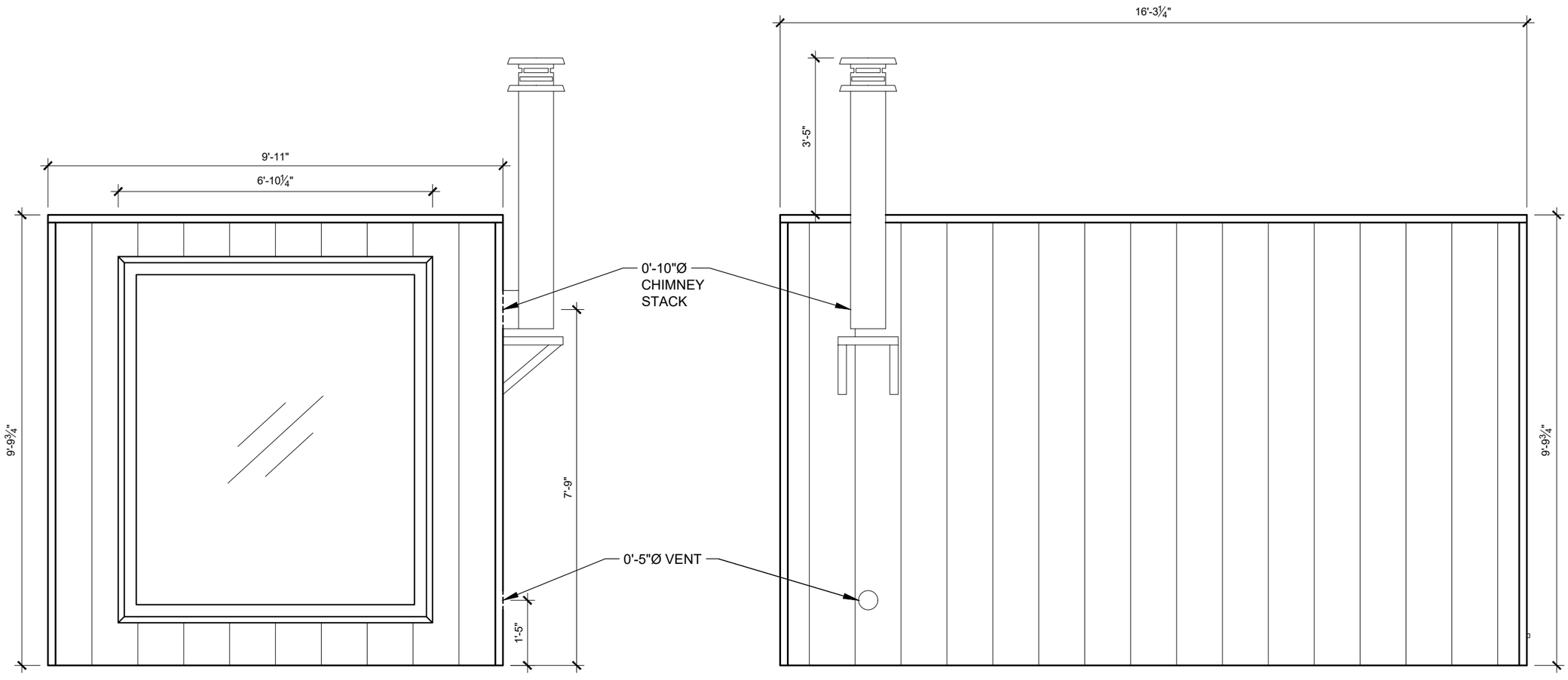
140 Bonsall St., Parksville, BC, V9P 2Y2

Tofino Resort & Marina:
Floating Dock Anchoring System

Drawing by: MS/RB Date: 07/13/22
Project No.: 1
Scale: N.T.S.

A1.0

NOT FOR CONSTRUCTION 09/22



3 **Back Elevation**

4 **Left Elevation**

Transports Canada Transport Canada

Reviewed/Examiné

Date : 2025-11-05

By/par:

CONAL KAVANAGH

2025-515724

Navigation Protection Program/
Programme de protection de la navigation

aux box

1401 Springhill Rd., Parksville, BC, V9P 2T2

Tofino Resort & Marina: Sauna Back & Left Elevations

Drawing by HCS Date 05/27/21

Project No. 1

Scale 3/8" = 1'-0"

A2.2

ISSUED FOR CONSTRUCTION

©2021

PACIFICUS
BIOLOGICAL SERVICES LTD

Daniel Behrens
Capital Projects Director
Purdey Group of Companies
778-445-4365

May 29, 2026

Re: Tofino Resort Sauna – Marine Habitat Assessment

Dear **Daniel Behrens**,

Purdey Group of Companies (Purdey) has installed a floating sauna as part of the Tofino Resort and Marina. The Ministry of Water, Land and Resource Stewardship has requested that Purdey produce a site-specific marine habitat assessment for the floating sauna to support a Licence of Occupation (LoO) Application. The following letter contains the results of a marine habitat assessment completed by Pacificus Biological Services Ltd. (Pacificus).

Background

The Tofino Resort and Marina sauna is located in a small cove within the eastern shores of Tofino Inlet, approximately 20km northeast of Tofino (49° 11.973'N, 125° 37.870'W). The sauna sits on top of a wooden float that is approximately 8m wide by 16m long. The wooden float is secured by 5 chains tied to shore pins and/or anchor blocks. Purdey is currently in the application stage for a Licence of Occupation (LoO) under commercial and recreational purposes (Crown Lands File No. 1415389). The LoO consists of an area totaling approximately 0.4ha and encompasses only marine areas. Pacificus was retained by Purdy to produce a site-specific marine habitat assessment for the LoO application, as requested by the Ministry of Water, Land and Resource Stewardship.

The objectives of the marine habitat assessment were to:

- Provide an inventory of the benthic habitat and aquatic organisms present at the sauna location.
- Document water depths and seabed/substrate conditions at the sauna location.

- Determine the presence of absence of sensitive marine habitats at or near the anchoring area.
- If sensitive habitats are present, determine the extent of disturbance (shading, grounding, etc.) caused by the sauna, anchors, or chains.

Survey Methods

In order to determine the presence or absence of sensitive habitats and inventory the marine biota present, a thorough examination of the marine environment at the sauna location was undertaken. Qualified marine biological professionals and WCB-certified occupational SCUBA divers from Pacificus (Doug McCorquodale, RPBio., Teddy Vukovic, RPBio., and Ryan Sirges, BSc.) assessed the site on May 11th, 2026. The weather on the date of assessment was sunny with light wind, and underwater currents were negligible.

A swim-based SCUBA survey of the subtidal zone was undertaken within the proposed LoO area to determine the presence and extent of sensitive habitat, and any potential disturbance the sauna may cause. Five swim-based surveys were conducted, along each chain used to secure the dock. One Parallel to shore swim survey (PTSS) was conducted along the southwestern shoreline of the cove, between chains 1 and 2 at 3-5m depth. Additionally, a spot dive was conducted under the sauna float. Surveys are numbered and outlined in Figure 1.

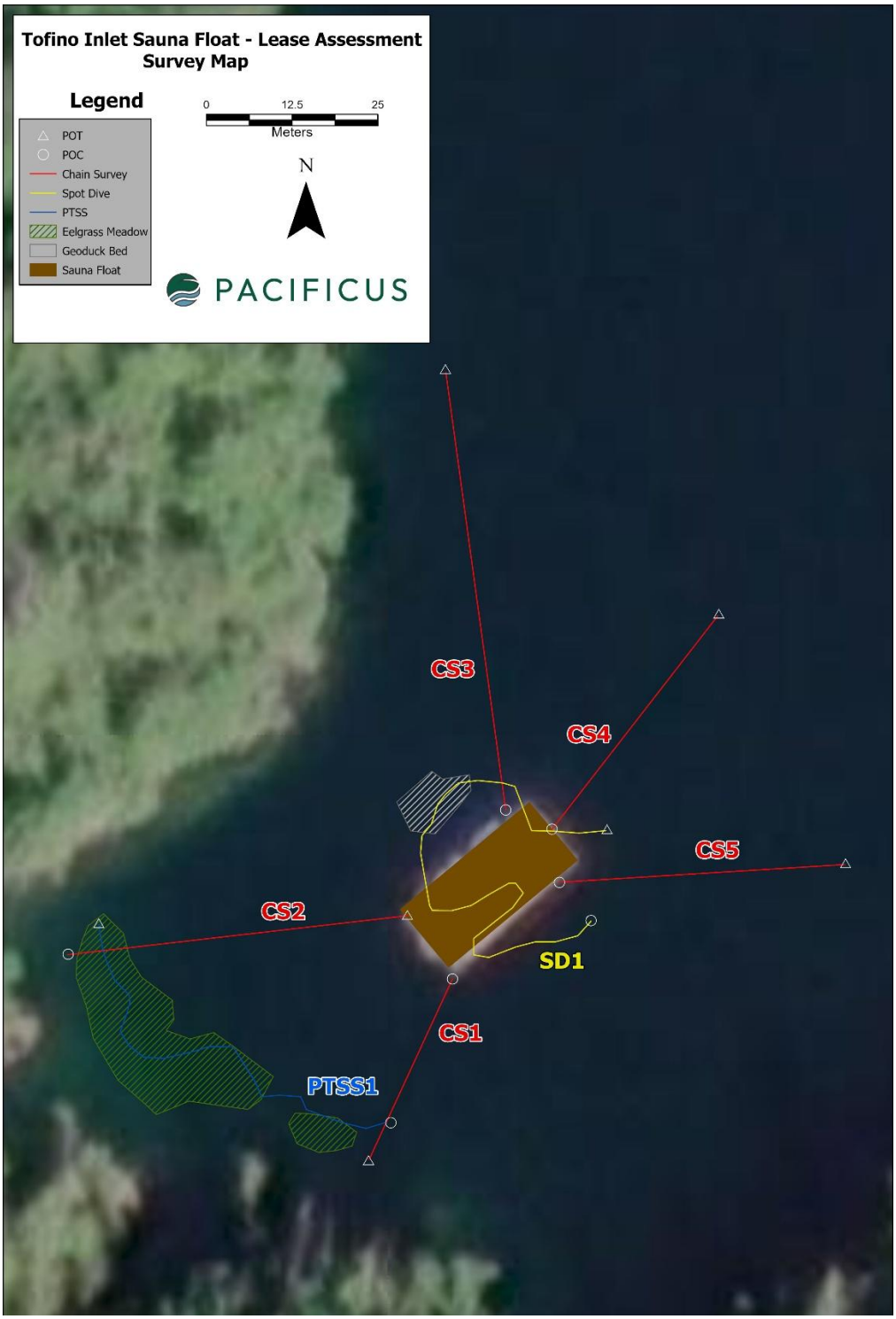


Figure 1. Site map of the Tofino Inlet Sauna showing the location of surveys and sensitive habitats observed.

Results

Bathymetry of the site was gently sloped towards the northwest and substrate consisted of predominantly sand and bedrock. The sauna float was observed to be in waters 9-12m deep, not above or shading any observed sensitive habitat. Overall biological productivity was considered low within the assessed area. Observed organisms consisted of blue mussel (*Mytilus edulis*), tube dwelling anemones (*Pachycerianthus fimbriatus)*, giant sea cucumber (*Parastichopus californicus*), Velcro star (*Stylasterias forreri*), green false-jingle (*Pododesmus macrochisma*), and encrusting pink coralline algae, (on rocky substrate away from the sauna), all with low densities. A small patch Pacific geoducks (*P. abrupta*, 6/m^2) were observed seaward of the sauna. Within the subtidal area along Chain Swim 2 (CS 2) and the PTSS a dense eelgrass (*Zostera marina*) bed was observed. The anchor block and chain for CS 2 were observed within the middle of the eelgrass bed (*Z. marina*). As the positioning of the anchor block within sensitive habitat will make removal difficult several strategies to rectify the disturbance have been outlined in section 'Chain Swim 2'. A detailed summary of each survey swim is included below.

Chain swim 1

CS 1 was conducted from the sauna float to the anchor block to the shore pin. Substrate consisted of sand between the float and anchor, and bedrock between the anchor and shore pin. Blue mussels (*Mytilus edulis*) were observed colonizing the chain in moderate density, and no other organisms were present on or below the chain (Photo 1). The chain was taunt between the float, anchor, and shore pin preventing any scouring or rubbing on the seafloor and was deemed to have no impact on the surrounding low productivity habitat.

Chain Swim 2

CS 2 was conducted from the shore pin to the anchor block to the sauna float. Substrate consisted of cobble and gravel between the shore pin and anchor block, and sand between the anchor block and float. A dense eelgrass bed (*Z. marina,* 6-12 shoots/m^2, 0.8m tall) was observed surrounding the anchor block and extended along the first 5m of chain (from the anchor to the float) (Photo 2). The chain was taunt between the shore pin and anchor, preventing any scouring or rubbing on the seafloor in that area. However, the first 5m of chain from the anchor to the float was observed sitting on the seabed, resulting in a narrow path through the eelgrass (*Z. marina*) (Photo 3).

The anchor and chain had dense eelgrass (*Z. marina*) in the surrounding area making removal of the anchor, without influencing the eelgrass (*Z. marina*), difficult. Several

options exist including removing the current anchor and replacing it in a new location outside the eelgrass (*Z. marina*) bed (not recommended due to high potential for additional disturbance), leaving the current anchor as is while disconnecting the anchor chain then installing a new anchor outside the eelgrass (*Z. marina*) bed (moderate potential for additional disturbance), or leaving the anchor and chain as is (low potential for additional disturbance). Given the current level of disturbance within the eelgrass (*Z. marina*) bed, and the regrowth of eelgrass (*Z. marina*) surrounding the anchor and chain, it is our recommendation that the current anchor and chain be left in place.

Chain Swim 3

CS 3 was conducted from the sauna float to the anchor block. Substrate below consisted of sand. Tube dwelling anemones (*P. fimbriatus*, 1-2/m^2) and giant sea cucumber (*P. californicus*, 3) were observed along the seafloor below the chain (Photo 4). A portion of the chain was settled on the seafloor, but the surrounding habitat showed no evidence of scour. The anchor and chain were deemed to have low impact on the surrounding low productivity habitat.

Chain Swim 4

CS 4 was conducted from the sauna float to the anchor blocks (two anchors). Substrate below consisted of sand. Tube dwelling anemones (*P. fimbriatus*, 1-2/m^2) and Velcro star (*S. forreri*, 3) were observed along the seafloor below the chain. A portion of the chain was settled on the seafloor, but the surrounding habitat showed no evidence of scour. The anchor and chain were deemed to have low impact on the surrounding low productivity habitat.

Chain Swim 5

CS 5 was conducted from the sauna float to the anchor block. Substrate below consisted of sand, transitioning to bedrock. Tube dwelling anemones (*P. fimbriatus*, 1-2/m^2) and Velcro star (*S. forreri*, 3) were observed along the seafloor below the chain, and encrusting pink coralline algae, and green false-jingle (*P. macrochisma*) were observed on the bedrock. The chain was wrapped around a section of bedrock further out, before connecting to the anchor (Photo 5). However, no impact to the surrounding habitat was observed.

PTSS

The PTSS was conducted from south to northwest along the shoreline of the cove at 3-5m depths. Substrate along the swim consisted of sand, and organisms observed were

giant sea cucumber (*P. californicus*, 2-3/m^2), pile perch (*Damalichthys vacca*) and eelgrass (*Z. marina*). Patchy eelgrass (*Z. marina*) was observed near the Point of Commencement (POC) but densified closer to the Point of Termination (POT).

Spot Swim

The spot swim was conduced under the float in 10-12m of water. Substrate below consisted of sand. Tube dwelling anemones (*P. fimbriatus*, 1-2/m^2), Velcro star (*S. forreri*, 5) and Pacific geoducks (*P. abrupta*, 6/m^2, to the northwest of the float) were observed along the seafloor. Several pieces of small debris including a hatchet, mask, bungee, and radio battery were observed within the marine environment. These were removed during the assessment. The float did not shade out any sensitive habitat or impact the smaii patch of geoduck.

Conclusion

As requested by the Ministry of Water, Land and Resource Stewardship a site-specific marine habitat assessment was conducted to determine the presence or absence of sensitive habitats and inventory the marine biota present at the Tofino Inlet sauna location. The impact of the sauna on the marine environment and the productivity of the area were both determined to be low. Excepting eelgrass (Z. marina) observed around the anchor of chain 2 and along the PTSS. Given the density of eelgrass (*Z. marina*) observed around the anchor and the potential for additional disturbance if relocated it was deemed impractical to relocate the anchor and the recommended course of action is to leave the anchor and chain as is.

Should you have any questions or concerns regarding the contents of this letter, please feel free to contact our office directly at 250-949-9450.

Sincerely,

Charlotte Collens, BSc.
Junioe Biologist

Reviewed by:

COLLEGE OF APPLIED BIOLOGY
Doug McCorquodale
R.P. Bio #914
CAB

Doug McCorquodale, RPBio.
Owner & Principal

Photos



Photo 1. Blue mussels (*Mytilus edulis*) observed on chain 1.



Photo 2. Density of eelgrass (*Z. marina*) observed along CS 2, in addition to a giant sea cucumber (*P. californicus).*

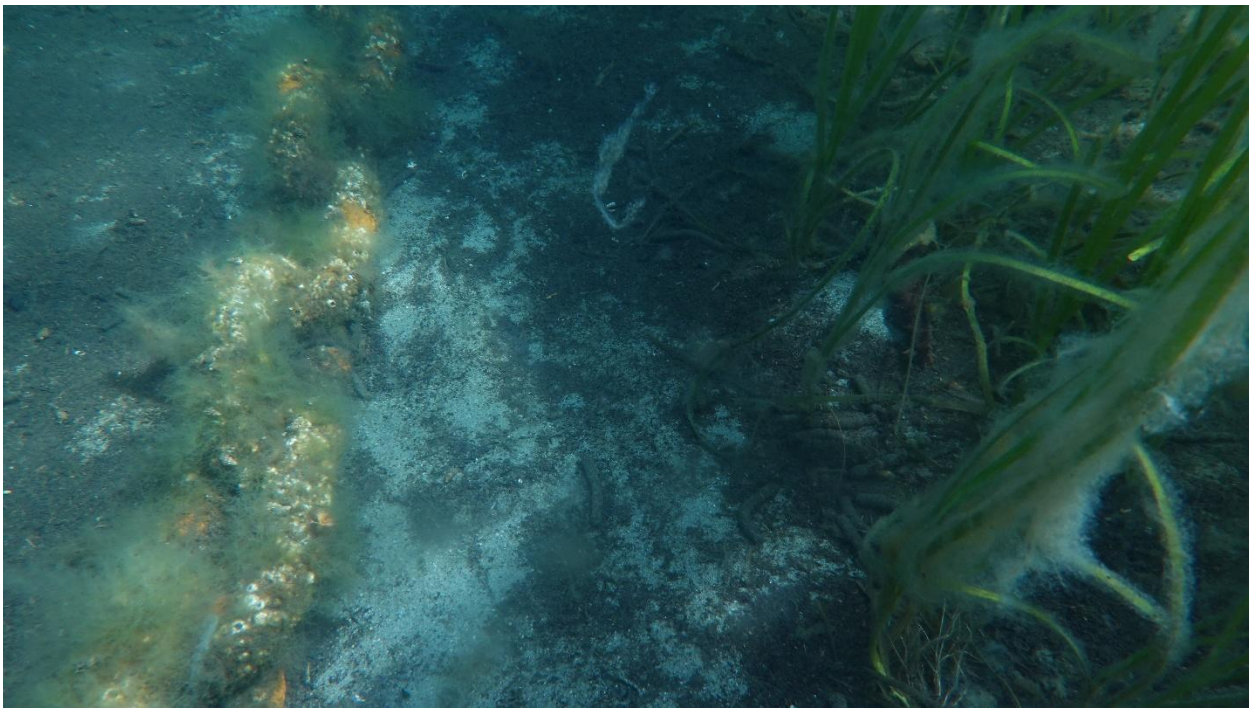


Photo 3. Chain from the anchor to the float, observed sitting on the seabed, resulting in a narrow path through the eelgrass (*Z. marina*).

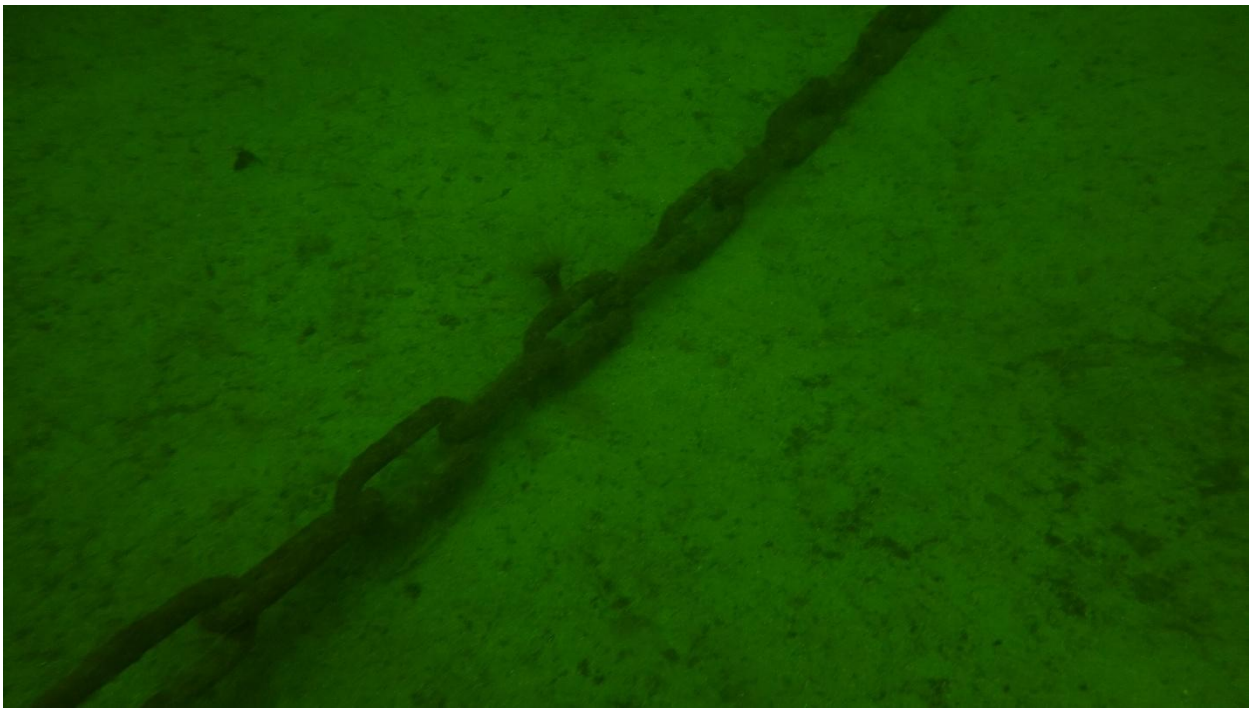


Photo 4. Tube dwelling anemones (*P. fimbriatus*) along CS 3.

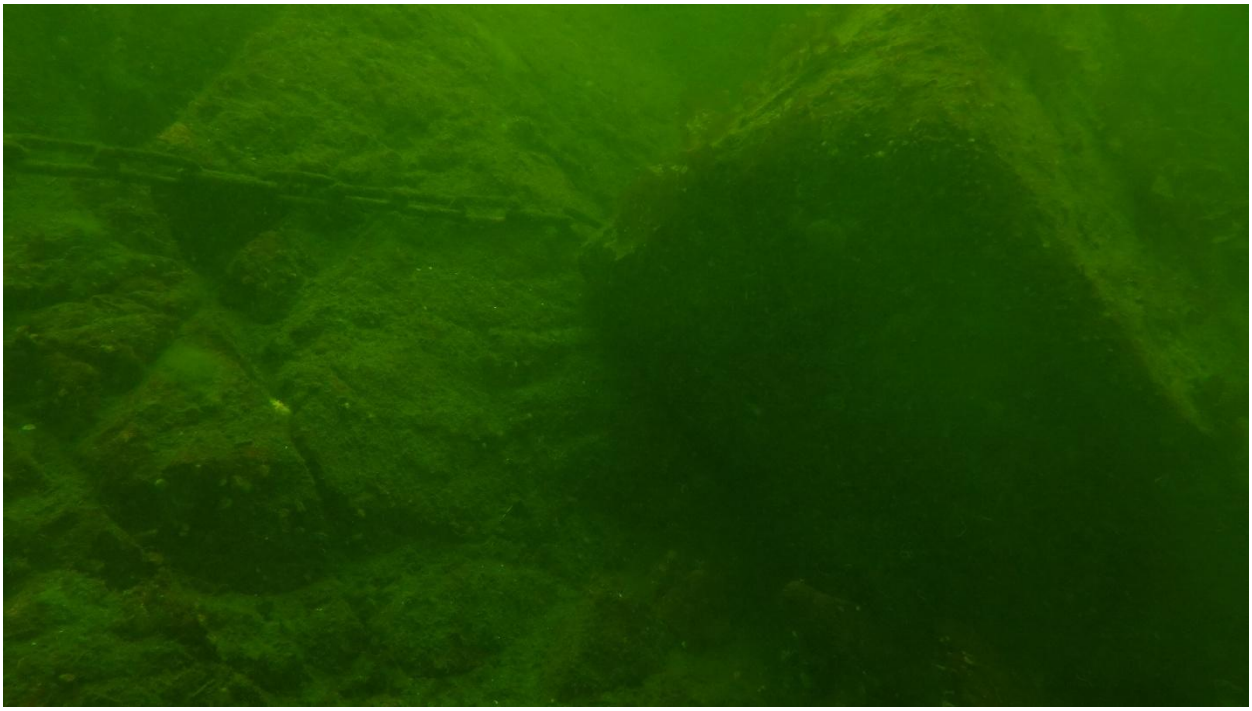


Photo 5. Chain along CS 5 wrapped around bedrock.

TLA-O-QUI-AHT
FIRST NATION

Tuesday, January 5, 2021

Re: Letter of Support for Tofino Resort and Marina's Proposed Floathouse Sauna at Berryman Point

The Tofino Resort and Marina has proposed to anchor a floathouse at Berryman Point within Tla-o-qui-aht waters for the purpose of offering a restorative remote sauna experience to their clientele. As one of our largest Tribal Parks Allies, the TRM has agreed to work with the Tribal Parks Department to educate their guests about Tla-o-qui-aht history, stewardship values, and relationships to the Tla-o-qui-aht Hawiih Ha'huulthii. We are excited to develop this relationship and to support TRM's leadership in the hotel industry.

Guests participating in this experience will have the context of their visit framed by guides who will have been educated about Tribal Parks by representatives of the Tla-o-qui-aht First Nation. In addition to visiting the float house and enjoying a sauna, guests will experience an interpretive tour of the Big Tree Trail, the flagship destination of the Tla-o-qui-aht Tribal Parks.

The TRM will collect a 1% Ecosystem Service Fee for all fees associated with this trip (This fee is also applied to all Hotel and Adventure Centre experiences at TRM). These fees will support the Tla-o-qui-aht Tribal Parks Guardians and other Regional Services administered by the Tla-o-qui-aht First Nation.

We are hopeful that this kind of experience will enable guests to appreciate the stewardship role of the Tla-o-qui-aht First Nation and that their experience will motivate them to reconsider their relationship to Indigenous Peoples and the Indigenous territories they call home.

The Tla-o-qui-aht First Nation is pleased to support this proposed project, which is in line with our vision for the future of tourism in the Tla-o-qui-aht Tribal Parks.

Kind Regard,

Saya m. Masso

Saya Masso
Lands and Resources Dir.

P. 250.725.3350 F. 250.725.3352
www.tla-o-qui-aht.org

TLA-O-QUI-AHT FIRST NATION
PO Box 18 #1119 Pacific Rim Hwy . Tofino . BC . V0R 2Z0



Unsurveyed Crown foreshore or land covered by water being part of the bed of Tofino Inlet, Clayoquot Sound, Clayoquot District

Scale 1:2,000

0 25 50 100

Meters

Subject Property

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Prepared 2026-06-24

Sources:Esri Canada, Microsoft, VantorProv. BC, ParcelMapBC; ACRD, Airbus DS 2023



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

N

0 230 460

Meters

Address: Crown Tenure File 1415389

Legal: Unsurveyed Crown foreshore or land covered by water being part of the bed of Tofino Inlet, Clayoquot Sound, Clayoquot District.

2026-06-24

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1545

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. P1545.

2. The Alberni-Clayoquot Regional District hereby issues a temporary use permit to 1082304 BC LTD (Tofino Resort + Marina Inc.) with respect to lands described as: THAT PARCEL OR TRACT OF UNSURVEYED CROWN SHORELINE WITHIN TOFINO INLET, CLAYOQUOT SOUND, CLAYOQUOT DISTRICT, CONTAINING 0.08 HECTARES, 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 ,

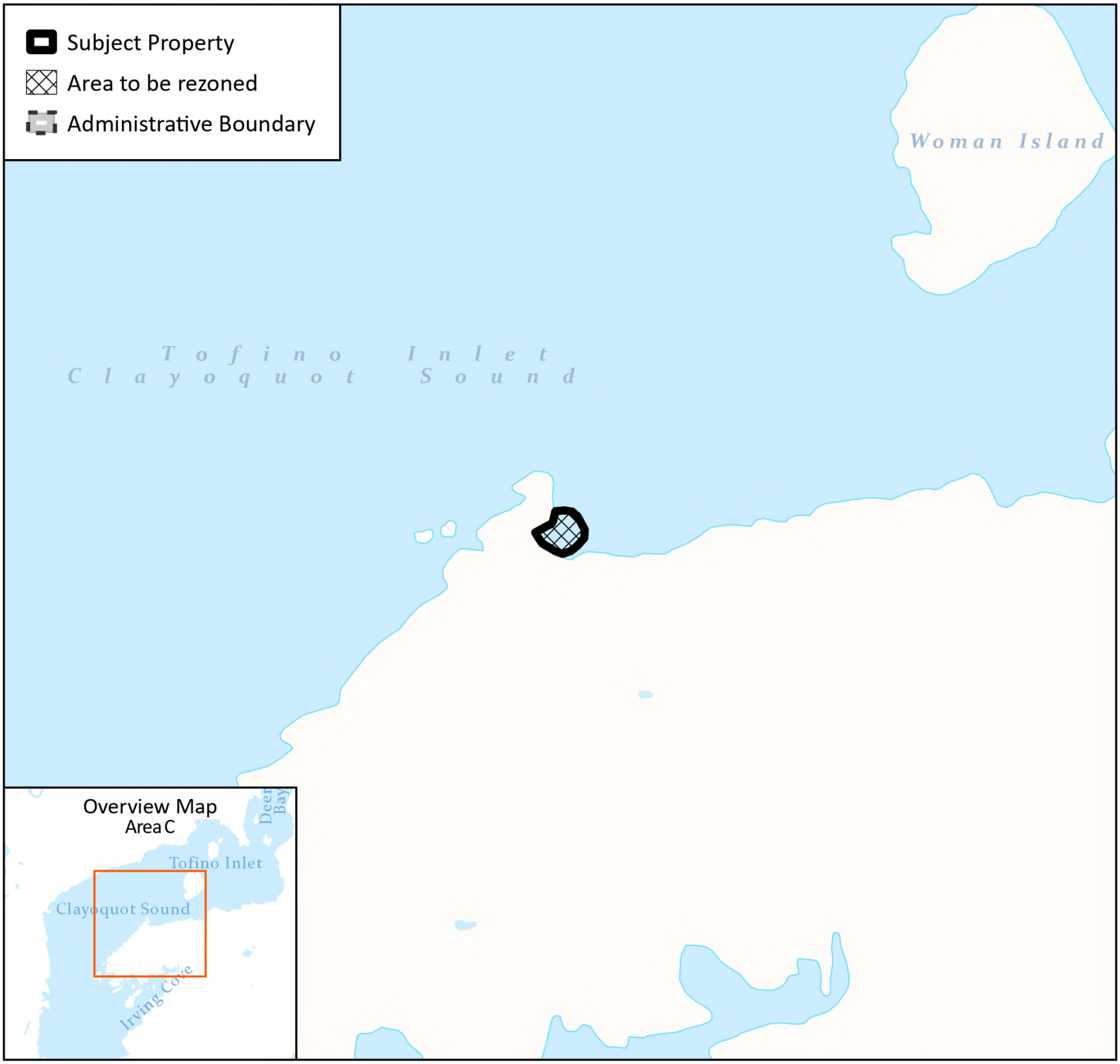
Adopted this day of ,

_____ _____

Corporate Officer Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Temporary Use Permit Bylaw No. P1545, 2026



Legal Description: That parcel or tract of unsurveyed Crown shoreline within Tofino Inlet, Clayoquot Sound, Clayoquot District, containing 0.08 hectares

Temporary Use Permit Area

N

0 115 230

Meters

2026-09-14

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

TEMPORARY USE PERMIT

TUP26003

BYLAW P1545 – SCHEDULE 'A'

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

Name: Tofino Resort + Marina Inc.
Address: Tofino Inlet, Clayoquot Sound – 49° 11' 57.62" N, 125° 37' 52.85" W

With respect to:

Legal Description: That parcel or tract of unsurveyed Crown shoreline within Tofino Inlet, Clayoquot Sound, Clayoquot District, containing 0.08 hectares;
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 the continued operation of an existing remote floating sauna and marine tourism activities operated by Tofino Resort + Marina Inc. within the area authorized under the Province of British Columbia Crown land tenure identified as part of this permit.
2. The authorized use includes the floating sauna, guest transportation by vessel, operation of a support vessel, and maintenance activities directly related to the operation of the facility.
3. The use shall be conducted in accordance with the terms and conditions of any applicable Crown land tenure, Transport Canada approvals, and all applicable Provincial and Federal enactments.
4. The operation shall not result in the discharge of sewage, wastewater, refuse, or other waste into the marine environment.
5. Sewage generated by the operation shall be collected within an approved holding tank and disposed of at an authorized pump-out facility.
6. This permit is valid for a term of three (3) years from the date of issuance.
7. 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.
8. 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.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on "[INSERT DATE]" .

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

Daniel Sailland, MBA
Chief Administrative Officer

Chair of the Board of Directors

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1545

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;

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

Read a first time this 23rd day of September, 2026
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