



West Coast Committee Meeting
Wednesday, February 19, 2025

Zoom/ Ucluelet Council Chambers (Hybrid) – George Fraser Community Room, Ucluelet
Community Centre, 50 Matterson Drive, Ucluelet, BC
10:00 am

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/19-2-2025/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_5PJYSJ3cRQ-S67BSzcYSQ#/registration

PAGE #

1. **CALL TO ORDER**

Recognition of Territories.

Notice to attendees and delegates that this meeting is being recorded and
livestreamed to YouTube on the Regional District Website.

Introductions - Committee Members and Staff present in the Boardroom and
via Zoom.

2. **ELECTION OF CHAIRPERSON/VICE-CHAIRPERSON FOR 2025**

3. **APPROVAL OF AGENDA**

(motion to approve, including late items requires 2/3 majority vote)

4. **DECLARATIONS**

(conflict of interest)

5. **MINUTES**

a. **West Coast Committee Meeting – December 4, 2024**

4-7

*THAT the minutes of the West Coast Committee meeting held on December 4,
2024 be adopted.*

6. **PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)**

a. **Seth Wright, Senior Manager, Government Relations, update on BC
Transit Service in West Coast.**

7. CORRESPONDENCE

8. REQUEST FOR DECISIONS

- a. **REQUEST FOR DECISION**
Millstream Water System Rate Review **8-11**

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors approve amendments to Bylaw F1144, Millstream Water Local Services Area Rates and Regulations 2019, to include a water rate increase of \$20 per quarter effective April 1, 2025, and change the language in Part 1 of Schedule A to be consistent in communicating charges per quarter.

- b. **REQUEST FOR DECISION**
Annual Review – West Coast Committee Terms of Reference, 2025 **12-16**

THAT the West Coast Committee re-confirm their Terms of Reference for 2025 as presented.

- c. **REQUEST FOR DECISION**
2025-2029 Draft Financial Plan – West Coast Services **17-38**

THAT the West Coast Committee recommend the Long Beach Airport proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Emergency Coordination – proposed service budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Grants-in-Aid budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Multiplex Service proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Transit Service proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Waste Management service proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

9. REPORTS

- a. **Area C (South Long Beach) Official Community Plan Update** **39-108**

THAT the West Coast Committee receive the Area C (South Long Beach) Official Community Plan Update as presented.

- b. **Long Beach Airport - Water Systems Improvements and Investments Update** **109-110**

- c. **Ex-Offico Member Updates**

- Pacific Rim National Park Reserve Update
- Ahousaht First Nation Update
- Tla-o-qui-aht First Nation Update
- Hesquiaht First Nation Update

THAT the West Coast Committee receive the verbal reports.

10. LATE BUSINESS

11. QUESTION PERIOD

Questions/Comments from the public:

- Participating in Person in the Ucluelet Council Chambers
- Participating in the Zoom meeting
- Emailed to the ACRD at responses@acrd.bc.ca

12. IN CAMERA

13. ADJOURN

**Next West Coast Committee Meeting: Wednesday, May 14, 2025 at 10:00 am
Regional District Board Room & Zoom**



Alberni-Clayoquot Regional District

MINUTES OF THE WEST COAST COMMITTEE MEETING HELD ON WEDNESDAY, DECEMBER 4, 2024, 10:00 AM

Zoom/Ucluelet Council Chambers (Hybrid) – George Fraser Community Room,
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet, BC

MEMBERS

Tom Stere, Chairperson, Councillor, District of Tofino

PRESENT:

Marilyn McEwen, Mayor, District of Ucluelet

Vaida Siga, Director, Electoral Area “C” (Long Beach)

Kirsten Johnsen, Member of Council, Toquaht Nation

Levana Mastrangelo, Executive Legislator, Yuułuꞑiꞑath Government

Liam McNeil, Acting Resource Conservation Manager, Pacific Rim
National Park Reserve

REGRETS:

John Rampanen, Chief Councillor, Ahousaht First Nation

Bob Anderson, Administrator, Hesquiaht First Nation

Tla-o-qui-aht First Nation

STAFF PRESENT:

Daniel Sailland, Chief Administrative Officer

Jenny Brunn, General Manager of Community Services

Heather Zenner, Manager of Administrative Services

Janice Hill, Executive Assistant

Teri Fong, Chief Financial Officer

Eddie Kunderman, Operations Manager

OTHERS PRESENT:

Julia Taff, West Coast Multiplex

Ingalisa Burns, Let’s Talk Trash

Samatha Hackett, West Coast Multiplex

Shannon Chase, West Coast Multiplex

Seth Wright, BC Transit

Bob Hansen, Wildsafe BC

Caitlin Beaudin, Wildsafe BC

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:

<https://www.acrd.bc.ca/events/4-12-2024/>

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 10:00 am.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions – Committee Members and Staff present in the Boardroom and via Zoom.

2. APPROVAL OF AGENDA

MOVED: Director McEwen

SECONDED: Director Johnsen

THAT the agenda be approved as circulated.

CARRIED

3. DECLARATIONS

4. MINUTES

a. West Coast Committee Meeting – September 4, 2024

MOVED: Director Stere

SECONDED: Director McEwen

THAT the minutes of the West Coast Committee meeting held on September 4, 2024 be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Samantha Hackett, Board Chair and Alex Masso, Vice Chair, West Coast Multiplex Society presenting West Coast Multiplex Society project update.

Director Mastrangelo entered the meeting at 10:09 am.

MOVED: Director Stere

SECONDED: Director McEwen

That the West Coast Committee recommend to the ACRD Board of Directors that dedicated ACRD staff support be re-established to support the West Coast Multiplex Society through a tax requisition.

CARRIED

b. Bob Hansen, Community Coordinator and Caitlin Beaudin, Community Coordinator, WildSafeBC Pacific Rim providing an overview of the 2024 season and actions for 2025.

MOVED: Director Siga

SECONDED: Director McEwen

That the West Coast Committee recommend to the ACRD Board of Directors that staff develop a cost estimate for one pilot project in a high problem area to consider adding larger community bins, allowing residents a drop off location for organics and garbage rather than using residential bins.

CARRIED

The meeting was recessed at 11:13 am

The meeting was reconvened at 11:16 am

c. Seth Wright, Senior Manager Government Relations, BC Transit presenting an update on West Coast development and implementation on March 1.

MOVED: Director Stere

SECONDED: Director McEwen

THAT the West Coast Committee recommend that the ACRD Board of Directors write a letter to BC Transit identifying that the use of cash fares in the West Coast Transit service is problematic and request that BC Transit look at potential alternatives.

CARRIED

6. CORRESPONDENCE

7. REQUESTS FOR DECISIONS

a. Request for Decision regarding Millstream Water Meter Installation.

MOVED: Director Siga

SECONDED: Director Johnsen

That the West Coast Committee defer the Millstream Water Meter installation discussion to the February 19, 2025 West Coast Committee meeting and request further asset management information.

CARRIED

8. REPORTS

a. Let's Talk Trash – What is waste? – Report and Presentation by Ingalisa Burns

b. Ex-Officio Member Updates

- Pacific Rim National Park Reserve Update- Undergoing management planning process, will be entering public engagement phase soon.
- Ahousaht First Nation Update- No update.

- Tla-o-qui-aht First Nation Update- No update.
- Hesquiaht First Nation Update- No update.

MOVED: Director Stere

SECONDED: Director Johnsen

THAT the West Coast Committee receive the verbal reports.

CARRIED

9. LATE BUSINESS

10. QUESTION PERIOD

Questions/Comments from the public. The Manager of Administrative Services advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

11. ADJOURN

THAT this meeting was adjourned at 12:34 pm.

CARRIED

Certified Correct:

Tom Stere,
Chairperson

Heather Zenner,
Manager of Administrative Services



To: West Coast Committee
From: Eddie Kunderman, Operations Manager
Meeting Date: February 19, 2025
Subject: Millstream Water System Rate Review

Recommendation:

THAT the West Coast Committee recommend that the Alberni-Clayoquot Regional District Board of Directors approve amendments to Bylaw F1144, Millstream Water Local Services Area Rates and Regulations 2019, to include a water rate increase of \$20 per quarter effective April 1, 2025, and change the language in Part 1 of Schedule A to be consistent in communicating charges per quarter.

Desired Outcome:

Staff are recommending that the quarterly rates for the Millstream Water System (MWS) are increased by \$20 to \$300 per quarter for Single Family Residential and each additional water use on the same lot, effective April 1, 2025. The rates for the MWS were last updated in 2022 and were not adjusted to mitigate the impacts of inflation.

Summary:

There are currently 43 single family residential connections and seven secondary uses within the MWS each paying \$280/quarter and generating \$56,000 in annual revenue for the MWS. These funds must cover all operations and maintenance costs for the system as well as capital reserve contributions.

Rates were increased in 2022 by \$20/quarter to \$280/quarter following the completion of an Asset Management Plan (AMP) that identified the need to invest \$36,200 per year into the capital reserve to fully fund the renewal and replacement of the water system infrastructure. Finance staff will be completing a detailed AMP review for the MWS later in 2025. This update and subsequent long-term financial plan will provide options and recommendations to ensure that enough money is being put into the capital reserve fund to help for the eventual system renewal as assets reach end of life. The recommendations following a long-term financial plan will likely include the implementation of a parcel tax for the service to assist in funding the capital.

Risk models have already been updated as the MWS has seen various repair works completed over the past few years, and the image below shows the current risk map of the water mains within the system.

There have not been many main breaks within the system (except for the recent break on Karn Avenue), and as such most of the mains are outlasting their service lives.



Of note, a large leak was found at the Karn Avenue and Albion Crescent loop in early December 2024, necessitating an emergency repair. Staff had suspected a leak in the system for awhile and were finally able to bring in some leak detecting software to pinpoint the leak. Four new 6" valves and an additional hydrant were installed. The total cost of the repair was just over \$40,000 and was paid for out of the capital reserve fund.

Until the updated AMP and long-term financial plan are completed, it is important to ensure that water rates rise with inflation. The MWS receives its revenue through these water rates only, as there is no parcel tax collected for the water system. Operational costs have also risen in the past three years, and rates should also reflect the realistic cost of operating the system to remain financially sustainable. If using just inflationary increases from 2022, the quarterly bill per connection would be \$295/quarter. As such, this rate increase is primarily inflationary and future increases will be necessary to ensure the funding gap is reduced from the targets set out in the Asset Management Plan.

This rate increase would be effective April 1, 2025 and customers would see the increase on their July water bill. This increase will lead to \$4,000 of additional annual revenue for the MWS.

Background:

Staff have submitted a grant application to the British Columbia Water Meter Pilot Project for the purchase and installation of water meters for the MWS. If successful, this application will provide 100% funding for the design, purchase, and installation of the water meters for the MWS. The value of this project for the MWS is over \$100,000 and would be a great addition to the system.

“Schedule A” of Bylaw F1144-1 shows the cost per quarter of the water classifications. Language will also be updated in that section to consistently read quarter instead of month.

Classification	Current \$/Quarter	Recommended \$/Quarter	Difference
Single Family Residential	\$280	\$300	\$20/Q
Each additional water use	\$280	\$300	\$20/Q

The first version of the Asset Management Plan for the MWS was completed in 2019.

Time Requirements – Staff & Elected Officials:

It will take Community Services staff approximately 4 hours to prepare and present the necessary reports, prepare communications to the MWS users and to respond to inquiries.

It will take the Finance Department 4 hours to adjust the rates and to respond to any inquiries and it will take Administrative Services 1.5 hours to prepare the bylaw amendment.

Financial:

This increase will add \$4,000 in revenue to the MWS annually.

There is approximately \$175,000 in the capital reserve budget entering 2025, with just over \$1,500 set to be contributed to capital in 2025.

A more detailed breakdown of the gap between the current money being put into the reserve, and the eventual replacement cost of the system’s infrastructure will be conducted later in 2025.

Strategic Plan Implications:

This supports strategy 2.1 of the Strategic Plan: “Advance the development of an asset management program.”

Policy or Legislation:

Bylaw No. 762 gives the ACRD the ability to establish a local service to provide water supply, treatment, conveyance, storage and distribution system within Electoral Area “C” Long Beach.

Options Considered:

- 1) That the West Coast Committee (WCC) direct staff to complete the long-term financial plan before recommending a rate increase. This option is not recommended as it will not adjust rates for inflation and is likely to result in a bigger jump in rates when the plan is completed.
- 2) That the WCC recommends a larger increase to the quarterly rate of \$30-\$50/quarter, based off the updated numbers from the Asset Management Plan. This would take a larger step towards bridging the funding gap for the future infrastructure renewal of the MWS.
- 3) That the WCC recommends a parcel tax addition be investigated in conjunction with a water rate increase.

Submitted by: *Jenny Brunn*
Jenny Brunn, General Manager of Community Services

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

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



To: West Coast Committee

From: Heather Zenner, Manager of Administrative Services

Meeting Date: February 19, 2025

Subject: Annual Review – West Coast Committee Terms of Reference, 2025

Recommendation:

THAT the West Coast Committee re-confirm their Terms of Reference for 2025 as presented.

Desired Outcome:

To review and re-confirm the terms of reference for the West Coast Committee for 2025.

Background:

The *Local Government Act* enables Regional District's to establish and appoint members to standing committees to deal with matters the Board considers would be better dealt with by a Committee.

The West Coast Committee is a standing committee of the Alberni-Clayoquot Regional District (ACRD) that assists the ACRD Board of Directors with decision making including budget, policy, infrastructure needs and other issues related to West Coast services including: West Coast Waste Management, Long Beach Airport, Long Beach Emergency Planning, Long Beach Bike Path, West Coast Multiplex, West Coast Health Services and West Coast Transit.

At the first Committee meeting each year, all ACRD Committees review their terms of reference and consider any amendments. All amendments to a Committee's terms of reference require approval by the ACRD Board of Directors.

Time Requirements – Staff & Elected Officials:

Less than one hour of staff time to review the Terms of Reference.

Financial:

N/A

Strategic Plan Implications:

N/A

Policy or Legislation:

Local Government Act and ACRD Procedures Bylaw applies.

Submitted by: Heather Zenner
Heather Zenner, MA, Manager of Administrative Services

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

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



Alberni-Clayoquot Regional District

Terms of Reference West Coast Committee

1. Purpose

- 1.1 The West Coast Committee has been established to consider issues and to make recommendations to the Alberni-Clayoquot Regional District (ACRD) Board pertaining to services paid for by one or more of the following areas within the region: District of Tofino, District of Ucluelet, Long Beach, Yuułuʔiłʔatḥ Government and Toquaht Nation.

2. Duties/Mandate

- 2.1 The West Coast Committee is a standing committee of the Board that will assist the Board with decision making including budget, policy, infrastructure needs and any other issues relating to the following services:

- West Coast Waste Management
- Long Beach Airport
- Long Beach Emergency Planning
- Long Beach Bike Path
- West Coast Multiplex
- West Coast Health Services
- West Coast Transit Service

- 2.2 The Committee will explore, consider and make recommendations to the Board on possible future services within the areas defined in section 1.1. Committee deliberations and recommendations to the ACRD Board of Directors will be guided by the ACRD's Strategic Plan.

- 2.3 The Committee will provide the Board with regular, ongoing advice on different activities and services with the areas defined in section 1.1

- 2.4 The Committee will be a forum for dialogue among the communities of the West Coast. The agenda will include a round table for community updates.

3. Membership

- 3.1 Membership on the Committee is as follows:

- One (1) Director elected to the Board representing Electoral Area “C” Long Beach, or his/her alternate
- One (1) Director appointed to the Board from the District of Tofino, or his/her alternate
- One (1) Director appointed to the Board from the District of Ucluelet, or his/her alternate
- One (1) Director appointed to the Board from the Yuułuʔiłʔatḥ Government, or his/her alternate
- One (1) Director appointed to the Board from the Toquaht Nation, or his/her alternate
- Non-voting ex-officio Members – One (1) each representative the following organizations:
 1. Pacific Rim National Park
 2. Tla-o-qui-aht First Nation
 3. Ahousaht First Nation
 4. Hesquiaht First Nation

4. Appointment and Term

- 4.1 The appointment and term of Committee Members coincides with the Directors appointment or elected term on the ACRD Board of Directors.
- 4.2 Committee appointments are confirmed by the Chair of the Board at the Regular ACRD Board of Directors Meeting in January of each year.
- 4.3 The Chair of the Board may appoint persons who are not Directors of the ACRD Board to the Committee as ex-officio non-voting Members. These Members sit without remuneration. The ACRD Board may consider reimbursement for travel expenses for ex-officio non-voting Members upon recommendation from the Committee.
- 4.4 The Chair of the Board will confirm appointments from the non-voting ex-officio Members with their organizations in January of each year.

5. Committee Chair

- 5.1 The Committee will elect a Chair and Vice-Chair from amongst its Members at the first meeting of each year.

- 5.2 The Committee Chair and Vice-Chair must be a Director of the Alberni-Clayoquot Regional District Board of Directors.

6. Meeting Procedures

- 6.1 Meetings of the Committee shall be held quarterly or at the call of the Committee Chairperson. The yearly Committee meeting schedule will be developed and approved by the Board at the first Board meeting in January of each year.
- 6.2 A quorum for a meeting of the Committee shall be the majority of the voting Members of the Committee.
- 6.3 Meetings of the Committee shall be conducted and held in accordance with the Regional District's Procedure Bylaw.

7. Reporting to the Board

- 7.1 The Committee Chair will report to the ACRD Board on the activities of the Committee.
- 7.2 Recommendations from the Committee to the Board must be adopted by the Committee prior to presentation to the ACRD Board.
- 7.3 All new Committee direction requiring staff resources must be forwarded by resolution to the ACRD Board for approval.

8. Resources

- 8.1 On behalf of the Committee, the CAO or his/her designate will provide advice and professional assistance to the Committee including writing letters, preparing reports to the ACRD Board.
- 8.2 ACRD Administrative staff will provide support to the Committee including preparing agendas, recording the minutes of meetings and ensuring Committee agenda's, minutes etc. are circulated electronically to all Members.

Approved by the ACRD Board:	May 27, 2015
Revisions Adopted by the ACRD Board:	January 25, 2017, January 27, 2021



To: West Coast Committee
From: Teri Fong, CPA, CGA, Chief Financial Officer
Meeting Date: February 19, 2025
Subject: 2025-2029 Draft Financial Plan – West Coast Services

Recommendation:

THAT the West Coast Committee recommend the Long Beach Airport proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Emergency Coordination - proposed service budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Grants-in-Aid budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Multiplex Service proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Transit Service proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

THAT the West Coast Committee recommend the West Coast Waste Management service proposed budget, as presented, be included in the first reading of the 2025-2029 Alberni-Clayoquot Regional District Financial Plan bylaw.

Desired Outcome:

To provide an opportunity for the West Coast Directors to ask questions and then confirm support for West Coast sub-regional services for inclusion in the first reading of the 2025-2029 ACRD Financial Plan bylaw.

Summary:

Staff presented an overview of the 2025-2029 Draft ACRD Financial Plan to the Committee of the Whole on February 12, 2025. At that meeting all services were discussed though in-depth questions were asked to be held to these later meetings to provide an opportunity for service participants to learn more about the draft plan. This meeting provides an opportunity for Directors to ask more service specific questions, request further information and make changes prior to the drafting of the bylaw. The West Coast section of the draft financial plan has been extracted from the overall plan and is included as part of this report. Each service will be discussed independently and then at the conclusion of each discussion staff will be requesting the Directors confirm that the service budget is ready for the draft bylaw. This report is to further the discussion regarding the following services:

- Long Beach Airport
- West Coast Emergency Coordination – Proposed Service
- West Coast Grants-in-Aid
- West Coast Multiplex Service
- West Coast Transit
- West Coast Waste Management

Financial:

The overall financial implications of the draft plan including the components discussed in this report can be found on the ACRD's website using the following link: [2025-2029 Draft Financial Plan](#).

Strategic Plan Implications:

The services discussed today align with the 2024-2027 Strategic Plan, specifically to the following strategies:

- 1.1 Enhanced indoor/outdoor recreation facilities and services
- 1.3 Viable and responsive transportation services
- 1.5 Leverage grants toward creating regional and community benefit
- 2.2 Solid Waste Management Plan
- 3.1 First Nations protocol agreements

Policy or Legislation:

The *Local Government Act* requires that the Regional District annually adopt a five-year financial plan by March 31st following a public consultation process.

Options Considered:

If the Committee wishes to amend any of these services prior to directing staff to incorporate them into the first reading of 2025-2029 ACRD Financial Plan Bylaw, then the following motion template is recommended:

That the West Coast Committee amend the _____ service, to be included in the 2025-2029 Alberni-Clayoquot Regional District Financial Plan, as follows: _____.

Submitted by: Teri Fong
Teri Fong, CPA, CGA, Chief Financial Officer

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

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



Long Beach Airport

Budget Highlights

2024 was a challenging year in this service with staff vacancies, a very heavy project workload and a plane crash mid-year, resulting in exemplary first response from ACRD staff. This year also saw the completion of the ACAP funded Wildlife perimeter fencing project completion. The new fence has drastically reduced the number of deer incursions on the runway system. The BCAAP Emergency fire flow project was substantially completed in 2024 with final touches and commissioning in early 2025. The completion of the water system and fire flow upgrade will be an infrastructure cornerstone, allowing numerous development opportunities from large commercial aircraft hangars to a new proposed airport terminal building.

The ACRD and Tla-o-qui-aht First Nation signed a 3-year MOU in June 2024 to work together on land-related items at the airport with a small signing ceremony event held at the terminal building in November. This partnership recognizes that the airport lands are within the Tla-o-qui-aht ḥahuuḥi and is intended to work towards a long-term protocol agreement for mutual land-use planning and support the protection of and investment in the environment, culture, and people.

In late October, Nav Canada published new Instrument Approach Procedures (IAP) for runways 11/29. The new Localizer Performance with Vertical Guidance (LPV) approach will drastically reduce the runway minimums from 600' down to 250' above ground level. The new LPV approach will make it easier to land at the airfield in poor weather conditions. This is the culmination of over 10 years of planning and is a major upgrade for the airfield at no extra cost.

Non-tax revenue sources continue to increase with lease revenues up from \$214,000 in 2023 to \$375,000 in 2024 along with additional fees for Airport Maintenance and other fees. Revenues from parking, fuel concessions and passenger fees are down slightly due to a 16% decrease in passenger activity through the terminal building in 2024. Focus on developing and expanding lease opportunities will continue in 2025. Tax requisitions are proposed to remain stable for the next five years for this service.

Key projects and Capital Work to be undertaken in 2025 include:

- Continued development of land adjacent to Apron II, Hurricane Road, to support expanded lease lots for air-related activities
- Airfield Approach lighting design

Other capital projects planned for 2025 include vegetation management, Obstacle Limitation Surfaces (OLS) clearing, runway line painting and runway crack sealing. Projects that are in the Capital Plan but would require grant funding in order to proceed (currently unsecured) include paving of the access road, runway approach lighting, terminal building upgrades and decommissioning of the numerous war time structures remaining.



Grants

Long Beach Airport Land Use and Development Plan – A grant application has been resubmitted to the provincial Rural Economic Diversification and Infrastructure Program for the creation of a Master Land Use and Development Plan for the Airport. This plan would determine the best use of the airport lands that will support diversified and sustainable economic growth in the area and align with First Nations and community values and vision for the region.

Growing Community Fund (GCF) Wastewater System Upgrade – In 2024 the ACRD has allocated \$200,000 of GCF funds to the upgrade of the existing septic system that provides service to the terminal building. This project is expected to be completed this year.

Canada Community Building Funds (CCBF) Domestic Water System Upgrade – 2025 includes the allocation of \$210,000 of CCBF funds to the upgrade of the domestic water pumps as the system has aged out and requires complete replacement.

Water Distribution System – This is a three phased project including the following:

- Phase 1 - Distribution system upgrade was completed with 60% BC Air Access Program (BCAAP) funding in 2022.
- Phase 2 - Fire flow pump house construction and treatment system upgrades is near completion with 60% grant support again from BCAAP.
- Phase 3 - Water system and fire suppression back up generator. This project has also received a 65% BCAAP grant and is currently underway.

Terminal Building Replacement Design - The ACRD will seek 100% grant funding during 2025 for a new Airport Terminal Building detailed design. The current terminal is undersized for current passenger demand and does not provide capacity for growth in coming years.

Snow Blower Skid Pack – The ACRD has applied for a 100% ACAP grant for the purchase of snow blower accessories necessary to maintain the airfield. This equipment will only be purchased if funding is secured.

Terminal Building Energy Assessment – The ACRD has received an Infrastructure Planning Grant from the province to conduct a building energy audit of the terminal building. The assessment will include providing recommendations to improve energy efficiency moving forward and may create other grant opportunities.

Financial Summary

2024 Requisition	2025 Requisition	Change \$	Change %
\$545,000	\$559,100	\$14,100	2.59%



The requisition limit for this service is \$0.22 per \$1,000 of assessed value. The estimated requisition maximum for 2025 is \$830,826.

Overview

The Purpose of this service is to operate and maintain the Long Beach / Tofino (CYAZ) Airport to a certified standard as per the Canadian Aviation Regulations.

Legislation

This service was established with Bylaw No. E1005 in 1996 and amended with Bylaw No. E1005-1 in 2005.

Participants

District of Tofino, District of Ucluelet, Electoral Area C



Operating Budget

Service	Account Type	GL Category	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
059 - Long Beach Airport	Revenues	103 - Conditional Grant	(\$1,153,410)	(\$2,155,073)	(\$1,407,620)	(\$6,843,551)	(\$609,742)	(\$1,510,034)	(\$10,335)
		121 - Other Sources	(\$17,384)	(\$48,200)	(\$6,100)	(\$2,400)	(\$40,400)	(\$1,900)	(\$6,200)
		124 - Fees & Charges	(\$596,770)	(\$360,700)	(\$521,250)	(\$617,810)	(\$643,217)	(\$669,086)	(\$696,275)
		126 - Surplus (Deficit) from Prior Years	(\$413,930)	(\$413,930)	(\$454,769)				
		127 - Tax Requisition	(\$545,001)	(\$545,000)	(\$559,100)	(\$570,282)	(\$581,688)	(\$593,321)	(\$605,188)
		Total	(\$2,726,495)	(\$3,522,903)	(\$2,948,839)	(\$8,034,043)	(\$1,875,046)	(\$2,774,341)	(\$1,317,998)
	Expenses	202 - Engagement	\$6,960	\$2,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
		216 - Committee Expenses	\$814	\$3,060	\$1,000	\$1,020	\$1,312	\$1,351	\$3,514
		218 - Consultant Costs	\$20,462	\$83,157	\$95,335	\$36,970	\$42,618	\$52,746	\$39,909
		220 - Contribution to Capital Fund	\$1,267,669	\$1,915,375	\$1,502,792	\$7,022,387	\$847,363	\$1,709,431	\$235,251
		227 - Emergency Planning Costs	\$16,241	\$2,000	\$2,000	\$2,000	\$2,040	\$2,101	\$2,164
		245 - Insurance	\$14,811	\$10,000	\$21,000	\$15,450	\$15,914	\$16,391	\$16,883
		247 - Labour & Benefits	\$444,479	\$536,874	\$533,198	\$548,035	\$563,187	\$578,802	\$594,893
		250 - Legal Costs	\$6,264	\$10,612	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
		256 - Office Operations	\$29,943	\$36,660	\$38,333	\$39,140	\$39,964	\$41,163	\$42,398
		257 - Operating Costs	\$132,020	\$164,068	\$170,384	\$173,011	\$158,265	\$162,381	\$167,252
		260 - Project Expenses		\$385,921	\$357,500				
		266 - Repairs & Maintenance	\$185,986	\$373,176	\$142,297	\$108,630	\$114,512	\$117,557	\$120,694
		285 - Rent Credit for Infrastructure	\$146,077		\$70,000	\$72,100	\$74,263	\$76,491	\$78,786
		Total	\$2,271,726	\$3,522,903	\$2,948,839	\$8,034,043	\$1,875,046	\$2,774,341	\$1,317,998
Total		(\$454,769)							



CAPITAL FUND	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Balance, beginning of year	\$ 786,017	\$ 786,017	\$ 262,974	\$ 150,372	\$ 8,759	\$ 21,122	\$ 110,552
Contribution from operating fund	118,303	118,303	455,936	185,987	246,963	207,531	229,051
Grants & other contributions	1,139,817	1,783,872	1,040,756	6,704,000	600,000	1,500,000	-
Community Works Fund transfer	107,963	107,963	210,000	-	-	-	-
Growing Communities Fund transfer	116,712	184,600	-	-	-	-	-
Interest earnings	9,550	13,200	6,100	2,400	400	1,900	6,200
<i>Less - capital expenditures</i>							
Access road upgrade*	-	-	-	-	600,000	-	-
Apron 2 future wastewater septic system*	-	-	-	175,000	-	-	-
Apron 3 culvert upgrade*	-	-	30,000	350,000	-	-	-
Fire suppression upgrade phase 3 (BCAAP grant)	47,606	418,000	370,394	-	-	-	-
Fire suppression pumps (BCAAP grant)	1,076,046	1,010,689	-	-	-	-	-
House renovation	5,611	40,000	-	-	-	-	-
Hurricane Road connector	-	-	-	-	50,000	-	-
Loader snow blower (ACAP grant)	518,624	533,631	-	-	-	-	-
Maintenance building upgrades*	-	-	-	500,000	-	-	-
Parks Canada roof replacement	-	-	125,000	-	80,000	-	40,000
Parking lot upgrades	-	-	-	-	20,000	-	-
Perimeter fencing (ACAP grant)	-	353,073	-	-	-	-	-
Runway cracksealing	-	-	35,000	-	35,000	-	-
Runway painting and signs	-	-	45,000	-	30,000	-	-
Runway approach lighting (construction is grant dependent)	-	-	40,000	-	-	1,500,000	-
Septic system upgrades (GCF grant)	237,400	184,600	-	-	-	-	-
Snow blower skid pack*	-	-	300,000	-	-	-	-
Terminal building replacement design*	-	-	500,000	-	-	-	-
Terminal building HVAC upgrade	14,919	-	20,000	-	-	-	-
Vegetation management - inside boundary	-	-	50,000	-	20,000	20,000	-
Vegetation management - outside boundary	-	50,000	50,000	-	-	20,000	-
Vehicle - used from BCWS	7,219	3,000	-	-	-	-	-
Vehicle replacement (shared with AVRA)	-	-	50,000	-	-	-	-
Wastewater replacement & expansion*	-	-	-	5,879,000	-	-	-
Water - system upgrades (CWF)	107,963	107,963	210,000	-	-	80,000	-
Weather station upgrades*	-	-	-	130,000	-	-	-
Total capital expenditures	2,015,388	2,700,956	1,825,394	7,034,000	835,000	1,620,000	40,000
BALANCE, END OF YEAR	\$ 262,974	\$ 292,999	\$ 150,372	\$ 8,759	\$ 21,122	\$ 110,552	\$ 305,803
*grant dependent							



West Coast Emergency Coordination – Proposed

Budget Highlights

Beginning in 2016 the Board considered a concept of developing a formal ACRD service for the coordination of emergency programs on the West Coast. There are five First Nations, two municipalities, Parks Canada and the ACRD that all have individual emergency programs to support the region making it key to have good coordination and communication. The informal collaboration and coordination that is currently occurring between the organizations has been determined to be adequate at this time so the investigation of the feasibility of this service has been set aside. The funds requisitioned and received in the past will be returned and the proposed service will be eliminated.

Financial Summary

2024 Requisition	2025 Requisition	Change \$	Change %
\$0	-\$6,400	-\$6,400	N/A

There is no requisition limit on this service, however only the feasibility of the service can be investigated without an establishing bylaw.

Legislation

Local Government Act and Community Charter would govern this proposed service. An establishing bylaw would be required if the Board decides to implement this coordination service.

Participants

Potential participants: Tofino, Ucluelet, Yuułuʔiłʔatḥ, Toquaht, and Electoral Area C – Long Beach



Operating Budget

Service	Account Type	GLCategory	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
135 - WC Emergency Coordination - Proposed	Revenues	106 - Contracts with Other Governments			\$3,000				
		126 - Surplus (Deficit) from Prior Years	(\$9,400)	(\$9,400)	(\$9,400)				
		127 - Tax Requisition			\$6,400				
		Total	(\$9,400)	(\$9,400)					
	Expenses	284 - Unallocated per Budget			\$9,400				
		Total			\$9,400				
	Total			(\$9,400)					



West Coast Grants-in-Aid

Budget Highlights

The ACRD Board may provide grant funds to a Registered Organization, Registered Charity, Non-profit or not-for-profit, Society or societies for services, and projects or initiatives that provide a social, economic, recreational, or environmental benefit to the communities within the Alberni-Clayoquot region. The ACRD adopted a new Grant-in-Aid Policy in 2024, a copy of the policy can be found [here](#). The following is the financial plan for the West Coast Grants-in-Aid category. The recommended budget has been based on the same funding level as the prior year.

Financial Summary

2024 Requisition	2025 Requisition	Change \$	Change %
\$26,925	\$27,000	\$75	0.28%

Overview

The purpose of grants-in-aid is to provide financial resources that can be awarded for assistance to registered non-profit and other organizations that provide programs and services which serve the local community or provide a regional benefit.

Legislation

The authority for this service is provided through the Local Government Act, section 263(1)(c). The application and approval process is outlined in the ACRD's Grant-in-Aid Policy.

Participants

District of Tofino, District of Ucluelet, Electoral Area C



Operating Budget

Service	Account Type	GL Category	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
096 - West Coast Grants-in-Aid	Revenues	106 - Contracts with Other Governments	(\$375)	(\$375)					
		127 - Tax Requisition	(\$26,925)	(\$26,925)	(\$27,000)	(\$27,810)	(\$28,644)	(\$29,504)	(\$30,389)
		Total	(\$27,300)	(\$27,300)	(\$27,000)	(\$27,810)	(\$28,644)	(\$29,504)	(\$30,389)
	Expenses	240 - Grant-in-Aids	\$27,300	\$27,300	\$27,000	\$27,810	\$28,644	\$29,504	\$30,389
		Total	\$27,300	\$27,300	\$27,000	\$27,810	\$28,644	\$29,504	\$30,389
	Total								



West Coast Multiplex Service

Budget Highlights

In 2024 the West Coast Multiplex Society requested that the ACRD re-establish support for the society to assist in advancing the following objectives:

- Complete the design work for the West Coast Multiplex.
- Complete the planning work required to get cost estimates for site prep and site servicing.
- Support the coordination of government and agency collaboration.
- Support the Society as they advance with a public and private sector fund raising campaigns for raising the funds required to build the West Coast Multiplex.

The financial plan includes \$50,000 to support these above objectives and provide a point of contact from the ACRD. The costs in 2025 are offset from the surplus from prior years as this service has been relatively inactive for a number of years from an ACRD standpoint.

Financial Summary

2024 Requisition	2025 Requisition	Change \$	Change %
\$0	\$29,722	\$29,722	N/A

The requisition limit for this service is \$0.335 per \$1,000 of assessed value. The estimated requisition maximum for 2025 is \$1,265,121.

Overview

The ACRD established this service for the operation of a recreational multiplex facility on the west coast. The West Coast Multiplex Society has committed to raise all the funds necessary to construct the facility. This service is currently relatively inactive until the funding for the facility is secured.

Legislation

This service was established with Bylaw No. E1056 in 2012 and amended with Bylaw No. E1056-1 in 2017.

Participants

District of Tofino, District of Ucluelet, Electoral Area C & Toquaht First Nation.



Operating Budget

Service	Account Type	GL Category	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
123 - West Coast Multiplex	Revenues	126 - Surplus (Deficit) from Prior Years	(\$21,389)	(\$21,389)	(\$20,278)				
		127 - Tax Requisition			(\$29,722)				
		Total	(\$21,389)	(\$21,389)	(\$50,000)				
	Expenses	218 - Consultant Costs			\$50,000				
		257 - Operating Costs	\$1,111	\$21,389					
		Total	\$1,111	\$21,389	\$50,000				
	Total		(\$20,278)						



West Coast Transit

Budget Highlights

The West Coast Transit service finally saw wheels start turning in 2024, as the ACRD worked with the West Coast Transportation working group, Watt Consulting, PWTransit and others to start an interim service. As expected, there were some growing pains, but system operations have been improved over the past few months. Staff have been working hard on the transition to a BC Transit led service to start on March 1, 2025.

Riders will see immediate benefits such as:

- 2 additional round trips per weekday, with extended service hours
- Additional stop in Ucluelet and service to Millstream Community
- Cash fares and reloadable cards available
- Brand new 2025 buses
- Real time bus locations and ability to plan trips using Transit App or Google maps
- Nuuchahnulth language on all West Coast Transit bus stop signs

As this is a brand-new system to BC Transit, budget to actuals will fluctuate as actuals begin to accurately represent the costs of running the transit system on the West Coast.

Staff are proposing the development of a West Coast Transit Committee in 2025 to facilitate discussions with municipalities, First Nations and community interests in the region on matters associated with the delivery of transit services on the west coast.

Grants

Infrastructure Canada Rural Transit Solutions – The ACRD has applied for a grant for 80% of project costs to a maximum of \$762,000 for the construction of bus stops and shelters along the West Coast Transit route. If successful, the total project budget will be \$937,000.

Growing Community Fund (GCF) Bus Stops & Shelters - \$175,000 of GCF funding has been allocated to this new service to serve as the matching funds for the Rural Transit Solutions grant, if successful, to assist in the construction of bus stops and shelters. If the Rural Transit Solutions grant is unsuccessful then this funding will be used to complete a significantly smaller scope of the project.



Financial Summary

2024 Requisition	2025 Requisition	Change \$	Change %
\$531,440	\$661,027	\$129,587	24.38%

The requisition limit for this service is \$0.294 per \$1,000 of assessed value. The estimated requisition maximum for 2025 is \$1,114,560.

Overview

Once Provincial funding or an alternate service solution is determined this service will provide fixed route transit that will serve communities between Ucluelet and Tofino, including the community of Hitacu.

Legislation

This service was established with Bylaw No. E1062 on December 11, 2019.

Participants

District of Tofino, District of Ucluelet, Yuułuʔiłʔatḥ, Toquaht, and Electoral Area C



Operating Budget

Service	Account Type	GL Category	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	
136 - West Coast Transit	Revenues	103 - Conditional Grant	(\$7,343)		(\$909,359)	(\$946,302)	(\$584,302)	(\$584,302)	(\$584,302)	
		121 - Other Sources	(\$1,094)	(\$2,600)	(\$2,800)	(\$2,900)	(\$3,000)	(\$3,100)	(\$3,300)	
		124 - Fees & Charges	(\$38,035)	(\$35,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	
		126 - Surplus (Deficit) from Prior Years	(\$80,934)	(\$80,934)	(\$49,763)					
		127 - Tax Requisition	(\$531,440)	(\$531,440)	(\$661,027)	(\$685,111)	(\$690,193)	(\$692,333)	(\$694,532)	
		Total	(\$658,845)	(\$649,975)	(\$1,682,950)	(\$1,694,313)	(\$1,337,495)	(\$1,339,735)	(\$1,342,134)	
	Expenses	216 - Committee Expenses				\$2,000	\$2,060	\$2,122	\$2,185	\$2,251
		220 - Contribution to Capital Fund	\$1,094	\$2,600	\$402,800	\$365,900	\$5,000	\$5,100	\$5,300	
		247 - Labour & Benefits	\$67,901	\$73,375	\$79,853	\$81,856	\$83,869	\$85,937	\$88,062	
		256 - Office Operations		\$3,500						
		257 - Operating Costs	\$503,730	\$538,500	\$1,195,297	\$1,241,497	\$1,241,504	\$1,241,512	\$1,241,520	
		259 - Professional Fees	\$36,357	\$32,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	
		266 - Repairs & Maintenance					\$2,000	\$2,000	\$2,000	
	Total	\$609,081	\$649,975	\$1,682,950	\$1,694,313	\$1,337,495	\$1,339,735	\$1,342,134		
	Total			(\$49,763)						



Capital Budget

CAPITAL FUND	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Balance, beginning of year	\$ 95,372	\$ 95,372	\$ 91,790	\$ 94,590	\$ 98,490	\$ 103,490	\$ 108,590
Contribution from operating fund	-	-	-	1,000	2,000	2,000	2,000
Grants and other contributions	-	-	400,000	362,000	-	-	-
Growing Community Fund transfer	-	175,000	100,000	75,000	-	-	-
Interest earnings	-	2,600	2,800	2,900	3,000	3,100	3,300
<i>Less - capital expenditures</i>							
Bus stops & shelters	3,582	195,000	500,000	437,000	-	-	-
Total capital expenditures	3,582	195,000	500,000	437,000	-	-	-
BALANCE, END OF YEAR	\$ 91,790	\$ 77,972	\$ 94,590	\$ 98,490	\$ 103,490	\$ 108,590	\$ 113,890



West Coast Waste Management

Budget Highlights

The overall cost of this service will continue to increase due the need to meet environmental and legislative requirements, achieve the diversion targets, increases in levels of service (such as compost operations), and inflation. This service is majority funded through tipping fees and charges, sales of recovered materials (eg. Scrap metal) and a small tax requisition.

2024 saw increased levels of service with the addition of biosolids processing from the start up of the Tofino Wastewater Treatment Facility in August. The kitchen and yard waste processing operations continued to develop into its first full year and certified Class A compost was produced in the Fall of 2024. The 3-stream curbside program continued to see high levels of diversion, with some noted challenges from unsecured bins. Staff began a program to change-out hardware with more robust clips in trouble areas while working with WildsafeBC to educate residents and reduce bear interactions. Staff completed a renewal of the landfill operating contract and negotiations with Rogers on shared power upgrades at the site.

Solid Waste Management Plan (SWMP) - work continued throughout 2024 with the development of Guiding Principles, Goals, Targets and draft Strategies including the Options Analysis and Feasibility Report. Phase 2 of Public Engagement also took place towards the end of 2024 with nineteen meetings held in ten communities during the engagement period which focused on sharing information regarding the progress to date, the solid waste system overview and consulting the public on the proposed strategies for feedback and support. A detailed staff report to determine next steps for the SWMP will be brought to the Board in spring 2025.

Waste Education and Engagement –2024 education focus was on presentations and community booths, along with building online interaction through social media. In 2025, Let’s Talk Trash, will continue to provide a combination of remote and in-person waste education, coupled with mentoring of community champions on both the West Coast and the Alberni Valley. Work in 2025 will focus on communications support; community outreach and informed educational campaigns work with School District 70 and engagement at our local recycling depots.

2025 will have staff focus on operational efficiencies for the expanded operations at the west coast landfill. Landfill capital upgrade projects will support this including the completion of 3 phase power for the site and minor improvements to enhance operational efficiency. One of the next key projects will be to complete an update of the landfill DOCP (Design, Operations and Closure Plan) which was last done in 2012 and needs to be updated to reflect the expanded operations at the site, address the new landfill criteria and regulations, and current non-compliance to our historic operating certificate.



Revenues continue to be challenging for this service, and opportunities for providing financial incentive for the commercial sector to increase their diversion will be brought for consideration in 2025. Promotion of compost sales for the Spring of 2025 will also be a priority in order to showcase the benefits of diversion and result in some cost recovery on the costs for organics processing.

Financial Summary

2024 Requisition	2025 Requisition	Change \$	Change %
\$137,700	\$140,454	\$2,754	2.00%

The requisition limit for this service is \$1.50 per \$1,000 of assessed value. The estimated requisition maximum for 2025 is \$1,774,946.

Overview

The purpose of this service is to fund the West Coast Landfill Operations, and west coast curbside collection service. This service also funds general solid waste management activities including planning, regulatory compliance, diversion initiatives, and reporting requirements. This service receives its revenues from taxation, service fees, tipping fees, Recycle BC revenues and from the sale of recovered resources (e.g. Scrap metal & electronics).

Legislation

This service was established with Bylaw No. 669 in 1990.

Participants

District of Tofino, District of Ucluelet, Electoral Area C



Operating Budget

Service	Account Type	GL Category	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
065 - West Coast Landfill	Revenues	103 - Conditional Grant	(\$3,434)	(\$2,040)	(\$2,081)	(\$2,208)	(\$2,252)	(\$2,320)	(\$2,389)
		106 - Contracts with Other Governments	(\$44,755)	(\$44,655)	(\$44,655)	(\$44,655)	(\$44,655)	(\$44,655)	(\$44,655)
		121 - Other Sources	(\$206,781)	(\$108,850)	(\$174,700)	(\$179,520)	(\$185,262)	(\$190,725)	(\$197,012)
		124 - Fees & Charges	(\$1,497,421)	(\$1,453,622)	(\$1,409,972)	(\$1,455,175)	(\$1,521,268)	(\$1,558,926)	(\$1,591,533)
		126 - Surplus (Deficit) from Prior Years	(\$25,329)	(\$25,329)	(\$174,797)				
		127 - Tax Requisition	(\$137,700)	(\$137,700)	(\$140,454)	(\$143,263)	(\$146,128)	(\$149,051)	(\$152,032)
		Total	(\$1,915,420)	(\$1,772,196)	(\$1,946,659)	(\$1,824,821)	(\$1,899,565)	(\$1,945,677)	(\$1,987,622)
	Expenses	202 - Engagement	\$28,244	\$28,860	\$31,100	\$31,943	\$32,811	\$33,706	\$34,627
		215 - Closure & Post Closure Fund Contribution	\$161,495	\$100,000	\$147,900	\$152,400	\$156,900	\$161,700	\$166,500
		218 - Consultant Costs	\$8,913	\$25,000	\$73,000	\$23,000	\$13,000	\$13,000	\$13,000
		220 - Contribution to Capital Fund	\$63,639	\$61,225	\$107,292	\$37,297	\$55,575	\$78,263	\$68,281
		245 - Insurance	\$115	\$212	\$200	\$221	\$225	\$232	\$239
		247 - Labour & Benefits	\$200,144	\$201,094	\$183,200	\$188,801	\$194,425	\$200,225	\$207,334
		250 - Legal Costs	\$1,440	\$1,000	\$1,000	\$1,020	\$1,020	\$1,020	\$1,051
		256 - Office Operations	\$13,587	\$14,536	\$13,605	\$14,003	\$14,413	\$14,835	\$15,269
		257 - Operating Costs	\$1,184,542	\$1,250,668	\$1,314,007	\$1,300,481	\$1,353,696	\$1,362,871	\$1,399,101
		259 - Professional Fees	\$23,340	\$24,800	\$9,019	\$7,745	\$7,977	\$8,216	\$8,463
		260 - Project Expenses	\$24,000	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823
		266 - Repairs & Maintenance	\$31,165	\$40,800	\$41,616	\$42,448	\$43,297	\$44,596	\$45,934
		Total	\$1,740,624	\$1,772,196	\$1,946,659	\$1,824,821	\$1,899,565	\$1,945,677	\$1,987,622
Total			(\$174,797)						



Capital Budget

CAPITAL FUND	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Balance, beginning of year	\$ 228,880	\$ 228,880	\$ 77,237	\$ 32,029	\$ 49,326	\$ 64,901	\$ 43,164
Contribution from operating fund	56,725	56,725	105,692	36,097	53,875	76,663	65,981
MFA borrowing	-	-	-	-	-	-	1,600,000
Interest earnings	6,914	4,400	1,600	1,200	1,700	1,600	2,300
Less - capital expenditures							
Flow meter lagoon project	-	-	20,000	-	-	-	-
Leachate collection system	-	-	-	-	40,000	-	1,600,000
Power upgrades	-	-	80,000	-	-	-	-
Paving of access road	-	-	-	-	-	100,000	-
Three stream collection carts	37,450	40,000	12,500	-	-	-	-
Tipping area upgrades	177,832	180,000	40,000	20,000	-	-	-
Total capital expenditures	215,282	220,000	152,500	20,000	40,000	100,000	1,600,000
BALANCE, END OF YEAR	\$ 77,237	\$ 70,005	\$ 32,029	\$ 49,326	\$ 64,901	\$ 43,164	\$ 111,445
CLOSURE & POST CLOSURE FUND	2024 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Balance, beginning of year	\$ 1,388,393	\$ 1,388,393	\$ 1,547,964	\$ 1,695,864	\$ 1,848,264	\$ 2,005,164	\$ 2,166,864
Contribution from operating fund	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Interest earnings	59,571	43,200	47,900	52,400	56,900	61,700	66,500
Less - closure costs	-	-	-	-	-	-	-
BALANCE, END OF YEAR	\$ 1,547,964	\$ 1,531,593	\$ 1,695,864	\$ 1,848,264	\$ 2,005,164	\$ 2,166,864	\$ 2,333,364



To: West Coast Committee
From: Serena Manhas, Planner 1
Meeting Date: February 19, 2025
Subject: Area C (South Long Beach) Official Community Plan Update

Purpose:

THAT the West Coast Committee receive the Area C (South Long Beach) Official Community Plan Update as presented.

Desired Outcome:

As part of the Area C (South Long Beach) Official Community Plan (OCP) project review, information reports will be provided to the West Coast Committee.

Summary:

A hybrid consultant and staff team has been hired to update the Area C (South Long Beach) OCP. The project launched in June 2024, with estimated completion by Winter 2026. Notable project milestones include the development of a Communications and Engagement Plan (Appendix A), as well as a Background Research Report (Appendix B). Ongoing community engagement is supported by the Let's Connect ACRD Area C OCP project page, and a diverse range of advertising methods (i.e. radio advertisements, direct mailouts, flyers, social media posts).

Background:

On January 24, 2024, the Board of Directors resolved to proceed with comprehensive updates to the six Electoral Area OCPs in the following order: South Long Beach/Sproat Lake (2024-2025), Beaver Creek/Beaufort (2025-2026), Bamfield/Cherry Creek (2026-2027), as outlined in the OCP Updates Work Plan and Community Engagement Strategy. An appendix was received by the Board that proposed background research for the OCP updates to include exploring existing community conditions, reviewing existing plans and strategies, and providing early community engagement activities.

On April 17, 2024, the Electoral Area Directors Committee recommended that the Board proceed with directing staff to create a plan and process on options for how the OCP updates would be carried out in a timely manner using staff and building the capacity of the ACRD versus other contracted alternatives.

On May 8, 2024, the Board of Directors resolved to proceed with a hybrid consultant and staff team approach to complete two of the six Electoral Area OCP reviews (South Long Beach and Sproat Lake) and comprehensive updates, including hiring the following full-time permanent staff: one Junior Planner (Planner 1) and one Planning Assistant in 2024, and one Junior Planner (Planner 1) in 2025.

On October 16, 2024, the Electoral Area Directors Committee received an update on the OCP Updates Project and endorsed the Area C (South Long Beach) Official Community Plan Update Communications and Engagement Plan.

On December 11, 2024, the ACRD Board of Directors received the Background Research Report that introduces the Area C OCP Update Project, contains a community profile, summarizes plans and strategies relevant to Area C, and includes a Phase 1 and 2 Engagement Summary Report. This document identifies key challenges, opportunities, and priorities for Area C.

Time Requirements – Staff & Elected Officials:

This is a multi-year project with the Area C – South Long Beach and Sproat Lake OCPs being completed by a hybrid consultant and staff team, and the remaining four OCPs (Beaver Creek, Beaufort, Bamfield, and Cherry Creek) being completed by ACRD planning staff.

Financial:

OCP resources and funding is through the Rural Planning Service, and the new Planning staff are funded through Community Works Funds and the OCP Visioning grant.

Alignment with Strategic Plan:

The ACRD Strategic Plan 2024-2027 includes strategies and objectives that align with community planning projects. Strategy 1.2 – Sustainable land use planning and growth management includes an objective to “undertake a comprehensive review and revision of the electoral area OCPs and zoning bylaws.”

Policy or Legislation:

Part 14 of the Local Government Act regulates the adoption of OCP bylaws, including required content, and consideration of consultation with specific groups such as organizations and First Nations.

Submitted by: Mike Irg
Mike Irg, MCIP, RPP, General Manager of Planning and Development

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

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

AREA C
OCP UPDATE

*What's the future
for Area C?*

AREA C (SOUTH LONG BEACH)
OFFICIAL COMMUNITY PLAN UPDATE
COMMUNICATIONS & ENGAGEMENT PLAN

OCTOBER 2024



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

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Introduction

Land Acknowledgement

The Alberni-Clayoquot Regional District (ACRD) recognizes that the Area C (South Long Beach) Official Community Plan (OCP) area includes lands within the traditional territories of the Yuułuṛiṭṭaḥ Government (Ucluelet First Nation), tuk^waaṭaḥ Nation (Toquaht Nation), and ḷaṭuuk^wiṭṭaḥ Nation (Tla-o-qui-aht First Nation).

The ACRD further acknowledges and respects that the broader Electoral Area C (Long Beach) is situated on the traditional territories of the hiḷk^wiiṭṭaḥ (Hesquiaht First Nation), ṣaḥuusṭaḥ (Ahousaht), ḷaṭuuk^wiṭṭaḥ Nation (Tla-o-qui-aht First Nation), Ucluelet First Nation, and Toquaht Nation, with land governed by the Maa-nulth Final Agreement neighbouring the area.

Summary

Pursuant to Section 475 of the *Local Government Act (LGA)*, any amendment or update to an OCP must include consideration of consultation with specific groups.

The purpose of this Communications and Engagement Plan (Plan) is to outline the engagement strategies, tasks, and activities that the ACRD will undertake to gather community input for the Area C OCP Update. It is the ACRD's intent to enable meaningful and timely discussions by offering engagement activities that are targeted, inclusive, and innovative. Various methods will be incorporated to reach out to identified groups and the community. Particular attention will be paid to using different types of engagement tailored to each stage of the process, guided by community members, agencies, First Nations, and others.

OCP Background and Update Context

An OCP guides future planning and development by setting a long-term (five, 10 and 20 year) vision, goals, objectives, and policy guidance for a livable community based on shared values and sustainability. An OCP is utilized by the public when planning future land use, and by the ACRD when planning related community or infrastructure projects or approving development. It provides direction to elected officials in their decision-making process and guides the Advisory Planning Commission's (APC) recommendations to the Board of Directors, to support alignment with community needs, goals, and values.

There are many reasons why the Area C OCP is being updated. A new OCP Update provides an exciting opportunity to establish a long-term plan for South Long Beach that better aligns with the community's future opportunities and needs. The previous OCP, having been adopted in July 2007, does not account for the Electoral Area's 29.2% population growth between 2016-2021.

This population increase can result in a stronger local economy, but also challenges such as increased demand for housing and community services. An OCP Update provides the opportunity to address these challenges through the creation of high-level policies on topics such as land use, agriculture, transportation, sustainability, and many more. This OCP Update was identified as a priority action in the Board of Director's 2024-2027 Strategic Plan.

The Area C OCP Update will include several phases such as project initiation, background research, vision and goals, plan creation, and plan completion. All OCP development work will be informed and guided through comprehensive engagement with community members, agencies, First Nations, and others.

Area C OCP Context

The Area C OCP area comprises approximately 6% (27,219 ha) of the broader Electoral Area 'C' (Area C) (474,800 ha) - refer to [Regional District Public Web Map](#) for more information. Area C is part of the West Coast Region, which is located within the traditional territories of the Hesquiaht First Nation, Ahousaht, Tla-o-qui-aht First Nation, Yuułuʔiłʔatḥ (Ucluelet First Nation), and Toquaht Nation. The Region also includes the area governed by the Maa-nulth Final Agreement, negotiated by the Government of Canada, the Province of British Columbia, and the Maa-nulth First Nations, which took effect in 2011 (following the adoption of the current South Long Beach OCP in 2007). The five Maa-nulth First Nations are Yuułuʔiłʔatḥ (Ucluelet First Nation), Huu-ay-aht First Nations, Toquaht Nation, Ka:'yu:'k't'h'/Che:k'tles7et'h' (Kyuquot/Cheklesath) First Nation, and Uchucklesaht Tribe Government, all located on the west coast of Vancouver Island.

The OCP area is located within the traditional territories of the Yuułuʔiłʔatḥ Government, Toquaht Nation, and Tla-o-qui-aht First Nation, and neighbours Yuułuʔiłʔatḥ Government and Toquaht Nation Treaty Settlement Lands (TSLs). As the current OCP area was developed in 2007, before the implementation of the Maa-nulth Treaty in 2011, the updated OCP will need to consider these TSLs as they are not governed by the Plan.

Although the current OCP has jurisdiction only over some of the lands within Area C, the OCP provides an overall community planning vision for the area. The Plan has no authority over First Nations' lands and has limited authority over Federal or Provincial Crown lands, and forestry activities conducted on privately owned lands classified as Managed Forest and governed by the *Private Managed Forest Land Act*.

The OCP area represents the settled portion of Area C on the northwest side of Barkley Sound, and a relatively small portion of this land is privately owned and available for residential use.

Notable locations within the OCP area include Salmon Beach, a community of 400 lots that are privately owned and used for seasonal recreational use. Owners may occupy dwellings at Salmon Beach for a maximum of 180 days per year. Public parks in the area include the Pacific Rim National

Park Reserve, Kennedy Lake Park, and a small community park on Willowbrae Road, and a portion of the West Coast Multi-Use Path (MUP) regional park.

The Tofino-Long Beach Airport (CYAZ), which is outside the OCP area, is owned by the ACRD. This facility is shared by First Nations, residents and visitors of the region, Area C, and the Districts of Ucluelet and Tofino.

Past Engagement

The ACRD engaged with community members, agencies, member municipalities and First Nations, and others to gain input on the Zoning Bylaw Review Project and corresponding OCP amendments made to the Area C OCP in April 2023 (Bylaw P1447). These engagement activities included the following across all six Electoral Areas: open houses, APC and Agricultural Committee meetings, public hearings held for the OCP amendment bylaws, online survey and other online engagement, and many interactions with community members.

Additionally, in October and November 2023, online and in-person engagement events and activities in all Electoral Areas generated additional valuable community input and insight towards reviewing and updating the OCPs. This input will be included and expanded on in the comprehensive OCP Updates.

Project Approach

The OCP Update will be led by a team of ACRD project staff, with consultant support. Overall guidance will be from the Long Beach APC and ACRD Electoral Area (EA) Directors Committee, and internally from an ACRD staff Technical Advisory Group (TAG), with additional guidance and approvals from the ACRD Board of Directors. All OCP development work will be informed and guided through comprehensive engagement with community members, agencies, First Nations, and others.

Legislation

Local governments are granted the authority to adopt an OCP under the LGA, which includes details on what must be included in the Plan.

Recent Provincial Housing legislation will impact the development of the OCP by resulting in new housing considerations. These legislations include the *Housing Supply Act* (Bill 43, 2022), and Bills 44, 46, and 47 (2023). Additionally, pursuant to Section 475 of the LGA, any amendment or update to the OCP must include consideration of consultation with specific groups such as organizations and First Nations.

OCP Scope and Current Plans/Strategies

Tasks for updating the OCP will include a plan audit, technical review, and policy gap analysis, updating of the community vision and guiding principles, and preparation of new policy options and drafting of new policy directions, as well as a review and update of the Development Permit Areas (DPAs).

Expected OCP topics may include but are not limited to:

- Reconciliation
- Environment
- Climate action
- Agriculture
- Economy
- Parks and recreation
- Emergency preparedness
- Arts, heritage and culture
- Transportation
- Health and well being
- Growth management
- Services
- Ecologically sensitive areas
- Natural hazards
- Archaeological sites
- Land use
- Community resilience
- Housing
- Social development
- Placemaking

The ACRD has a wide variety of completed and in progress plans, strategies and projects that address many of the above topics which will be reviewed as part of the OCP Update process.

Project Timeline

The estimated project timeline for the Area C OCP Update is from June 2024 to approximately the first quarter of 2026.

OCP Update Process Phases

The estimated timeline for the OCP Update is outlined below. The Update will include the following five phases.



1. **Project Initiation:** Includes developing a work plan, initiating start up meetings, and launching community and First Nation engagement.
2. **Background Research:** Includes exploring existing conditions, reviewing plans and strategies, and receiving early community and First Nation engagement input.
3. **Vision and Goals:** Includes extensive engagement with community members, First Nations, organizations, agencies, etc. This engagement will help create an early vision to guide the OCP's development.
4. **Create the Plan:** Includes creating strategies for community growth and the development of future policies. Involves engagement which seeks to understand community preferences.
5. **Complete the Plan:** Includes refining the plan and presenting it to First Nations and the broader community.

Community Engagement Strategy

Community engagement during an OCP review or amendment is a legislative requirement, as per the *LGA*. The development of a project work plan and community engagement strategy were authorized to proceed by the Board of Directors in January 2024, to guide activities with First Nations, community members, and other interested and affected parties while undertaking the Area C OCP Update.

The work plan and strategy form the basis for this updated Plan which intends to provide the framework and initial community visions for the comprehensive OCP Updates. The ACRD will work with the project team and consultant to ensure clear and direct communication materials and activities are developed and used. Additionally, engagement will highlight the benefits and opportunities that updating the document can present to the communities in the region.

The plan guides external engagement and is based on the following objectives and values.

Objectives

- To raise awareness about the process and opportunities for involvement.
- To obtain input from First Nations, organizations, agencies, the APC, and as many community members as possible.
- To build capacity among First Nations, organizations, agencies, the APC, and community members to participate in the planning process and provide a vision for the future of their community.
- To generate excitement and ownership over the Area C OCP Update to support implementation.

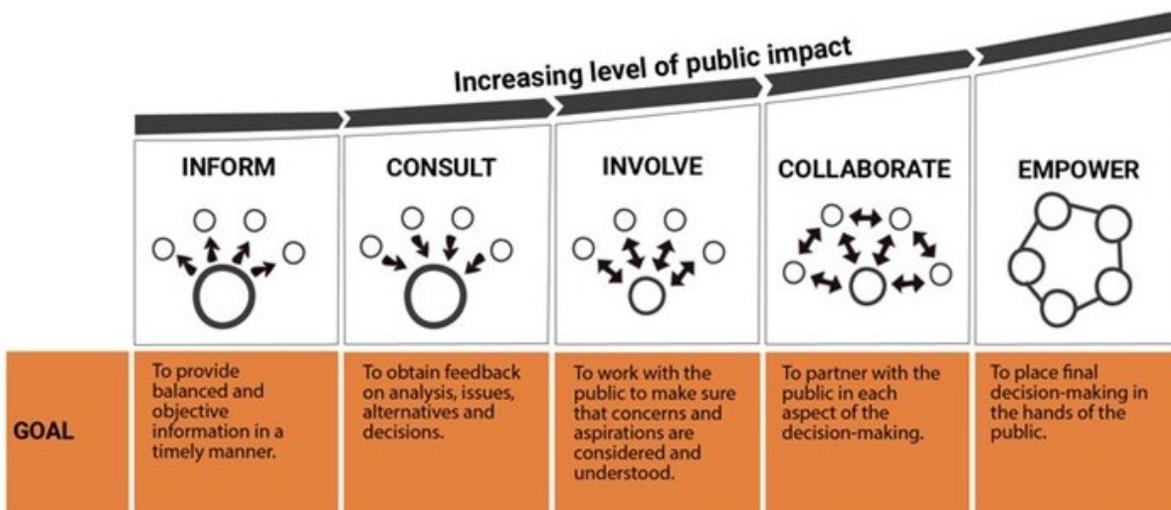
- To contribute to a culture of trust and communication between the ACRD and the region's First Nations, community members, and residents.
- To solicit feedback to identify OCP topics that are important to community members.

Values

- To promote dialogue that is simplified, transparent, and inclusive.
- To carry out engagement meaningfully and ensure that it is respectful, culturally appropriate, timely, and accessible to all people.
- To provide engagement opportunities that are in a predictable and consistent manner to promote community engagement.
- To design and implement public engagement processes that reflect the size, complexity, and community impact of any initiative.
- To utilize simplified direct visuals to promote accessibility.
- To create space for feedback and input in all stages of engagement.
- To follow the best practices and models laid out by the International Association for Public Participation (IAP2).

IAP2 Commitment

The ACRD is committed to following the IAP2's Spectrum of Public Participation. This spectrum was designed to assist the selection of the level of participation that defines the public's role in any public participation process (see diagram below).



(c) Scarlatti [What Does Collaboration and Co-design Mean? - Scarlatti](#)

Urban Systems: Urban Systems, the consultant, will provide professional advice to planning staff, and review plans and engagement materials. They will also complete data collection and analysis, develop a draft background research report, draft visions, and themes for the project, develop land use scenarios and development permit areas, and draft the final updated OCP.

	Consult	Collaborate	Empower
First Nations	<ul style="list-style-type: none"> • Ahousaht First Nation • Ditidaht First Nation • Hesquiaht First Nation • Hupacasath First Nation • Huu-ay-aht First Nations • Tseshaht First Nation • Uchucklesaht Tribe Government 	<ul style="list-style-type: none"> • Yuuʔuʔiʔaṭṭ Government – Ucluelet First Nation • Toquaht Nation • Tla-o-qui-aht First Nation 	
Community members/affected parties	<ul style="list-style-type: none"> • Provincial agencies • School District 70 Pacific Rim 	<ul style="list-style-type: none"> • Community members • District of Tofino • District of Ucluelet • Island Health 	
Staff, EA Directors, and Committees	<ul style="list-style-type: none"> • Agricultural Development Committee 	<ul style="list-style-type: none"> • Technical Advisory Group • Alberni-Clayoquot Health Network • Parks Commission • West Coast Committee • Salmon Beach Committee 	<ul style="list-style-type: none"> • Board of Directors • Advisory Planning Commission

First Nations Engagement Plan

The ACRD is committed to supporting meaningful reconciliation and ACRD staff will remain flexible towards the needs and interests of our member First Nations and non-Treaty First Nations in the region. The ACRD will engage with each First Nation separately, and the method of engagement and extent of consultation will be based on the preferences of each First Nation. Included below is an initial plan for First Nations engagement, and activities and/or format are subject to change, as requested.

Phase	Communication/Engagement Activity
Phase 1: Projection Initiation	<ul style="list-style-type: none"> • Individual project introduction letter seeking input on how to engage and what's important to each First Nation. • ACRD Regional Government Partners Newsletter, including Let's Connect project (www.letsconnectacrd.ca/area-c-ocp). • Host meetings with each First Nation to discuss First Nation and ACRD long range planning/visioning.
Phase 2: Background Research	<ul style="list-style-type: none"> • ACRD Regional Government Partners Newsletter update. • Host a catered meeting with First Nations.
Phase 3: Vision and Goals	<ul style="list-style-type: none"> • Share Background Research Report (BRR). • ACRD Regional Government Partners Newsletter update. • Host meetings with each First Nations.
Phase 4: Create the Plan	<ul style="list-style-type: none"> • ACRD Regional Government Partners Newsletter update. • Host meetings with each First Nation. • First Nation Bylaw referral of draft OCP. • Present draft OCP to First Nations.
Phase 5: Complete the Plan	<ul style="list-style-type: none"> • ACRD Regional Government Partners Newsletter update. • Present updated OCP to First Nations. • Present the final OCP to First Nations. • First Nations Bylaw referral of final OCP.

Community Members, Interested and Affected Parties Engagement Plan

Consultation with community members and affected parties will include a diverse range of both in-person and online formats to improve accessibility. The ACRD will ensure the OCP Update Project is well-promoted and communicated, and that in-person community events (pop-ups, event booths, etc.) are highly visible and well advertised. Included below is an initial plan for engagement with community members, and interested and affected parties, and activities and/or format are subject to change.

Phase	Communication/Engagement Activity
Phase 1: Projection Initiation	<ul style="list-style-type: none"> ● OCP Updates on ACRD website (www.acrd.bc.ca/ocp-updates). ● Area C OCP Update Project in Let's Connect ACRD (www.letsconnectacrd.ca/area-c-ocp). ● "Ask a Question" in Area C OCP Update Project in Let's Connect. ● Direct/bulk mailouts of postcards or flyers promoting pop-up events and introducing the OCPs and Let's Connect. ● Pop-up events (location ideas include Ucluelet Co-op General Store, Tofino market, Secret Beach Campground and Pacific Rim Arts Society). Will include a community mapping exercise to identify where people, live, play, shop, etc. ● Posters and flyers posted throughout community (community boards, bus stops, etc.). ● Poll on preferred way to keep connected/be informed. ● OCPizza Party with community handbooks. ● Tuff City Radio advertising, and Newspaper (Tofino-Ucluelet Westerly News) advertisements and releases. ● Event promotion (update webpage, social media, photo contest, business cards, promotional video, brochures, and branded merchandise, such as lanyards, pens, travel mugs, etc.).
Phase 2: Background Research	<ul style="list-style-type: none"> ● Ongoing online engagement. ● Ongoing promotion and advertising. ● Pop-up events.

<p>Phase 3: Vision and Goals</p>	<ul style="list-style-type: none"> • Open house at Ucluelet Community Centre and roundtable discussions collecting input on surveys. Includes a raffle prize draw. • Community circles at Ucluelet Community Centre with handbooks. • Pop-up events (location ideas include Ucluelet Co-op General Store, Tofino Co-op, and Pacific Rim Arts Society). • Create an online and hardcopy survey (survey #1).
<p>Phase 4: Create the Plan</p>	<ul style="list-style-type: none"> • Open house at Ucluelet Community Centre with roundtable discussions collecting input on surveys. Includes a raffle prize draw. • Community circles at Ucluelet Community Centre with handbooks. • Pop-up events (locations ideas include Ucluelet Co-op General Store, Tofino Co-op, and Pacific Rim Arts Society). • Create an online and hardcopy survey (survey #2). • Event presenting the draft OCP to community for feedback.
<p>Phase 5: Complete the Plan</p>	<ul style="list-style-type: none"> • Open house at Ucluelet Community Centre sharing information regarding the updated OCP. Includes a raffle prize draw. • Community circles at Ucluelet Community Centre with handbooks. • Public hearing (final opportunity for community input).

Staff, Electoral Area Directors, and Committees Engagement Plan

Consultation with staff, EA Directors, and committees will include various workshops and informative meetings. Staff, EA Directors, and committees will also receive presentations of reports and the draft updated OCP.

The Long Beach APC will receive regular updates on the OCP project, with their input guiding the development of the Area C OCP. The full list of committees to engage with for this OCP Update Project include the following:

Standing Committees:

- Electoral Area Directors Committee
- West Coast Committee
- Salmon Beach Committee
- Agricultural Development Committee

Select Committees:

- Long Beach Advisory Planning Commission
- Technical Advisory Committee (key staff members from each ACRD department)
- Alberni-Clayoquot Health Network

Phase	Communication/Engagement Activity
Phase 1: Projection Initiation	<ul style="list-style-type: none"> • APC meeting to introduce Project, APC role (to provide overall Project guidance), and input on Project branding. • Introduce Project to ACRD staff at staff meeting (followed up with an email). • EA Directors Committee update.
Phase 2: Background Research	<ul style="list-style-type: none"> • Background research APC meeting. • Workshops/meetings with TAG. • EA Directors Committee update. • Meetings with various Committees. • Present Background Research Report to Board of Directors (including Phase 1 and 2 Engagement Summary Report). • Key informant interviews/workshops.
Phase 3: Vision and Goals	<ul style="list-style-type: none"> • Workshops/meetings with APC, Committees, and TAG. • EA Directors Committee update/workshop. • Key informant interviews/workshops. • Draft and final vision and goals presentations to Board (including Phase 3 Engagement Summary Report).
Phase 4: Create the Plan	<ul style="list-style-type: none"> • Workshops/meetings APC, Committees, and TAG. • EA Directors Committee update/workshop. • Key informant interviews/workshops. • Present draft of updated OCP Bylaw to Board of Directors (including Phase 4 Engagement Summary Report).

	<ul style="list-style-type: none"> • First draft of OCP Bylaw pre-referral to agencies and First Nations.
Phase 5: Complete the Plan	<ul style="list-style-type: none"> • Present draft OCP Bylaw to APC. • Present draft OCP Bylaw to staff, EA Directors, and Committees. • Present OCP Bylaw to Board of Directors for First Reading. • Agency and First Nations OCP Bylaw referral. • Public Hearing of OCP Bylaw. • Present OCP Bylaw to Board of Directors for 2nd and 3rd Readings. • Adoption of OCP Bylaw by Board of Directors.

Project Promotion and Advertising

Engagement will include a wide variety of community advertising methods. These advertising methods include, but are not limited to:

- ACRD Let's Connect Website: Area C OCP Update Project (www.letsconnectacrd.ca/area-c-ocp)
- ACRD and community social media (Facebook, Instagram, and X)
- ACRD Regional Government Partners Newsletter (to First Nations and other agencies and organizations)
- ACRD Keeping You Connected (formerly Around Our Region) Newsletter
- Sandwich signs
- Postcards/flyers for direct/bulk mailouts to property owners, occupants, and residents
- Tuff City Radio advertising
- Newspaper advertisements and releases (Tofino-Ucluelet Westerly News)
- Flyers/posters/signage/notices

AREA C
OCP UPDATE

What's the future for Area C?

AREA C (SOUTH LONG BEACH)
OFFICIAL COMMUNITY PLAN UPDATE
BACKGROUND RESEARCH REPORT

DECEMBER 2024

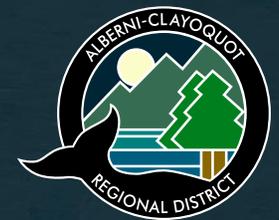


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1. INTRODUCTION

1.1 WHAT IS AN OFFICIAL COMMUNITY PLAN?

An Official Community Plan (OCP) provides direction and guidance on items relating to land use, transportation, housing, environment, infrastructure, parks, agriculture, economic development, and arts and culture, amongst other community-related items. These forward-thinking plans give shape and overall function to a municipality. They are influenced by other strategic plans, policies, and bylaws, and provide direction to both new and existing versions of these key documents.

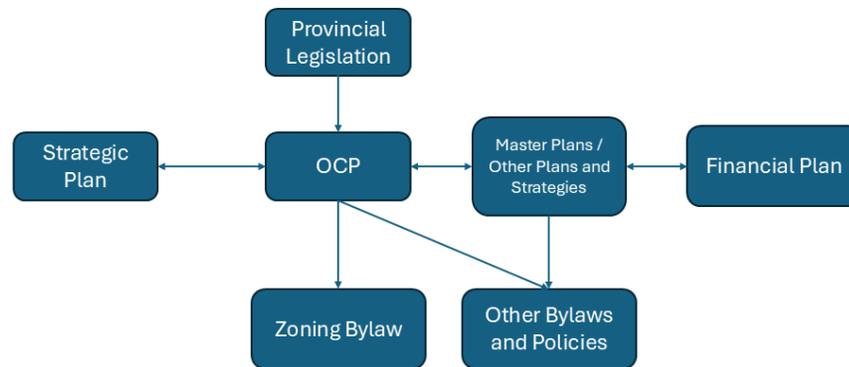
While OCPs are written in the form of a plan, it is important to note that unlike master plans (e.g. Parks and Recreation Master Plan, Utilities Master Plan, etc.), OCPs are bylaws that are adopted by Council through the process of readings and facilitation of a public hearing to ensure that public input is considered before the plan comes into effect. OCP update processes typically involve significant community engagement to guide the creation of a long-term community vision and goals that will shape the plan’s policy direction.

1.1.1 LEGISLATIVE REQUIREMENTS

Local governments in British Columbia are granted the authority to adopt an OCP under the *Local Government Act*. This legislation outlines what must be included in an OCP, along with other items that a local government may choose to include. It also outlines the requirements for consultation with the public.

1.2 WHAT IS THE OCP'S RELATIONSHIP TO OTHER PLANS AND STRATEGIES?

The OCP is influenced by provincial legislation and sets the tone for other strategic documents and bylaws implemented by the Alberni-Clayoquot Regional District (ACRD).



1.3 WHY IS THE OCP BEING UPDATED?

The current OCP for Area C – South Long Beach was adopted in 2007. Much has changed globally and locally since then and the OCP is no longer reflective of the community’s context and long-term priorities. Advancements in truth and reconciliation (e.g. implementation of the Maa-nulth Treaty in 2011), a shortage of long-term rental housing stock, high housing prices, and increased demand on infrastructure are all examples of topics to be addressed during the OCP update.

1.4 WHAT IS THE PROCESS FOR THE OCP UPDATE?

The OCP update process commenced in Summer 2024, with target adoption for late 2025 / early 2026. The update will occur in a phased approach comprising of the following:

1. **Project Initiation:** The first phase focuses on establishing a Communications & Engagement Plan, launching a project page on Let’s Connect ACRD, and advertising the project to spread awareness.
2. **Background Research:** This phase aims to understand the current context of the South Long Beach OCP Area through reviewing materials and statistics. These findings will aid in identifying key priorities and areas of focus for the OCP update.
3. **Vision and Goals:** Setting a long-term vision for the community through an extensive engagement process will be the objective for the third phase. The vision and goals will set the tone for the OCP and the subsequent policy direction. They will clearly outline how the community would like to evolve over the next 20 years.
4. **Create the Plan:** A series of land use scenarios will be developed in the fourth phase to determine an approach for future growth and development. A preferred scenario will be selected via conversations with the community. This scenario will guide the subsequent policy direction outlined in the plan. A draft OCP will be presented to the community for review and input at the end of this phase.
5. **Plan Completion:** The final phase will focus on refining the OCP to best reflect the community’s priorities and prepare the plan for adoption by the ACRD Board.

1.5 WHAT IS THE PURPOSE OF THIS BACKGROUND REPORT?

This report aims to provide a foundation for the OCP update, by outlining key information on the current conditions of the community and the existing policy framework that will inform the priorities and focus areas of the OCP.

2. COMMUNITY CONTEXT

2.1 OFFICIAL COMMUNITY PLAN AREA

The Area C Official Community Plan (OCP) area encompasses approximately 6% (27,219 ha) of the broader Electoral Area 'C' (Area C)'s total land base (474,800 ha), representing the settled portion located to the northwest of Barkley Sound.

Though the OCP provides an overall community planning vision for the lands within the OCP area, the Plan has no authority over Treaty First Nations' lands and has limited authority over Federal or Provincial Crown lands, and forestry activities conducted on privately owned lands classified as Managed Forest and governed by the *Private Managed Forest Land Act*.

2.2 GEOGRAPHY & NATURAL ENVIRONMENT

Located on the west coast of Vancouver Island, Area C's landscape is characterized by rocky shorelines interspersed with beaches and sheltered inlets, glaciated mountains, vast tracts of forest, and an abundant supply of rivers, streams, and lakes. The region's rugged and largely untouched topography provides excellent recreational opportunities and is valued by members of the community for its remoteness, natural beauty, and wilderness character. Public parks in the area include the Pacific Rim National Park Reserve, Kennedy Lake Provincial Park, and a small community park on Willowbrae Road, as well as a portion of the West Coast Multi-Use Path (MUP).

The Area's location in a coastal environment lends itself to many environmentally sensitive areas and habitats (e.g., wetlands, estuaries, watersheds, old growth forest management areas, salmon spawning areas, etc.). In addition, the Area is subject to a number of natural hazards, including tsunamis, earthquakes, landslides, and severe weather events such as extreme heat, prolonged freezing temperatures, high winds or excessive precipitation and flooding.

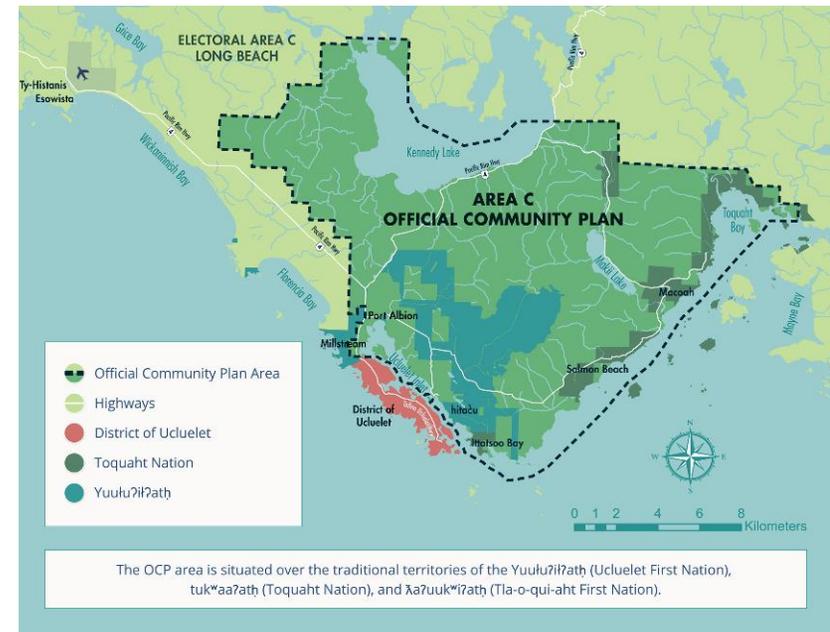


FIGURE 1. OFFICIAL COMMUNITY PLAN AREA FOR AREA C

2.3 LOCAL FIRST NATIONS

Area C is part of the West Coast Region, which is located within the traditional territories of the hiškʷiiʔath (Hesquiaht First Nation), ʕaaḥuusʔath (Ahousaht), λaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuʕuʔiʔath (Ucluelet First Nation), and tukʷaaʔath (Toquaht Nation). The Region also includes the area governed by the Maa-nulth Final Agreement, a modern Treaty negotiated by the Government of Canada, the Province of British Columbia, and the Maa-nulth First Nations and implemented in 2011. The administrative boundaries of the ACRD are located within the lands of four of the five Maa-nulth First Nations: Yuuʕuʔiʔath, Huu-ay-aht First Nations, tukʷaaʔath, and Uchucklesaht Tribe Government.

The OCP area is located within the traditional territories of the Yuuʕuʔiʔath Government, Toquaht Nation, and Tla-o-qui-aht First Nation, and neighbours Yuuʕuʔiʔath Government and Toquaht Nation Treaty Settlement Lands (TSLs). A number of culturally significant locations exist within the area, which remain confidential, that should be protected by new OCP policies. Management of culturally significant locations will be guided by the recommendations of Toquaht, Tla-o-qui-aht, and Ucluelet First Nations.

Though the Plan has no authority over First Nations' lands, the ACRD has expressed a commitment to develop agreements with local First Nations to support reconciliation and mutually beneficial partnering efforts such as complementary economic opportunities, infrastructure development, joint historical, cultural and heritage initiatives, shared natural environment stewardship, and supportive art programs.

2.4 KEY COMMUNITY TRAITS

Established rural communities within the OCP area include Salmon Beach, Millstream, Port Albion, and Ittatsoo Bay. Notable among these is Salmon Beach, which is a community comprised of 400 privately owned lots used for seasonal recreational use for a maximum of 180 days per year.

Although the Area is home to many permanent residents, opportunities for outdoor recreational activities (e.g., camping, hiking, surfing, storm watching, etc.) across the region, including within the neighbouring Districts of Ucluelet and Tofino and nearby Federal and Provincial Parks, stimulate seasonal residency and tourist activity. As a result, the Area is home to many seasonal businesses, vacation homes, and short-term tourist accommodations – all of which impact the availability and affordability of the local housing and employment markets. Tourism puts additional strain on local existing infrastructure and human resources.

To access services, permanent Area C residents are reliant on surrounding economic hubs such as the Districts of Tofino and Ucluelet or the City of Port Alberni.

The only road access to Area C from East Vancouver Island is via Provincial Highway 4, which connects to the Island Highway (Highway 19) just south of Qualicum Beach and Parksville. Alternatively, the Area can be reached by boat, seaplane via private seaplane bases in Ucluelet (CAN3) and Tofino (YTP), or commercial air travel through the Long Beach Airport (CYAZ).

The Long Beach Airport, while located outside the OCP area, is owned and managed by the ACRD. This facility is shared by First Nations, residents and visitors of the region, Area C, and the Districts of Ucluelet and Tofino.

2.5 COMMUNITY PROFILE

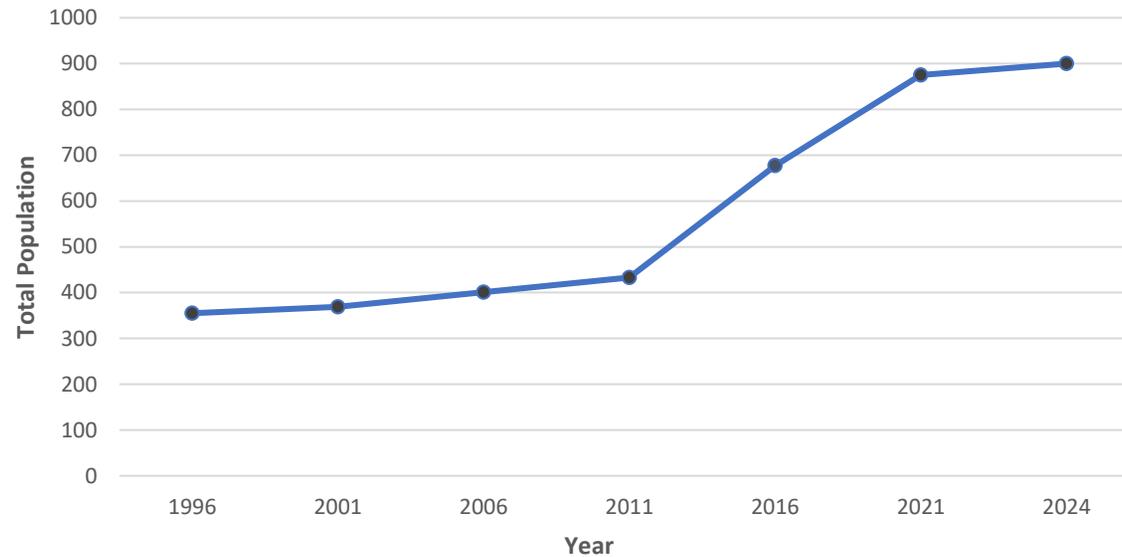
Data reported in the community profile is derived from Electoral Area C as a whole, as Census Canada and BC Stats do not collect data that is specific to the OCP Area. As a result, information stated here may differ slightly from actuality.

2.5.1 DEMOGRAPHICS

POPULATION

The 2021 Census reported a total population for Area C of 875 permanent residents, representing a 30% increase in population (198 persons) since the 2016 Census, from 677. In 2024, the population is estimated to be approximately 900 people (Figure 2).

FIGURE 2. POPULATION GROWTH IN AREA C FROM 1996-2024



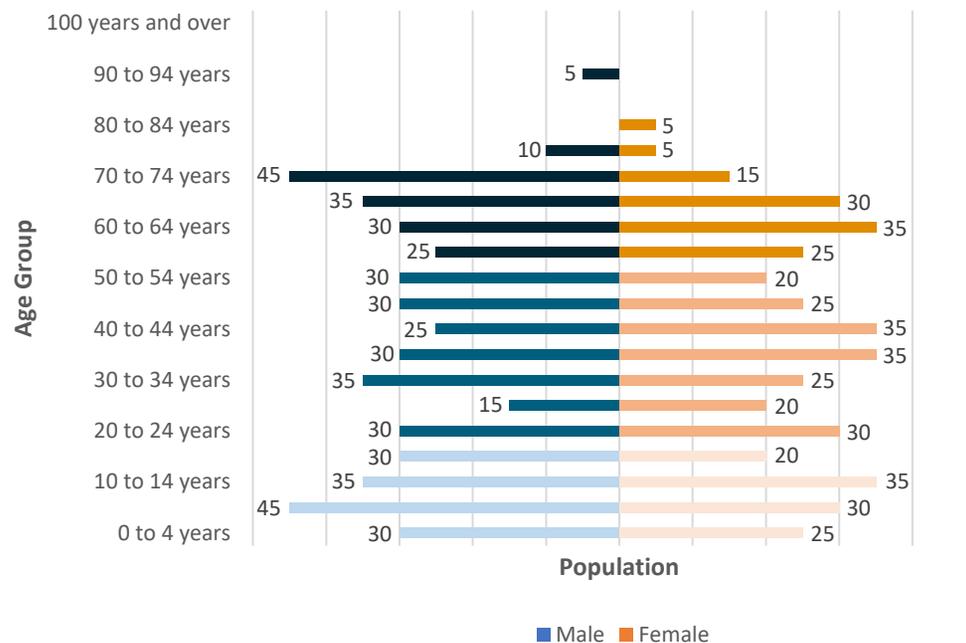
AGE

The median age in Area C saw a marginal decrease from 38.9 to 38.8 between 2016 and 2021. This represents a slightly younger population than both the ACRD and the province of BC overall, which reported median ages of 46.4 and 42.8 in 2021, respectively.

Area C's population is distributed relatively evenly across age groups, with 28.6% aged 19 and younger, 41.7% aged 20-54, and 30.3% aged 55 and over (Figure 3). Of these broader age groups, the largest cohorts are residents aged 5-9 and 10-14, representing 8.6% and 8.0% of the total population, respectively. Based on historical growth trends and 15-year enrollment projections to 2039 for School District 70, it is expected that the number of youths in the community aged 5 to 14 will continue to rise.

Conversely, though nearly one third of Area C is aged 55 and above, most of this age bracket is comprised of residents aged 55 to 75 – representing 27% of the total population as compared to just 3% of all residents being aged 75 and over.

FIGURE 3. TOTAL AREA C POPULATION BY AGE GROUP AND GENDER (2021)



HOUSEHOLDS

Average household size rose from 2.4 persons to 2.6 persons between 2016 and 2021. Correspondingly, the total number of Area C residents residing in private households¹ shifted from 645 persons to 830 persons over that same period. Despite these increases, the proportion of Area C residents who reside within the community for most of the year (non-seasonal/permanent residents) decreased from 95.3% to 94.9% between 2016 and 2021 – demonstrating that Area C is home to more seasonal and/or temporary residents than the overall Province, where 98.3% of the total population occupies a private household (Table 1).

TABLE 1. HOUSEHOLD SIZE AND PERCENTAGE OF PERSONS IN PRIVATE HOUSEHOLDS FOR AREA C COMPARED TO THE PROVINCE (2021)

	Area C	Province of BC
Average Household Size	2.6	2.4
Number of Persons in Private Households as a Percentage of Total Population	94.9%	98.3%

2.5.2 CULTURAL CHARACTERISTICS

CITIZENSHIP & ETHNIC GROUPS

Per the 2021 Census, 96.6% of Area C residents are Canadian citizens, with 83.4% of the total population identifying as third (or more) generation. This varies significantly from the Provincial citizenship rate of 88.7%, where just 44.5% of the total population is third generation or more (Table 2).

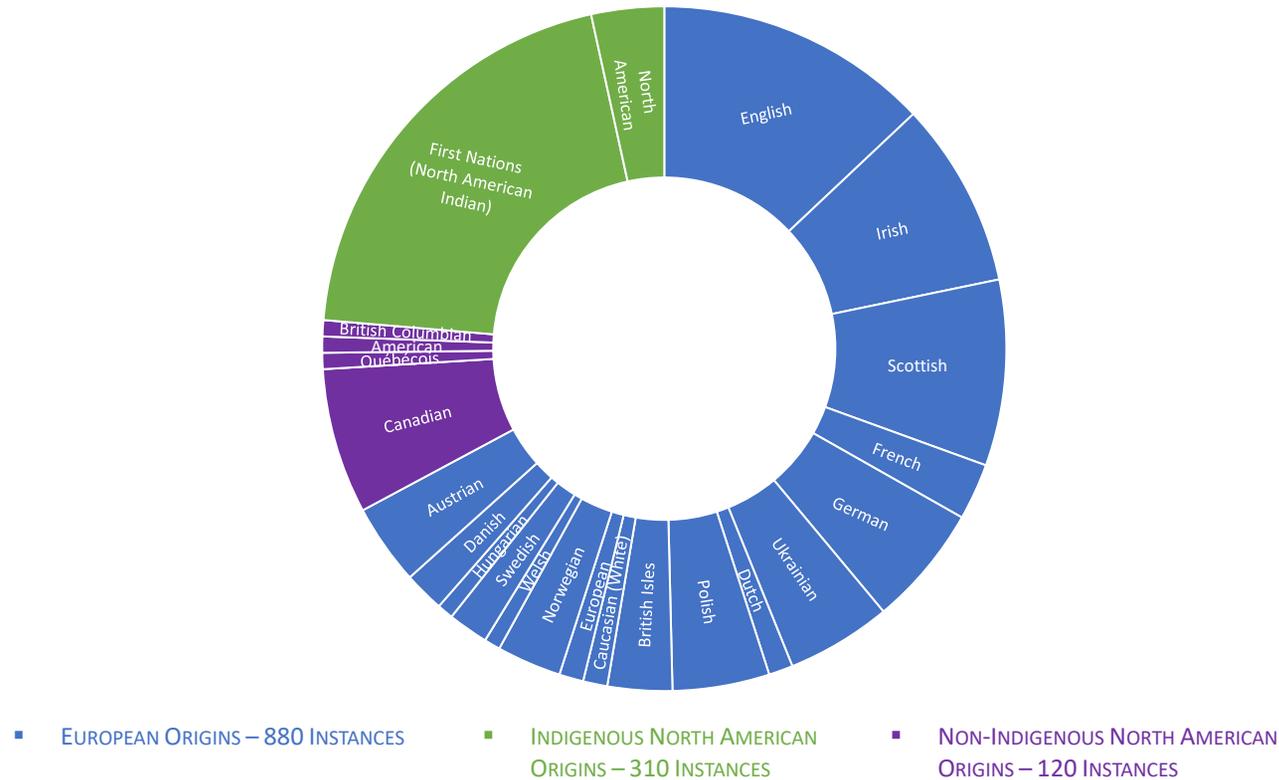
TABLE 2. PERCENTAGE OF CANADIAN CITIZENS AND GENERATION STATUS FOR AREA C COMPARED TO THE PROVINCE (2021)

	Area C	Province of BC
Percentage of Population that are Canadian Citizens	96.6%	88.7%
Generation Status	First Generation	33.7%
	Second Generation	21.7%
	Third Generation or More	44.5%

¹ **Private household** refers to a person or group of persons who occupy the same dwelling [for more than six months of one calendar year] and do not have a usual place of residence else in Canada or abroad (Statistics Canada, 2021).

In the Census, Area C residents reported European, Indigenous North American, and non-Indigenous North American ethnic or cultural ancestries (Figure 4), with most residents reporting ancestry from more than one country or region of origin. The most highly reported ancestries were of European origins (880 instances), followed by Indigenous North American (310 instances) and non-Indigenous North American ancestries (120 instances).

FIGURE 4. ETHNIC OR CULTURAL ORIGINS REPORTED BY AREA C RESIDENTS (2011)

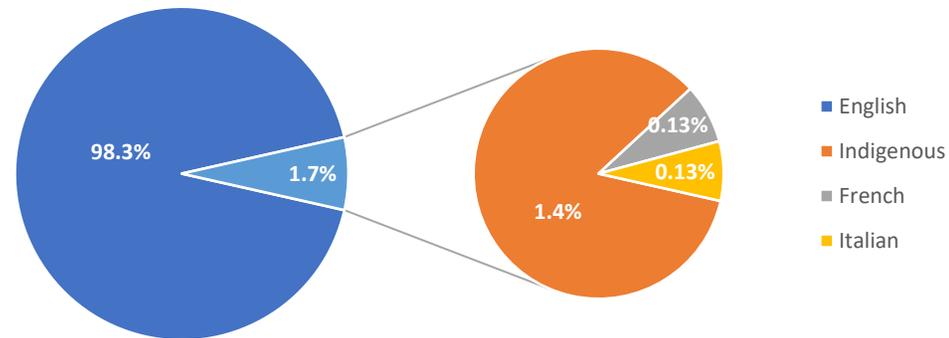


In Area C, 375 residents (42.9% of the total population) identify as having Indigenous ancestry. The majority of these residents (325, or 86.7% of those having Indigenous ancestry) identify as having solely First Nation ancestry, while the remaining population (50 residents, or 13.3% of those having Indigenous ancestry) identify as having both First Nation and non-Indigenous ancestry.

LANGUAGES

The most prominent language spoken in private households in Area C is English at 98.3%. Of the other languages spoken by Area C residents, as illustrated by [Figure 5](#), Indigenous language(s) account for 1.4%, while both French and Italian account for 0.13%.

FIGURE 5. LANGUAGES SPOKEN IN PRIVATE HOUSEHOLDS IN AREA C (2021).



2.5.3 ECONOMIC PROFILE

INCOME

Based on 2020 Census income data, the largest household after-tax income group in Area C is \$100,000 to \$124,999 (11.1%), while the smallest household after-tax income groups are \$15,000 to \$19,999, \$10,000 to \$14,999, and \$5,000 or less – which each account for 1.6% of Area C households ([Figure 6](#)).

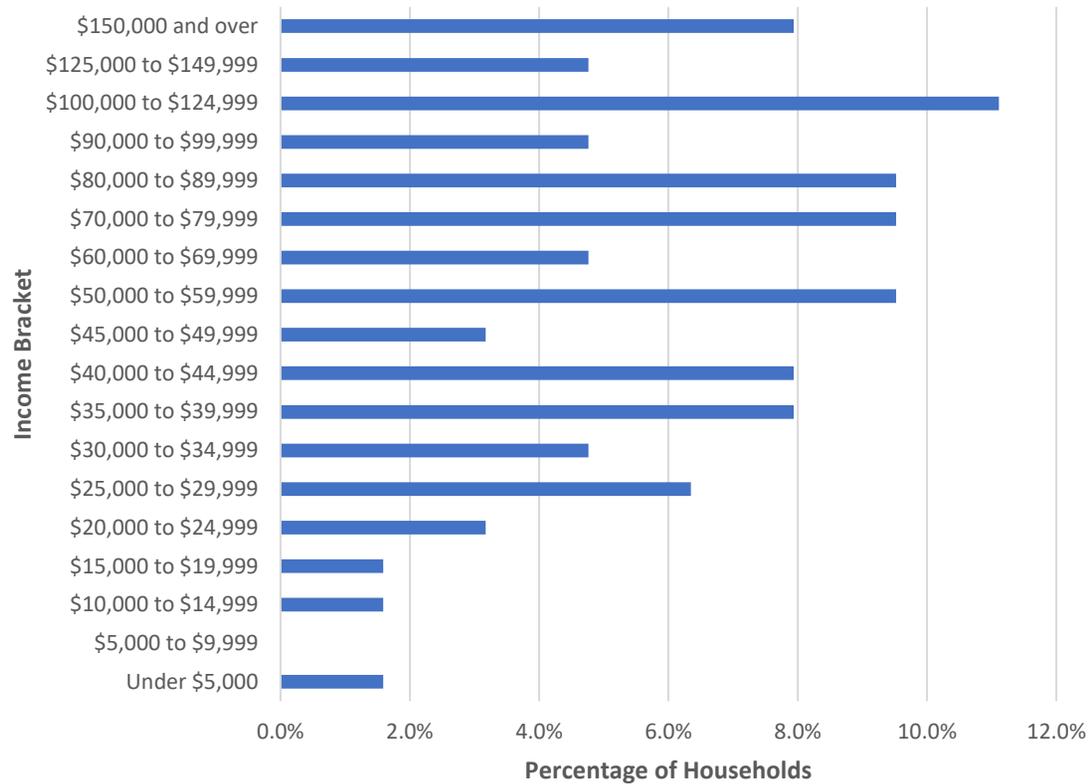


FIGURE 4. AREA C HOUSEHOLD AFTER-TAX INCOME (2020)

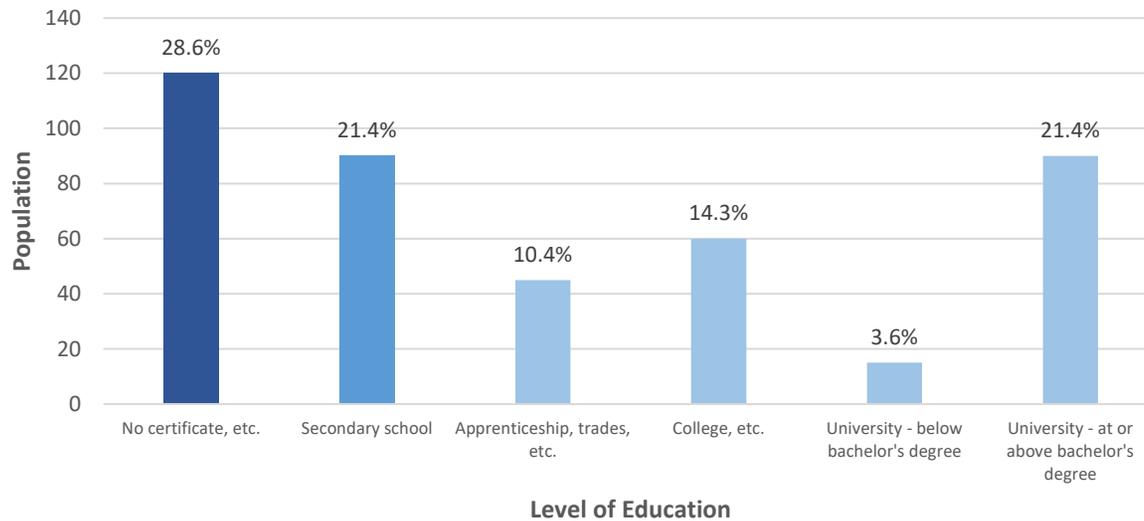
The average gross income of Area C households in 2020 was \$89,200. This average is influenced by the 34.9% of Area C households which earn more than \$90,000 a year. Comparatively, the average gross income of households across the province in 2020 was \$108,600 – as influenced by the 47.3% of BC’s households which earn more than \$90,000 a year.

Conversely, the median gross income of Area C households in 2020 was \$69,500, as compared to the median gross income of BC households in 2020, which was \$85,000. This highlights that wealth disparity – while present in Area C – is not as prevalent in the Area as it is in the province overall.

EDUCATION LEVEL

Half of Area C residents between the ages of 25 and 64 (50.0%) have obtained a postsecondary certificate, diploma, or degree. As shown in [Figure 7](#) below, 21.4% of all residents aged 25 to 64 hold a university degree at or above a bachelor's degree level, which is above the 18.3% reported in 2016.

FIGURE 5. HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT OF AREA C RESIDENTS AGED 25 TO 64 YEARS IN PRIVATE HOUSEHOLDS (2021)



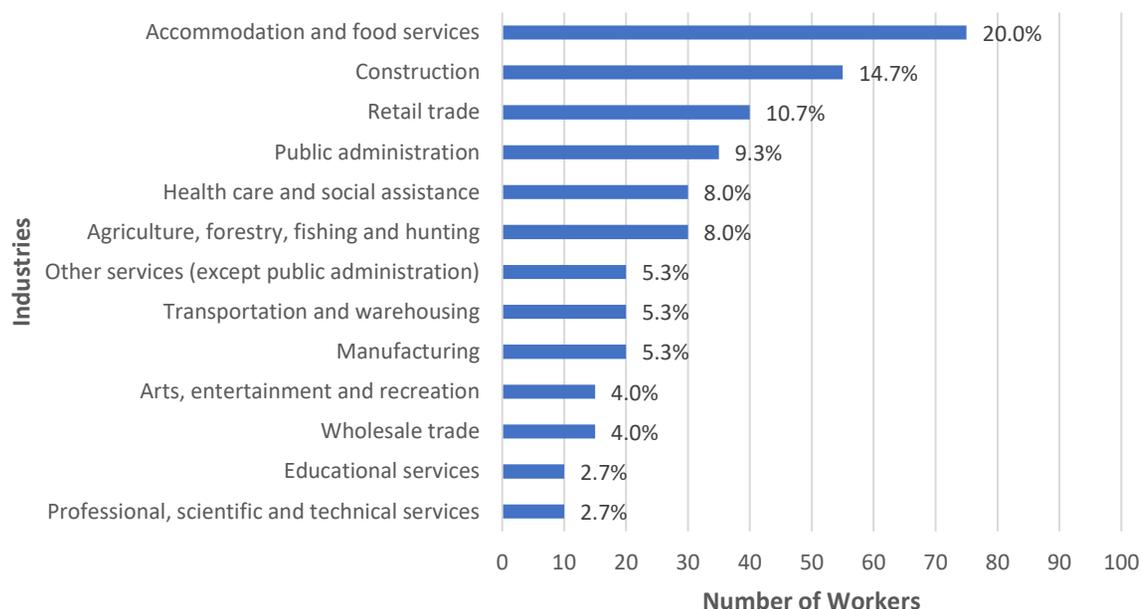
About one fifth (21.4%) of Area C residents aged 25 to 64 have achieved a secondary (high) school diploma or equivalency certificate as their highest level of education, while 28.6% of residents have not. This demonstrates a slight decrease in the overall level of educational attainment for Area C residents aged 25 to 64 since 2016, when 22.5% had achieved a secondary (high) school diploma or equivalency certificate as their highest level of education and just 23.9% had not completed any formal education.

INDUSTRY

According to the North American Industry Classification System (NAICS) from 2017, accommodation and food services was Area C's largest industry, representing one fifth (20.0%) of all industry in the Area, and highlighting the influence of tourism on the Area's economy. The next top four

industries were construction (14.7%), retail trade (10.7%), public administration (9.3%), and health care and social assistance (8.0%).² Area C's five smallest industries were manufacturing (5.3%), wholesale trade (4.0%), arts, entertainment and recreation (4.0%), professional, scientific and technical services (2.7%), and educational services (2.7%) (Figure 8).

FIGURE 6. INDUSTRIES IN AREA C (2021)



In 2021, the classification categories for industries were significantly revised, so direct industry data from past Census profiles is not possible, however, assumptions can be made about general trends. The most recent data available from 2021 identifies the top occupations of the labour force for Area C which are: sales and service (37.3%), trades, transport and equipment operators (21.3%), business, finance, and administration (9.3%), and natural and applied sciences and related occupations (8%).³

² Statistics Canada 2021 Census of Canada Census Profiles, Industry – Sectors – North American Industry Classification System (NAICS) 2017.

³ Statistics Canada 2021 Census of Canada Census Profiles, Occupation – Broad category – National Occupational Classification (NOC) 2017.

When observing 2021 labour force statistics against industry data from 2017, it can be implied that accommodation and food services are still the top industry and/or employer for Area C, which are now included under the sales and service category. Construction, which now falls under the trades, transport and equipment operators category, remains a key industry and/or employer for Area C, along with public administration, which was previously the fourth largest industry in the Area, but now falls under the business, finance, and administration category which is the third largest employment category.

2.6 HOUSING PROFILE

Between 2014 and 2023, Area C issued a total of 39 building permits for new residential dwellings, with 100% of permits for single-detached residences (Table 3).

TABLE 3. BUILDING PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS BETWEEN 2014 AND 2023 IN AREA C

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single-Detached	0	9	3	3	6	1	4	1	8	4	39
Row	0	0	0	0	0	0	0	0	0	0	0
Semi-Detached	0	0	0	0	0	0	0	0	0	0	0
Duplex	0	0	0	0	0	0	0	0	0	0	0
Apartment (<5 floors)	0	0	0	0	0	0	0	0	0	0	0
Apartment (5+ floors)	0	0	0	0	0	0	0	0	0	0	0
Mobile	0	0	0	0	0	0	0	0	0	0	0

Of the 680 existing residential dwelling units in Area C, just 325 (47.8%) were occupied by a private household in 2021 – meaning 355 (52.2%) existing residential dwelling units went unoccupied for more than half of the year. This discrepancy between existing dwellings and full-time residency further emphasizes the seasonal and/or short-term nature of residential activity in Area C.

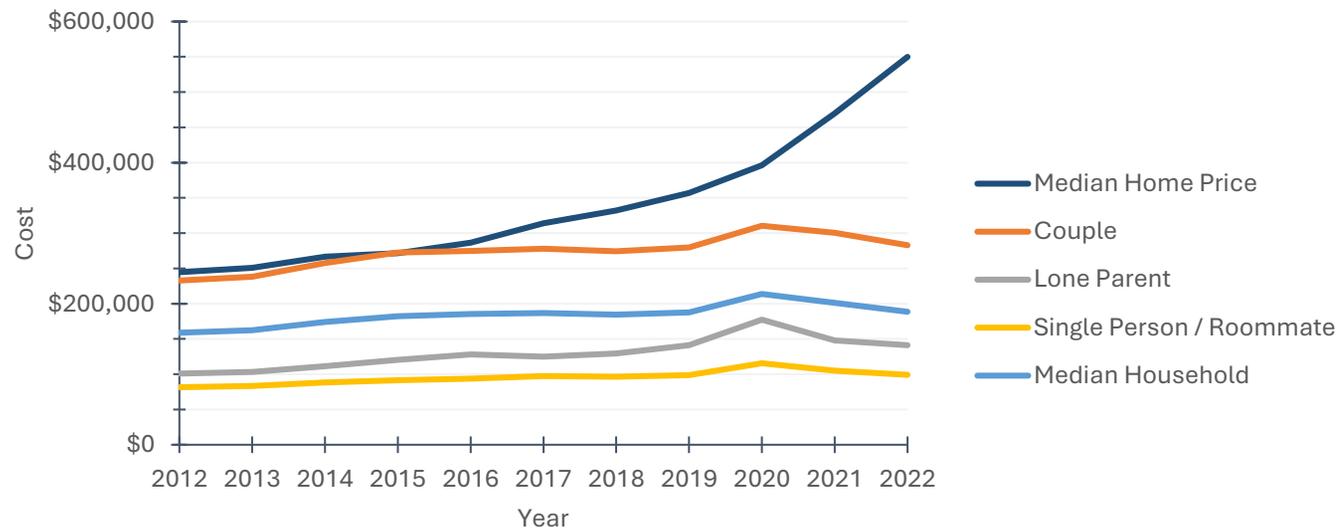
A significant proportion (70.7%) of occupied dwellings in Area C are single-detached residences; 76% of which are owner-occupied, while 24% are occupied by renters. Conversely, row and semi-detached dwellings – which make up the smallest proportions of occupied dwellings in the Area (representing 7.7% and 4.8% of existing housing stock, respectively) – are 100% renter-occupied (Table 4).

TABLE 4. OCCUPIED DWELLINGS BY STRUCTURE TYPE IN AREA C (2021)

	Total	Single-Detached	Row	Semi-Detached	Duplex	Apartment (<5 floors)	Apartment (5+ floors)	Mobile
Total	325	230	25	15	0	0	0	35
Proportion of Total	100%	71%	8%	5%	0%	0%	0%	11%
Owner	63%	76%	0%	0%	-	-	-	57%
Renter	38%	24%	100%	100%	-	-	-	43%

The affordability of home ownership in Area C changed dramatically between 2012 and 2022. During this period, the median home price increased from \$244,600 to \$549,900 – representing a 124.8% change over 10 years, or an annual increase of 12.5%. This rapid and substantial increase in median home price does not reflect a correspondingly rapid nor sizable increase in average household income for Area C residents. Rather, the discrepancy between median home price and housing affordability has grown significantly, as illustrated in [Figure 9](#) below.

FIGURE 7. CHANGE IN HOUSING AFFORDABILITY: MEDIAN HOME PRICE IN AREA C COMPARED TO HOUSING AFFORDABILITY FOR VARIOUS HOUSEHOLD CONFIGURATIONS (2021)



Conversely, the affordability of rental housing in Area C has not changed as dramatically as the affordability of home ownership. Rather, the monthly shelter costs for renters increased by 3.9% between 2011 and 2021, as opposed to the 182.7% increase in monthly shelter costs for homeowners during that same period (Table 5).

TABLE 5. CHANGE IN HOUSING AFFORDABILITY: AVERAGE MONTHLY SHELTER COSTS IN AREA C FROM 2011 TO 2021

	2011	2016	2021
Owner	\$474	\$1,062	\$1,340
Renter	\$866	\$769	\$900

3. EXISTING PLANS AND STRATEGIES

Many plans and strategies are relevant to future policy direction for the Area C – South Long Beach OCP Area. This section provides an overview of ACRD plans and strategies, as well as those produced by external partners, such as First Nation communities, that will inform and complement the Area C OCP. Some of the findings, recommendations, and key directions noted in these plans and strategies will inform the development of policy for South Long Beach, while others may need to be updated to respond to the resulting policy direction of the new OCP. These documents will work together to provide community direction on a multitude of topics, including land use, housing, climate action, the environment, and infrastructure amongst others.

3.1 SUMMARY OF MAJOR ACRD PLANS AND STRATEGIES

The following table provides summaries of ACRD plans and strategies that are relevant to this OCP update. A brief description of each plan / strategy is provided with context on how the document may inform the OCP or items to consider as part of the update process. The ACRD has several plans and strategies that provide direction on priorities and decision-making for the broader regional community. It is important to note that only those relevant to the Area C – South Long Beach OCP Area are discussed.

Document	Date	Relevance to Area C
Emergency Services		
Area ‘C’ Long Beach – Community Wildfire Resiliency Plan	2023	In addition to identifying potential wildfire threats and the associated risks/impacts for Area C, the <i>Community Wildfire Resiliency Plan</i> includes strategies to minimize Area C’s susceptibility to wildfire threats, including specific recommendations related to

		<p>education, legislation and planning, development, interagency cooperation, cross-training, emergency planning, and vegetation management.</p> <p>Of note, the Plan recommends that Area C develop a spatially-based Wildfire Development Permit Area within their OCP as a means of encouraging the use of fire-resistant exterior construction materials for new construction; imposition of minimum setbacks from forested edge and top of slope (based on FireSmart principles); and, use of FireSmart landscaping.</p>
Community Vulnerability and Resiliency Index	2023	<p>The <i>Community Vulnerability and Resiliency Index</i> identifies potential hazards specific to the geography and demographics of Area C, as well as opportunities to build regional resilience related to emergency preparedness, response, and recovery.</p> <p>For Area C, households which currently have unaffordable shelter costs (26% of Area C households), as well as any individuals living in tents, RVs, and cars were identified as having the least coping capacity for response and recovery to hazards.</p> <p>Critical infrastructure in Area C includes the Long Beach Airport, the Port Albion Dock, the Millstream Water System, and the BC Hydro substation.</p>
Hazard, Risk & Vulnerability Assessment	May 2023	<p>The <i>Hazard, Risk & Vulnerability Assessment</i> identifies potential hazards relevant to the ACRD, as well as any existing or future risk treatment options associated with such hazards.</p> <p><u>Moderate priority hazards identified for Area C include:</u></p> <ul style="list-style-type: none"> ● Air Quality ● Coastal/Shoreline Flooding ● Cyber Security Threat ● Drought ● Extreme Cold ● Freezing Rain or Drizzle ● Ground Transportation Route Interruption ● Hazardous Materials Spills ● Human Disease and Public Health Crisis ● Landslide/Debris Flow

		<ul style="list-style-type: none"> • Marine Vehicle Incident • Nuclear Incident • Plant Disease and Pest Infestation • Space Weather • Telecommunications Interruption • Wildfire <p><u>High priority hazards identified for Area C include:</u></p> <ul style="list-style-type: none"> • Earthquake • Hurricane/High Wind Event
Long Beach Electoral Area Emergency Plan	2020	The local emergency plan establishes that risk reduction can be effectively implemented by developing land-use policies and OCPs which integrate the Hazard, Risk, & Vulnerability Analysis (HVRA) lens to reduce risks and improve public safety.
Risk Reduction Strategy Report	April 2023	<p>The <i>Risk Reduction Strategy Report</i> identifies risk reduction strategies for key hazards which are likely to create significant or recurring risks for the region.</p> <p>For Area C, events with major and significant risks (that are rated possible or likely to occur) are the following: earthquake (6.0) (occurrence is possible), hurricane/high wind event (likely), wildfire (possible), and telecommunications interruption (possible). Infrastructure improvements and public awareness campaigns to prepare the community for these events are critical.</p> <p>Additional considerations for the Area include the possibility of unhoused populations and isolation from other major populations and infrastructure if a major hazardous event were to occur.</p>
West Coast Evacuation Route Base Guide	March 2023	The <i>West Coast Evacuation Route Base Guide</i> specifies agency roles and responsibilities and includes planning considerations in the event of an evacuation within the west coast region, including Area C. The guide is meant to be used in conjunction with existing community emergency plans. It provides considerations for issuing an evacuation alert/order/rescind, moving at risk populations away from a hazardous environment, location of region-wide muster sites, security protocols in evacuation

		zones, transportation management, public communications and dissemination of information strategies, and other considerations.
Parks and Trails		
Parks & Trails Strategic Plan	March 2015	<p>The <i>Parks & Trails Strategic Plan</i> serves as a long-term framework for developing and enhancing regional parks and trails in the ACRD. The plan, established with input from community members, seeks to balance recreational use, environmental protection, and economic benefits, guiding growth for ten years. Key goals include fostering governance that reflects the District's diversity, pursuing land acquisitions to expand parks, promoting economic development through tourism, and creating sustainable planning and management strategies for park facilities. Community engagement highlighted the importance of accessible and diverse outdoor recreation activities that preserve the natural environment, encourage healthy lifestyles, and boost the regional economy.</p> <p>While each electoral area has policies within its OCP directing local level actions for parks and trails, the Parks & Trails Strategic Plan aims to meet the needs of the entire ACRD. The plan provides recommendations for ACRD policies to manage and develop existing and future community and regional parks as well as suggestions for managing recreation resources in partnership with landowners, governments, outdoor groups, and First Nations.</p> <p>Of note, each electoral area OCP has indicated the following: "The Regional District will build or assist in building, acquire, provide or otherwise encourage through development approvals not less than one kilometer of pathway of trail per year within the Plan area".</p>
Parks Services 2023 Annual Report	May 2024	<p>The ACRD established its regional parks service in 1970 and operates 5 community park services, including one for Long Beach. The Parks Services 2023 Annual Report provides detailed data on park usage, volunteer contributions, and financial information.</p> <p>Area C has 0.93 hectares of parkland and 1.48 kilometres of trails, including Willowbrae Park and South Long Beach Multi-Use Pathway. In the 2024 South Long Beach</p>

		<p>Community Parks budget, there is \$166,588 in the parkland reserve fund for new parkland acquisition.</p> <p>Key items highlighted in the annual report for Area C include:</p> <p><u>Completed Projects:</u></p> <ul style="list-style-type: none"> • Construction of the West Coast Multi-Use Pathway, which included the final connection between Tofino and Ucluelet. <p><u>Ongoing and New 2024 Projects:</u></p> <ul style="list-style-type: none"> • Development of parks commission procedures/guidelines. • Asset inventory and condition assessments. • Parks signage improvements. <p><u>Future or potential projects:</u></p> <ul style="list-style-type: none"> • Parkland acquisition policy. • Parks donation and dedication policy/program. • Consolidating parks regulatory bylaws.
Planning & Development		
2023 Waste Composition Study	January 2024	<p>The <i>Waste Composition Study</i> was conducted to analyze the composition of materials across residential, commercial, and self-haul sources disposed at the Alberni Valley Sort'nGo Centre and West Coast Landfill. Conducted by Tetra Tech Canada, this study updates findings from a previous 2019 analysis to prepare for an upcoming update to the ACRD Solid Waste Management Plan.</p> <p>Findings emphasize the need for improved waste diversion programs, especially for compostable and recyclable materials, which could theoretically divert over 50% of the total waste from landfills. The report's recommendations target increasing recycling access, enhancing public awareness of waste management, and collaborating with stakeholders to optimize regional waste diversion efforts.</p>
Fall 2023 Community Planning Engagement Survey Response Report	November 2023	<p>The Community Planning Engagement project took place from October to November 2023 to collect initial public input and options for reviewing and updating 6 Electoral Area Official Community Plans (OCPs). The <i>Fall 2023 Community Planning Engagement Survey Response Report</i> provides the raw responses from the online survey #1. A</p>

	<p>summary was presented to the Electoral Area Directors Committee in late November 2023.</p> <p>Approximately 300 community members participated at the workshops and open houses held throughout the ACRD, and the online survey had almost 250 responses. The survey included general visioning questions to understand what participants appreciated about their community, changes they'd like to see, and how they envision the future of their community. The following themes emerged:</p> <ul style="list-style-type: none"> • General desire for fewer regulations in the rural areas, provided a common-sense approach can be employed to respond to nuisance issues; • More opportunities for public engagement on community planning matters throughout the region and appreciation for the opportunities provided during this engagement; • Maintaining a community-minded approach to community planning initiatives; and • Improving communication with the public on the Electoral Area OCPs and Zoning Bylaw. <p>The following feedback was provided in response to zoning themes:</p> <p><u>Recreational Vehicles (RVs), and Housing</u></p> <ul style="list-style-type: none"> • Support for long-term dwelling in RV, if connected to services depending on lot size. • Provide range of housing options (for family, affordable, short-term, farm help, staff housing). • Concerns for long-term dwelling in RV included monitoring and enforcement. <p><u>Accessory Dwelling Units (ADUs)</u></p> <ul style="list-style-type: none"> • Support: ADUs provide opportunity for more permanent housing to meet high demand and opportunities for rental income. • Support for more flexibility: <ul style="list-style-type: none"> ○ Allowing ADUs on lots <1 acre (current ACRD regulation = 1 acre minimum).
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		<ul style="list-style-type: none"> ○ Allowing more than 1 ADU per lot. ● Challenges: availability and capacity of utility services (i.e. sewer). <p><u>Home Occupations and Home Industry</u></p> <ul style="list-style-type: none"> ● Support if lot size requirements can be reduced to <2 acres (current ACRD regulation = 5 acre minimum). ● Desire to support more working from home options, diversify economy, and affordability. ● Concerns: Noise and pollution. <p><u>Agriculture and Animals</u></p> <ul style="list-style-type: none"> ● In support of limits: limit nuisances and noise, pollution/runoff. ● Additional regulations for keeping of fowl and swine (current ACRD regulations regulate cows and horses).
Garbage Composition Study Alberni Valley Landfill & West Coast Landfill	July 2019	The <i>Garbage Composition Study</i> is a baseline garbage composition study at the Alberni Valley Sort'nGo Centre (Alberni Valley Landfill; located in Area D) and the West Coast Landfill (located in Area C). The focus of the work is to determine the composition of material entering both landfills, establish the percentage of divertible materials, and produce garbage composition profiles for each sector (residential, self-haul, and ICI). The OCP may wish to encourage program development and future outreach and education campaigns regarding waste diversion and reduction.
Long Beach Airport Water System Water Emergency Preparedness Plan	January 2023	<p>The ACRD is responsible for providing adequate supplies of clean potable water to its citizens within community water systems, even in the event of an emergency or disaster. Disruptions in water quality and delivery may result from emergencies such as natural disasters, accidents, or intentional acts. The <i>Water System Emergency Response Plan</i> acts as a guide for the ACRD to respond to a water system emergency in the Long Beach Airport's Water Distribution System.</p> <p>The plan outlines actions to provide early response to an emergency condition, ensure that water quality and public health are not compromised, ensure that water for firefighting is available, restore normal water system operation, and protect the natural environment from impacts associated with the system operation in the event of an emergency.</p>

<p>Millstream Water System Asset Management Plan</p>	<p>May 2019</p>	<p>The <i>Millstream Water System Asset Management Plan</i> is part of the ACRD Asset Management program to facilitate informed decision-making and effective allocation of resources for infrastructure. It provides an overview of current state inventory of infrastructure assets, condition assessments, levels of service, and prioritized improvement plans. The purpose of an Asset Management Plan is to deliver sustainable, cost-effective services to ACRD communities in a socially, economically, and environmentally responsible manner, while providing the level of service agreed upon by the Board.</p> <p>Millstream is a small residential community located 3.5 km north of the District of Ucluelet, in Area C. The existing water system was constructed in 1969. The Millstream Water System network includes: a water treatment building, a 650 m³ reservoir, 989 m of A/C Piping, 96 m of PVC Piping, 19 m of corrugated metal piping, 2 fire hydrants, and 43 service connections.</p> <p>The Plan identifies the following recommendations and next steps to improve asset management practices:</p> <ul style="list-style-type: none"> • Increase documented and regimented condition assessments; • Update and monitor asset conditions and rankings on an ongoing basis; • Update and monitor operation and maintenance costs on an ongoing basis; • Update inventory for disposals, additions and changes in useful life; • Implement a system-wide asset ID system for specific components and link with GPS; • Identify funding sources for capital water projects; • Implement ArcGIS using the newly acquired data; and • Create a risk framework and assist in ranking priorities.
<p>Short Term Vacation Rentals Consultation Summary & Recommendations</p>	<p>November 2017</p>	<p>Nightly, weekend, and weekly short term vacation rental (STR) accommodations on residential properties primarily concentrated within the Sproat Lake (Area D), Bamfield and Long Beach (Area C) Electoral Areas, are mainly located on properties not zoned for rental accommodation. The ACRD recognizes that STRs provide economic opportunities</p>

		<p>but also needs to address the public health and safety concerns they may pose and the impact on housing availability.</p> <p>The <i>Short Term Vacation Rentals Consultation Summary & Recommendations Report</i> recommends to:</p> <ul style="list-style-type: none"> • Prepare a policy document for consideration by the Board requiring that Short Term Rental (STR) applications are first considered by Temporary Use Permit (areas that allow for TUP applications would need to be designated in each Electoral Area’s OCP); • Draft an amendment to the Development Procedures Bylaw to increase the application fee for a STR Temporary Use Permit; and • Include a potential increase to bylaw enforcement resources to the 2018 budget discussions.
Short Term Vacation Rentals TUP Policy	January 2018	<p>The intent of the <i>Short Term Vacation Rentals TUP Policy</i> is to provide guidance to the public and the ACRD when considering Temporary Use Permit (TUP) applications for short term vacation rentals (STRs). If the ACRD issues a TUP, a term limit of not greater than three years shall apply (two years in the South Long Beach ‘Area C’ OCP area) to TUPs issued for STR use on land within an OCP area.</p>
Solid Waste Management Plan	November 2007	<p>The Solid Waste Management Plan discusses existing capacity for waste management and initiatives for reducing waste, increasing recycling, and protecting the environment. Solid waste management is a component outlined in the 2024-2027 Strategic Plan under “2.0 Managing our Assets and Infrastructure.”</p> <p>This document outlines the status of solid waste operations in 2006 and presents an updated plan for solid waste management in the ACRD. The Plan includes programs, policies, and infrastructure to meet the objectives of:</p> <ul style="list-style-type: none"> • Reducing the amount of waste requiring disposal; • Increasing the level of recycling activity throughout the regional district; and • Ensuring that any residual waste is disposed of in a manner that protects environmental and social well-being.

		In 2024/25, the ACRD is undertaking a comprehensive review and update of the Solid Waste Management Plan.
Strategic Plan (2024-2027)	February 2024	<p>The Strategic Plan establishes the following objectives to guide future planning and development for Area C:</p> <ul style="list-style-type: none"> • Complete the West Coast and Regional Transit service reviews; • Develop airport development plans in collaboration and/or partnership with First Nations whose land the airport operates on; • Establish policies that provide criteria and process for regional collaboration that fosters the development, effective use of, or climate related upgrades, to new or existing water/sewer utilities; • Develop protocol agreements with regional First Nations communities to support reconciliation and partnering efforts; and • Advance options for legislative change that facilitate the option for adding non-treaty nations to the ACRD Board in accordance with the Declaration on the Rights of Indigenous Peoples Act (DRIPA) legislation.
West Coast Landfill 2023 Annual Report	May 2024	<p>The <i>West Coast Landfill 2023 Annual Report</i> provides a detailed overview of the operations and projects in 2023 and future plans for the West Coast Landfill. The West Coast Landfill is operated by the ACRD and services the District of Tofino, District of Ucluelet, Parks Canada, Area C, and the First Nations communities of the Toquaht, Yuułuʔiłʔatḥ, Ahousaht, Tla-o-qui-aht, and Hesquiaht.</p> <p>Future projects highlighted in the report that may be relevant for the OCP update include:</p> <ul style="list-style-type: none"> • Installation of additional cover buildings for the organics composting facility in 2024; • Onboarding of a waste education group to support in-region waste education efforts; • Update of the Solid Waste Management Plan (SWMP) with further public engagement and development; • Installation of flow monitoring for the leachate system and a 3-phase power upgrade; and

		<ul style="list-style-type: none"> • Future initiatives include an organics ban, construction and demolition waste diversion, and the design of a new leachate treatment facility.
Zoning Bylaw Update	August 2023	<p>The ACRD developed a draft updated Zoning Bylaw that would replace the existing <i>Zoning Bylaw No. 15</i> which was originally adopted in 1973.</p> <p>Updating <i>Zoning Bylaw No. 15</i> with a new comprehensive Zoning Bylaw focused on addressing known problems, improving bylaw components that are unclear, and providing more certainty and relevancy than the current Zoning Bylaw. An updated Zoning Bylaw also aims to better align with and implement policies of the individual area OCPs. The ACRD is currently undertaking updates to the six Electoral Area OCPs prior to revisiting comprehensive updates to the Zoning Bylaw.</p>
Social Development		
Accessibility Plan	2024	<p>The <i>Accessibility Plan</i> for the ACRD outlines a comprehensive approach to improving accessibility across various areas, including services, public spaces, employment, and transportation. Developed in line with the <i>Accessible BC Act</i>, the plan aims to address and remove barriers that affect people with disabilities, fostering an inclusive community.</p> <p>The Plan identifies specific actions to incorporate when developing OCPs in the ACRD, including:</p> <p><u>Information and Communications:</u></p> <ul style="list-style-type: none"> • Ensuring that community engagement and public facing documents are accessible, with options for virtual participation, plain language materials, and accessible meeting formats. • Reviewing current processes for completing plans to better consider and incorporate the unique needs of people with disabilities. This includes: <ul style="list-style-type: none"> <u>Buildings, Infrastructure, and Public Spaces:</u> <ul style="list-style-type: none"> ○ Prioritizing accessible design for infrastructure and public spaces to prioritize physical access and safety, addressing barriers in areas like sidewalks, pathways, and signage. <u>Transportation:</u> <ul style="list-style-type: none"> ○ Integrating accessible and equitable transportation options and considering the needs of users with disabilities.

		<p><u>Emergency Planning:</u></p> <ul style="list-style-type: none"> ○ Planning public education campaigns including how residents and visitors with disabilities can access emergency services and how neighbours can support fellow residents with disabilities in the event of an emergency, as well as about the importance of visual and auditory alarms in key spaces.
Child Care Needs Assessment	2019	<p>Collaborative <i>Child Care Planning Across Alberni-Clayoquot</i> is both a report and a call to action to recognize the importance of appropriate childcare in creating enriching environments for young children and in supporting parents in their employment, education, and other goals, all of which contribute to a strong social and economic fabric. It also recognizes the role that local governments - municipalities, regional districts, Nuu-Chah-Nulth communities and school districts - have in facilitating access to quality childcare.</p> <p>The Area C OCP should include childcare policies which address the top 3 barriers to childcare identified in the study:</p> <ol style="list-style-type: none"> 1. Lack of sufficient childcare spaces, requiring families be put on a waitlist; 2. Cost of childcare relative to household income; and 3. Scheduling of childcare programming which does not align with the families' needs. <p>Area C's current OCP supports home-based occupations but lacks clear statements of support and/or opportunities for amenity provision around child and family services. These policies include:</p> <p><u>4.3.2 Rural Residential Policies:</u></p> <ol style="list-style-type: none"> a) Permitted uses within areas designated Rural Residential include single-family homes, mobile homes and group homes, home based businesses and home industry (see Section 5.10). <p><u>5.10.2 Home Based Business and Home Industry Policies:</u></p> <ol style="list-style-type: none"> a) Home based businesses are permitted in all primary residences (excluding those in Salmon Beach) provided: <ol style="list-style-type: none"> i) such activities result in no noise, light, glare, vibration, fumes, odours, dust or smoke that can be detected from outside the home;

		<p>ii) provision adequate water and sewerage are demonstrated; iii) adequate off-street parking is provided; and iv) the homeowner resides in the residence.</p> <p>The plan also highlights best practices from other municipalities to include in future OCP updates, as follows:</p> <ul style="list-style-type: none"> • Providing grants or tax exemptions to childcare providers; • Making space available in municipal facilities - at nominal or below market rates - for the provision of childcare; • Securing built childcare spaces or cash in lieu from developers through the development approval process; • Providing information/links to childcare resources on their websites; • Providing planning tools to existing and prospective childcare operators; • Establishing family-friendly policies for municipal employees (e.g. compressed work weeks; flexible scheduling to accommodate employees' childcare needs); and • Considering the provision of childcare in the context of neighbourhood planning by evaluating the need for childcare in proposed developments.
<p>Long Beach Electoral Area 'C' Housing Needs Report</p>	<p>November 2021</p>	<p>The Long Beach Electoral Area 'C' Housing Needs Report contains statistics on population, income, and household data for Area C as well as future housing projections.</p> <p>Housing concern trends for Area C include the following:</p> <p><u>Market Rental Housing Availability & Cost</u></p> <ul style="list-style-type: none"> • Primary market data for Tofino and Ucluelet (there is limited rental market data for Electoral Area 'C') indicates that overall rent prices have grown. This trend of growth by unit size, indicates that rents for 1-bedroom may have increased 20%, 2-bedrooms 39%, and 3+ bedrooms 59% since 2012. <p><u>Housing Need</u></p> <ul style="list-style-type: none"> • In 2016, 60 Electoral Area 'C' households (26%) lived in a home that put them outside of their financial means (24% of renters and 25% of owner

		<p>households). Owner households were far more likely to live in overcrowded situations (18%, compared to 12% of renter households). Property condition was more of an issue for renter households (18%, compared to 11% of owner households).</p> <ul style="list-style-type: none"> • With that in mind, as of 2016, about 47% of all renter households in Electoral Area 'C' and 28% of owner households were in Core Housing Need (or 33% overall). Housing hardship was most prevalent among lone parent households as they tend to have lower incomes overall and have increased expenses related to children, which compounds the problem of housing costs. Single/ roommate households also experienced elevated rates of financial difficulty revolving around shelter. <p><u>Changes in Affordability</u></p> <ul style="list-style-type: none"> • By 2016, the affordable cost and actual (median) cost of a home looked to have hit a near equilibrium in Electoral Area 'C'. This would not last, as the difference between the two began to expand. By 2020, the disparity was an estimated \$162,400 difference. In 2020, the median income earning first-time home buyer could afford about 60% of the median home price. • Through community engagement, key concerns identified were housing costs increasing (p. 8) and limited rental options for permanent and seasonal residents (p. 9) <p>The Report proposes the following recommendations and priority actions for improving housing affordability:</p> <ul style="list-style-type: none"> • Deepen housing partnerships and educate residents; • Promote and protect housing affordability in the market; • Work with partners to expand non-market and supportive housing options; • Address growth in population aged 65 years and over; and • Manage growth.
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Transportation		
West Coast Cycling Network Plan	October 2019	<p>The <i>West Coast Cycling Network Plan</i> aims to support affordable and sustainable transportation options within and between communities, through contributing to existing cycling plans for the West Coast (between the District of Tofino and the District of Ucluelet). This plan presents a strategy to develop cycling routes and provide cycling amenities with the objective of supporting community needs and fostering a more sustainable, west coast inspired, tourism experience.</p> <p>The Area C OCP update should reference the West Coast Cycling Network Plan and its recommendations to ensure alignment with the plan’s transportation objectives. The plan specifically includes the following recommendations for the South Long Beach OCP:</p> <ul style="list-style-type: none"> • Require all Recreational Commercial, Parks and Recreation, and any future public or institutional lands to include bicycle parking (bike lockers, racks, etc.); • Amend Section 4.10.2 Port Albion Policies to include “the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure to provide cycling and active transportation infrastructure and signage on Port Albion Road”;

		<ul style="list-style-type: none"> • Amend section 6.2.1 Roads and Transportation Objectives to include “to work with the Ministry of Transportation and Infrastructure and BC Transit on a multi-modal transportation network”; • Amend section 6.2.1 Roads and Transportation Objectives to include “to encourage cycling and active transportation as encouraged transportation options”; • Amend section 6.2.1 Roads and Transportation Objectives to include “to work with the Ministry of Transportation to establish safe cycling and active transportation routes along key identified roadways, including Port Albion Road”; • Amend section 6.2.2 Roads and Transportation Policies to include “the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure to capitalize on any roadway maintenance and construction to improve cycling and active transportation options”; • Amend section 6.2.2 Roads and Transportation Policies to include “the Alberni-Clayoquot Regional District will ensure that cycling, active transportation, and multi-modal transportation plans are not compromised to enhance vehicular transportation”; • Amend section 6.2.2 Roads and Transportation Policies to include “the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure to prohibit parking within constructed or signed cycling routes”; • Amend section 6.2.2 Roads and Transportation Policies to include “the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure and BC Transit to integrate cycling infrastructure with any new transit developments to create an accessible, integrated, and safe multi-modal transportation network”; • Amend section 6.2.2 b) to include “safe pedestrian and cyclist access” to improve the Junction intersection; and
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		<ul style="list-style-type: none"> • Develop bicycle parking guidelines and include requirements for bicycle parking in Community Service, Recreational Commercial, and Parks & Recreation land use designations.
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3.2 SUMMARY OF OTHER RELEVANT PLANS & STRATEGIES

Document	Date	Relevance to Area C
ᑕᑭᑭᑭᑭᑭᑭᑭᑭ (Ahouaht First Nations)		
Strategic Plan	November 2015	<p>The <i>Strategic Plan</i> was developed to guide and highlight the priorities of Ahousaht from 2021 to 2025. Strategies included in the Plan which present opportunities for alignment with policies included in Area C’s OCP include:</p> <ul style="list-style-type: none"> • Improve access to health services through the provision of a remote nurse practitioner and/or general practitioner or doctor and the development of Community e-Health; • Collaborate with the Ministry of Fisheries, Ahousaht Fishing Corporation, Taakwiak, Hawiik Foru, and West Coast Aquatic to develop a protocol agreement related to the conservation and management of local fisheries; • Improve regional waste management, including upgrades to sanitary sewer infrastructure and the development of a composting program; • Undertake infrastructure improvements to improve local roadways and drainage; and • Improve access to educational opportunities throughout the region, including adult education facilities and programming, recreational facilities and programming, and development of a new community facility to function as a library, music hall, and community gathering/cultural space.
ᑭᑭᑭᑭᑭᑭᑭᑭᑭ (Tla-o-qui-aht First Nation)		
Comprehensive Community Plan	October 2022	Tla-o-qui-aht’s <i>Comprehensive Community Plan</i> draws directly from their <i>5 Year Strategic Plan (2019-2024)</i> to provide updated strategic direction for the purpose of guiding future actions and activities for leadership, staff, and the

		<p>community. Goals and actions identified within the Plan (beyond those identified in the Strategic Plan) which may lead to alignment with the similar goals and actions in the OCP for Area C are as follows:</p> <p><u>Culture and Language</u></p> <ul style="list-style-type: none"> • Build a museum to depict the history and art of Tla-o-qui-aht. • Increase art in public spaces. <p><u>Lands and Resources</u></p> <ul style="list-style-type: none"> • Protect old growth, rivers, and ocean ecosystems. • Address climate change in immediate and long-term planning. • Monitor archaeological impacts from development (ensure uncovered artifacts are repatriated appropriately). • Develop a long-term plan to address fish farms and float homes. • Identify priority protection, enhancement, and restoration projects. <p><u>Infrastructure and Public Works</u></p> <ul style="list-style-type: none"> • Conduct regular maintenance and assessments of existing infrastructure. • Improve waste management (recycling and compost programs, roadside pickup, annual spring clean-up, etc.). • Beautify the community. • Improve physical accessibility of the community. <p><u>Housing</u></p> <ul style="list-style-type: none"> • Address housing arrears and housing affordability through partnerships with community services (to address social and financial barriers). • Facilitate improved tenant education and accountability through education/awareness campaigns. <p><u>Emergency Preparedness</u></p> <ul style="list-style-type: none"> • Increase emergency preparedness in all communities, including earthquake and tsunami preparedness. • Increase fire prevention and protection.
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		<ul style="list-style-type: none"> • Increase marine emergency response. • Increase emergency medical response. <p><u>Community Services</u></p> <ul style="list-style-type: none"> • Increase food security by providing food education/skills opportunities. • Provide pregnancy and attachment support with community partners. • Develop outdoor community gathering spaces. • Increase medical resources for the community through partnerships. <p><u>Community Safety and Justice</u></p> <ul style="list-style-type: none"> • Work with the community to identify ways to increase community safety.
5 Year Strategic Plan (2019-2024)	November 2019	<p>The <i>5 Year Strategic Plan (2019-2024)</i> was developed to provide strategic direction to Tla-o-qui-aht Leadership, staff, and community from 2019 to 2024. Strategies included in the Plan with potential for alignment with policies included in Area C’s OCP include:</p> <p><u>Culture and Language</u></p> <ul style="list-style-type: none"> • Work towards building a culture and language resource centre and gathering place; • Develop multi-lingual signage and way-finding; <p><u>Lands and Resources</u></p> <ul style="list-style-type: none"> • Develop a Development Referral System (consider opportunities to engage this Development Referral System to support true consultation and accommodation prior to development). • Develop and construct high quality fishery. <p><u>Housing and Infrastructure</u></p> <ul style="list-style-type: none"> • Assess infrastructure and facility needs to facilitate project prioritization. • Research the option to potentially develop a Tla-o-qui-aht Housing Authority (consider opportunities to develop a

		<p>collaborative/regional Housing Authority for the purpose of improving access to resources and supports related to housing).</p> <ul style="list-style-type: none"> • Improve waste management. • Improve access to information systems. • Increase emergency preparedness. <p><u>Community Services</u></p> <ul style="list-style-type: none"> • Build an elders facility. • Increase transportation options. • Improve access to health services, including mental health services. <p><u>Education</u></p> <ul style="list-style-type: none"> • Build an Education Centre and/or local elementary school. • Develop partnerships and MOUs with post secondary schools. • Develop an adult education program. <p><u>Community Safety and Justice</u></p> <ul style="list-style-type: none"> • Continue to build relationship and work with the RCMP and other community partners. <p><u>Economic Development</u></p> <ul style="list-style-type: none"> • Research and develop sustainable business opportunities – trades, campground. • Develop Value Added Forestry and Fisheries.
tuk^waa?ath (Toquaht Nation)		
Official Community Plan Act	October 2023	<p>The <i>Official Community Plan Act</i> establishes a long-term vision and associated objectives to guide the direction of land use for Toquaht Nation. The Act establishes four land use designations (Home Lands, Protected, Working Lands, and Foreshore and Marine), each of which has its own management objectives, supported activities and uses, and policies.</p> <p>Management objectives included in the Act which could be similarly reflected in the OCP for Area C are as follows:</p> <ul style="list-style-type: none"> • Protect and steward sensitive traditional sites and culturally important areas;

		<ul style="list-style-type: none"> • Protect archaeological sites; • Support traditional and cultural activities; • Protect the land and water, including old growth forest areas, fish sensitive watersheds, and riparian areas around streams and waterways; • Encourage a diversity of housing options and tenures to meet a range of needs, including families with children, individuals, couples, youth, and Elders; • Anticipate future housing needs; • Support wellbeing through the provision of recreation and gathering spaces, cultural and educational spaces, and other amenities and services; • Support local and home-based businesses; • Manage and steward natural resources (including forestry, value-added light manufacturing, value-added forestry processing, and green power generation) for future generations; • Ensure natural resource or forestry operations meet the highest possible environmental standards; and • Maintain a healthy foreshore environment where ecosystems and cultural sites remain intact; Manage and steward the foreshore for future generations. <p>As well, the Act includes development guidelines for four ‘guideline areas’: environmental protection, cultural protection, hazards (coastal, steep slopes, wildfire), and residential and commercial development – all of which should align with future land use policies/objectives and DPA guidelines included in the OCP for Area C.</p>
Strategic Plan (2021-2024)	2021	<p>The <i>Strategic Plan</i> was developed to guide and highlight the priorities of Toquaht Nation from 2021 to 2024. Goals included in the Plan which present opportunities to align policies within Area C’s OCP include:</p> <ul style="list-style-type: none"> • Provide additional housing opportunities for citizens and workforce (create a multi-year Housing Strategy);

		<ul style="list-style-type: none"> • Improve connectivity (secure consistent, strong, and reliable high-speed internet and telephone services; lobby for services); • Update Economic Development Plan/Employment Strategy; • Enhance support to and engagement of Elders; • Enhance programs and services for children, youth, and families (create and implement Children and Youth Program); and • Support access to Mental Health Services (create strategy for citizens who live away from home; work with service providers to bring more supports to community).
Yuufu?iif?ath Government		
5 Year Community Health Strategy (2019-2024)	May 2019	<p>The <i>5 Year Community Health Strategy</i> outlines health and wellness priorities and areas for action based on the input and vision of Yuufu?iif?ath citizens. Goals included in the Strategy which can be complemented by similar policies in Area C's OCP include:</p> <ul style="list-style-type: none"> • Improve and increase access to health services (including development of a healthcare facility and recreational facilities); • Increase supports for wellness and mental health; • Improve local infrastructure; • Explore opportunities to increase transportation options, including buses, shuttles, and water taxis; • Increase monitoring and enforcement of local bylaws; and • Explore opportunities to develop community spaces, including a facility for seniors.
Official Community Plan Act	February 2017	<p>The <i>Official Community Plan Act</i> establishes a long-term vision and associated objectives to guide the direction of land use for Yuufu?iif?ath. Goals identified in the Act that could be complemented by similar objectives within the OCP for Area C are as follows:</p> <ul style="list-style-type: none"> • Through management of lands and resources, [Yuufu?iif?ath] will shape a thriving economy that provides tax revenues, income, and long-term prospects for individuals and [the community as a whole];

		<ul style="list-style-type: none"> • All decisions made will respect the environment, special features, animal life, and the landscape; and • All culturally significant lands will be protected now and in the future: no form of development will be permitted that will harm these lands or features. <p>Additionally, the Act includes DPA guidelines for riparian areas protection, natural hazards areas protection, and coastal protection – all of which should align with future DPA guidelines included in the OCP for Area C.</p>
West Coast Housing Need and Demand Study	November 2021	<p>The <i>West Coast Housing Need and Demand Study</i> provides a qualitative analysis of current and future housing demand for Yuułu?it?ath Government, with a particular emphasis on the Village of Hitacu. Information presented in the Study includes Census Data and key findings from engagement with the community, as follows:</p> <ul style="list-style-type: none"> • There is significant and growing demand for Yuułu?it?ath citizens to have affordable housing on Nation lands (waitlists for affordable housing are rarely below 30 people; in Hitacu, this accounts for approximately 10% of the total population); • Servicing pressures, financing challenges, and the high cost of building pose as major barriers to development; • Internal capacity challenges are also a considerable constraint to developing more housing on Treaty Settlement Lands; and • Housing and economic development are interrelated; despite an expressed desire from Yuułu?it?ath Citizens to move back to Treaty Settlement Lands, they are prevented due to the lack of housing and employment opportunities. <p>Yuułu?it?ath Government also highlights that they are well-positioned to contribute to Regional Collaboration and are interested in partnering with other governments and/or organizations to develop land assets to better meet local and regional housing needs while also growing their economy.</p>
Other		

<p>Clayoquot Sound Biosphere Region’s Vital Signs</p>	<p>2023</p>	<p>The <i>Clayoquot Sound Biosphere Region’s Vital Signs Report</i> provides a snapshot of local communities and ecosystems. This report brings together data from a variety of sources to describe the health of the region in its broadest sense, encompassing education, housing, youth, the environment, economy, and more. The report helps the ACRD gauge where the region stands in achieving sustainability in all its forms: cultural, social, economic, and environmental.</p> <p>The report highlights the following environmental conditions relevant to Area C:</p> <ul style="list-style-type: none"> • Salmon are threatened by increasing temperatures which result in more exposure to predation, marine contaminants, diseases, and invasive species; • Attention to shorebird habitats, amphibian monitoring, and sea star wasting syndrome is necessary; • Infrastructure and sustainability in the Clayoquot Sound Biosphere Region requires improvement (e.g. number of electric vehicle charging stations, main mode of commuting, transportation inequality, marine debris recycling infrastructure); • Maternal health, emergency room admissions, regional health priorities, inclusion and accessibility, substance use, and access to healthy food can all be improved; and • Truth and reconciliation efforts should be prioritized, including further understanding on residential schools in the region.
<p>West Coast Land Use Demand Study</p>	<p>March 2021</p>	<p>The <i>West Coast Land Use Demand Study</i> is a strategic analysis of current land use, vacant or underdeveloped land supply, and future growth and land demand. The Land Use Demand Study includes a thorough analysis of land use demand and growth in the Districts of Ucluelet and Tofino, and possible implications of growth on infrastructure and servicing, with the goal of supporting strategic decision-making and long-range planning for land development and infrastructure in the region.</p> <p>In comparison to both Ucluelet and Tofino, the ACRD has abundant underutilized and vacant lands, however these lands are largely constrained by</p>

		<p>infrastructure and limited access to remote locations and therefore have lower development potential than other lands considered through this Study. Available underutilized lands in the West Coast Region of the ACRD are primarily focused around four locations: Salmon Beach, Port Albion, Long Beach Airport, and Millstream, and comprise approximately 202 acres of land.</p> <p>Some of the land development options identified in the study for Area C focused on industrial lands, include:</p> <p><u>Airport Lands</u></p> <ul style="list-style-type: none"> • The four properties around Long Beach Airport (p. 80), along Airport Road, were considered to have the highest potential opportunities to expand industrial land use supply in the West Coast Region. <p><u>Tofino-Ucluelet Highway Property (North)</u></p> <ul style="list-style-type: none"> • The vacant site near the Tofino-Ucluelet Highway close to the Port Albion Road junction is designated for industrial use and has waterfront access along the northern shore of Ucluelet Harbour, but has notable environmental value and may not be ideally suited for industrial development. <p><u>Tofino-Ucluelet Highway Property (South)</u></p> <ul style="list-style-type: none"> • Lands currently zoned “Industrial Storage” and “General and Service Commercial” identified as potential for light industrial development, service commercial business looking to attract visitors, or storage given the central location.
<p>Transportation Plan – District of Ucluelet</p>	<p>October 2011</p>	<p>The <i>District of Ucluelet Transportation Plan</i> provides background information on transportation and travel in Ucluelet (predominantly vehicle-oriented) and walking environments. The Transportation Plan aims to:</p> <ul style="list-style-type: none"> • Develop a framework for safe and efficient movement of people and goods within the District; • Identify and prioritize transportation infrastructure needs within the District;

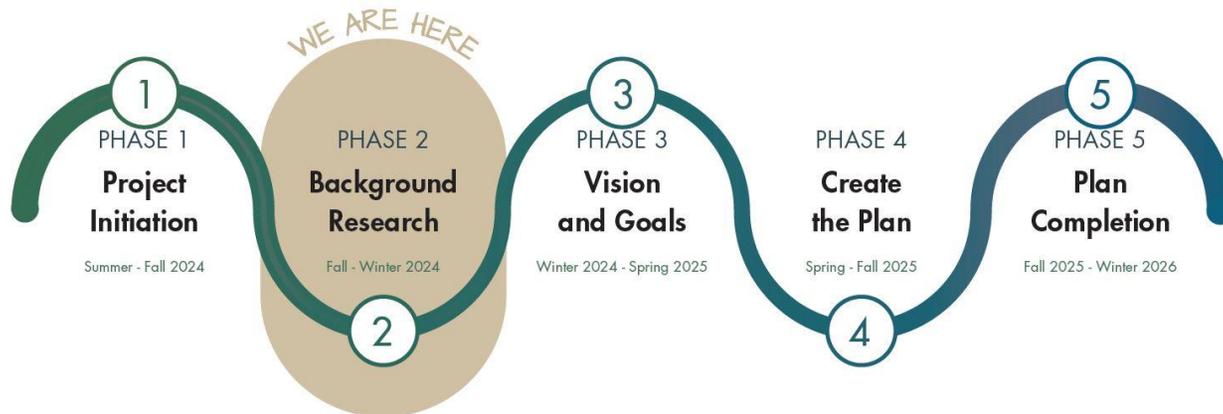
		<ul style="list-style-type: none"> • Develop a network of safe bicycle and pedestrian routes into and throughout the District; • Encourage active forms of transportation as a viable and routine alternative to the private automobile to reduce GHG emissions; and • Integrate transportation and land use management initiatives to help sustain a compact and walkable community. <p>While the plan is nearly 15-years old, the region’s transportation context largely remains the same and the OCP update should consider integration of transportation networks with Ucluelet and accessibility.</p>
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4. ENGAGEMENT SUMMARY REPORT

In Summer 2024, the ACRD began the process of updating the South Long Beach (Area C) Official Community Plan (OCP). An OCP establishes a community vision over a short (five year) and long term (10 to 20 year) period while addressing topics such as land use, housing, growth, and the environment. An OCP helps determine where people will live, work, and play, and how they move around.

Since starting the Area C OCP update process, the ACRD has undertaken a variety of engagement initiatives. This report will provide an overview of the community engagement that occurred in Phase 1 and 2 of the Area C OCP Update Project.

4.1 TIMELINE



4.2 PHASE 1 & 2 COMMUNICATIONS & ENGAGEMENT OVERVIEW

ACRD staff have completed the following communications and engagement activities during Phase 1 and 2 of the Area C OCP Update Project.

PHASE 1

Phase 1 included project initiation:

- Project introduction letters mailed to First Nations (Toquaht Nation, Tla-o-qui-aht First Nation, Ucluelet First Nation, Ahousaht First Nation, and Hesquiaht First Nation).
- Area C OCP Update Project in Let's Connect ACRD (<https://www.letsconnectacrd.ca/area-c-ocp>).
- "Ask a Question" in Area C OCP Update Project in Let's Connect.
- Flyer mailouts to Salmon Beach, Ittatsoo Bay, Port Albion, and Millstream communities.
- ACRD Regional Government Partners Newsletter advertising (to First Nations and other agencies and organizations).
- ACRD Keeping You Connected Newsletter (formerly Around Our Region) advertising (October 2024 edition).
- Tuff City radio advertising.
- Social media posts on Facebook, Twitter, and Instagram.
- Flyers displayed at ACRD Solid Waste Management Plan engagement.

PHASE 2

Phase 2 includes background research:

- Ucluelet Co-op General Store pop-up event, held on Wednesday, November 6, 2024.
- Ongoing online engagement through Let's Connect ACRD.
- Ongoing promotion and advertising.

ENGAGEMENT APPROACH

Phase 1 and 2 of the Area C OCP Update Project focused on:

1. Introducing the project to the community.
2. Gathering initial input on key issues and opportunities in Area C.
3. Generating community engagement and ownership over the Area C OCP update.

Visioning questions were posted on the Area C OCP Update Project page on September 16, 2024, to gather input. These questions were also available in physical form during the November 6, 2024, Ucluelet Co-op General Store pop-up event.

The visioning questions are:

1. What do you appreciate about Area C?
2. What is missing in Area C?
3. What changes would you make to Area C?
4. How do you want Area C to look in 10 years or more?

4.3 WHAT WE HEARD

The following is a preliminary list of key themes identified by community members during Phase 1 and 2 engagements. These topics are not intended to be comprehensive but are instead to be discussed in future conversations with the community.

- **Protect the Environment:** Residents are concerned about climate change and are passionate about protecting the natural environment. Natural assets in the OCP area include, but are not limited to, Millstream, Salmon Beach, Ittatsoo Bay, and a considerable portion of the Ucluelet Inlet.
- **Support Housing Availability:** Residents want more affordable and attainable housing in Area C. Housing choices should consider the existing character of the community and suit diverse residents' needs.
- **Improve Transportation:** Transportation should be eco-friendly and safe. Biking trail networks and other active transportation assets are valued by community members.
- **Increase Access to Recreational Assets:** Improving public access to recreational assets such as beaches and children's play spaces can increase community wellbeing.
- **Preserve Neighbourhood Character:** Residents want future growth to be compact to ensure that their neighbourhood's character and natural assets are protected.

4.4 UCLUELET CO-OP GENERAL STORE POP-UP EVENT

On November 6, 2024, ACRD staff hosted a pop-up event at the Ucluelet Co-op General Store. This pop-up event offered the public an opportunity to have one-on-one conversations with staff to learn about the project in more detail.

Community members were encouraged to place a dot on a map to show where they live ([Figure 10](#)), and a poster board sharing project information was displayed ([Figure 11](#)). Project visioning questions were printed for community input, and a sign-up sheet for receiving project updates was included at the event. Various promotional merchandise, such as business cards, bookmarks, and stickers, were also available for community members to take home.

A total of 25 community members interacted with staff at the pop-up event table. Nine residents took project business cards, and eight residents signed up to receive project updates. By the end of the engagement, the community map had a total of nine stickers with many residents coming from the communities of Port Albion, Millstream, and Ucluelet.

4.5 HOW INPUT WILL BE USED

Input from community members will inform many aspects of the draft OCP, including but not limited to, its vision and goals, community growth, and policies.

4.6 WHAT'S NEXT

A variety of engagement events and activities, including surveys and open houses are coming in 2025!

You can stay tuned for project updates by visiting: www.letsconnectacrd.ca/area-c-ocp.

FIGURE 8. AREA C OCP MAP - PLACE A DOT WHERE YOU LIVE



FIGURE 9. ENGAGEMENT DISPLAY BOARD AT POP-UP EVENT

What's the future for Area C?

|

AREA C OFFICIAL COMMUNITY PLAN UPDATE



The Alberni-Clayoquot Regional District (ACRD) is starting the process to complete a full-scale update of the Area C (South Long Beach) Official Community Plan.

WHAT IS AN OFFICIAL COMMUNITY PLAN?

An Official Community Plan (OCP) is a long term vision for the community that determines where people will live, work, and play, and how they move around.

The OCP provides a vision and framework to guide land use decisions for the next five to 20 years for topics like housing, climate change, environment, transportation, growth, and protection of natural and archaeological features.

WHY UPDATE THE PLAN NOW?

The current OCP was adopted in 2007 and has influenced local land use for over 17 years.

WHAT DOES THIS MEAN TO YOU?

It's important that the community vision in an OCP is created with and supported by the community. An OCP influences the neighbourhoods you live in, for topics like where parks are located, the types of homes that are built, and how the environment is protected.

The OCP will also influence regional land use, so it's important that community and First Nation members are involved throughout the update process.

PROJECT PROCESS & TIMELINE

The OCP is being updated over the following phases:



HOW CAN I GET INVOLVED?

Each phase of the project will include community involvement and input. Community members are encouraged to get involved and stay connected by following the project page: letsconnectacrd.ca/area-c-ocp

WHAT'S NEXT?

A Background Research Report is currently being developed, and will be available on the project page in Winter 2024. Stay tuned for a variety of engagement events and activities, including surveys and open houses coming in 2025!



STAY CONNECTED

W: letsconnectacrd.ca/area-c-ocp | E: ocp@acrd.bc.ca | P: 250-720-2700



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

AREA C (SOUTH LONG BEACH) OFFICIAL COMMUNITY PLAN UPDATE

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AREA C OCP UPDATE | BACKGROUND RESEARCH REPORT | ACRD | DECEMBER 2024 | 47

5. KEY CHALLENGES, OPPORTUNITIES & PRIORITIES FOR AREA C

The following section builds on the review of Area C’s community context, existing ACRD plans and strategies, and plans and strategies from external partners to provide an overview of key challenges, opportunities, and priorities for the development of the updated Area C – South Long Beach OCP.

5.1 CHALLENGES

Current and potential future challenges that may inform the update of the Area C OCP include:

1. Alignment with Regional Goals and Consideration for Zoning Bylaw Updates

- It is understood that the ACRD’s priority for community planning projects is to complete comprehensive reviews and updates to all six Electoral Area OCPs prior to considering an updated regional Zoning Bylaw. Developing individual OCPs allows for tailored planning that addresses the unique needs, characteristics, and priorities of each community. This can lead to more effective and relevant overarching policies and regulations that reflect local values and aspirations. However, it is important to align the individual OCP with broader regional goals and objectives in the ACRD to ensure the Area C OCP can be coordinated with other area OCPs and aligned with future Zoning Bylaw updates.

2. Challenges Associated with Rural and Remote Communities

- Communities in the Area C region are difficult to reach, with several communities only accessible by remote logging roads, water taxi, or float plane. The OCP update needs to consider the unique challenges with access and navigation due to the region’s complex geography by incorporating policies to improve accessibility.
- Permanent residents are reliant on surrounding economic hubs such as the Districts of Tofino and Ucluelet or the City of Port Alberni for services. The updated OCP should consider opportunities to enhance service delivery for services that residents access frequently, especially during winter months when road conditions worsen.

3. Infrastructure Limitations

- The ACRD provides limited infrastructure in the West Coast region since most development in these areas is rural and dispersed. Areas with more existing development, such as Millstream, is connected to ACRD-managed water infrastructure with no community sewer service. This limited servicing and the rural nature of the region means that many of the vacant and underutilized sites are unlikely to benefit from many community services. The OCP update will need to consider the challenging nature of establishing new services in a regional district, where new servicing infrastructure cannot be created without an establishing bylaw supported by the community.

- Logging roads in Area C are currently maintained and funded by the Ministry of Forests and Barkley Community Forest Corporation, however, this funding is not guaranteed to continue. Road degradation that may result from a lack of funding is a concern for those reliant on these roads to access their community.

4. Housing Affordability

- Though still less expensive than other communities in the broader region, there is a significant and growing housing affordability gap in Area C, particularly for younger people trying to enter the ownership market and older residents worried about their ability to downsize and remain in their community. In addition, the cost, availability, and condition of rental units in Area C are common challenges for permanent and seasonal residents. The OCP update will need to include housing policies that facilitate development of affordable housing.

5. Natural Hazards and Environmental Sensitivity

- Area C is subject to natural hazards, including tsunamis, earthquakes, landslides, and severe weather events such as extreme heat, prolonged freezing temperatures, or excessive precipitation and associated flooding. As well, the region includes many environmentally sensitive areas and habitats, such as wetlands, estuaries, watersheds, old growth forest management areas, and salmon spawning areas. The OCP update needs to include policies and objectives that address the Area C's unique natural features.
- Drought is a natural hazard in Area C due to the community's reliance on wells. During the summer of 2023, numerous wells ran dry, resulting in residents needing to find other water sources for their daily needs.

6. Development Costs

- The cost to build on the West Coast is higher than ever due to limited land availability, lack of servicing capacity, and construction costs. Additionally, the cost of getting building materials delivered to a remote site is significantly higher than delivery to non-rural communities such as Ucluelet or Tofino. These factors make the development of housing, infrastructure, and services in the West Coast more difficult compared to other parts of the province.
- Insurance costs in Area C are becoming increasingly unaffordable due to a lack of services, such as fire protection.

5.2 OPPORTUNITIES

The following list identifies opportunities to address in the Area C OCP:

1. Enhanced Transportation Infrastructure

- The West Coast Cycling Network Plan's recommendations provide an opportunity to develop a comprehensive multi-modal transportation network for Area C's West Coast, connecting Tofino and Ucluelet. The plan provides clear active transportation policy directives that can inform transportation and sustainability policies throughout the OCP update. This includes

integrating cycling infrastructure with new transit developments, establishing safe cycling and active transportation routes, and improving pedestrian and cyclist access at key intersections.

2. Development Permit Areas

- Develop a spatially-based Wildfire Development Permit Area as a means of encouraging the use of fire-resistant exterior construction materials for new construction, imposition of minimum setbacks from forested edge and top of slope (based on FireSmart principles), and use of FireSmart landscaping.
- Review Area C's existing Development Permit Area guidelines to include policies relevant to updated information about areas susceptible to wildfires, earthquakes, and hurricane/high winds to ensure that development is done safely within areas where there is a natural hazard risk, as well as archeologically sensitive areas to ensure considerations are made for development on lands where these sites are present.

3. Planning for Climate Change Adaptation

- The District of Tofino and the District of Ucluelet have led the way in the region for prioritizing climate change resiliency as a foundation guiding principle and adopting an ambitious Climate Action Plan, respectively. The Area C OCP update is an opportunity to include climate change adaptation principles and actions to address the highest climate risks over the short-, medium-, and long-term.

4. Infrastructure

- Critical infrastructure in Area C includes Long Beach Airport, Port Albion Dock, Millstream Water System, BC Hydro Substation, Ittatsoo Bay and Salmon Beach boat launch, and emergency supplies on Mount Ozzard (owned by the District of Ucluelet). Climate resiliency policies for updating critical infrastructure could include seismic upgrades; fire-resistant construction materials, building design, and landscaping; and conducting formal FireSmart assessments to critical infrastructure.
- The new OCP can include policies which enhance emergency services in Area C and reduce reliance on services provided by the District of Ucluelet.

5. Environmental Protection

- Develop policies to guide sustainable land use practices which minimize environmental impact. This includes implementing buffer zones around sensitive areas, controlling pollution, and encouraging sustainable forestry practices.
- Consider designating environmentally sensitive areas such as wetlands, estuaries, and old growth forests as protected zones to help preserve critical habitats and biodiversity (i.e. near-shore sea grass and kelp forests).

6. Land Development Potential

- The OCP update is an opportunity to review the development potential of Area C to meet the needs of community residents. By reviewing underutilized lots, zoning restrictions, and servicing limitations, the OCP update can outline policies that guide growth appropriately based on areas with development potential and market interest.

5.3 POTENTIAL PRIORITIES FOR COMMUNITY DISCUSSION

Based on the background review provided in this report, the following list identifies potential priorities for the Area C OCP update that will be reviewed with the community and First Nations:

1. Housing Policies

- Housing affordability for ownership and rental is a growing priority within Area C for permanent and seasonal residents. Cost, availability, and housing stock conditions are important factors to consider. The OCP update will need to prioritize policies and actions for improving housing affordability such as promoting and protecting housing affordability in the market, deepening housing partnerships, educating residents, working with partners to expand non-market and supportive housing options, addressing growth in population aged 65 years and over, and managing growth.

2. Short Term Rental Accommodation

- Area C has a large share of the short-term vacation rental accommodations on residential properties in the ACRD. With the implementation of the *Short Term Vacation Rentals TUP Policy*, the ACRD has direction for issuing Temporary Use Permits to allow for short term rentals. The OCP update is an opportunity to review how the TUP designations in the current OCP are working, and to identify potential policy updates to ensure that STRs provide sufficient economic opportunities in an area that relies on tourism. STRs should also address the limited availability and affordability of housing for permanent and seasonal residents, as well as the public health and safety concerns they may pose.

3. Economic Development and Employment

- Area C has many seasonal businesses, vacation homes, and tourist accommodations that affect local job markets. Due to the seasonal nature of tourism, developing policies that support stable employment opportunities is a key priority for the OCP update.
- The OCP update has the opportunity to promote a diversified economy that is less reliant on the tourism industry.
- Permanent residents in Area C often rely on nearby economic hubs like Tofino, Ucluelet, or Port Alberni for services. Identifying opportunities for land development and sustainable growth to support the growing tourism industry while supporting the needs of permanent residents, seasonal residents, and local businesses will be an important objective for the OCP update.

4. Emergency Preparedness and Public Safety

- A critical priority for Area C continues to be hazard, risk, and vulnerability monitoring. The current OCP Natural Hazard Area identifies hazards as lands that are subject to forest fires or tsunami inundation, lands that are within the floodplain, and lands and slopes that are or may be unstable and susceptible to erosion, subsidence, slumping, slippage or sloughing. The OCP

update will need to be informed by the most recent hazard and risk assessment information from documents such as the *Hazard, Risk & Vulnerability Assessment*.

- Building community resiliency through risk mitigation strategies, risk reduction, and emergency preparedness will be a priority for the OCP update. Considerations for hazard and risk reduction and mitigation strategies will need to be incorporated into the OCPs' objectives and policy directives such as public awareness and education, legislation and planning, critical infrastructure updates, interagency cooperation, cross-training, emergency planning, and vegetation management.
- Due to the remoteness of many communities and areas in Area C, accessing remote or at-risk populations during emergencies and/or natural disasters is challenging. The OCP should note considerations for protecting the safety of vulnerable persons (i.e. isolated persons, unhoused persons) for Area C in the event of an emergency or natural disaster.

5. Reconciliation and Partnerships

- Reconciliation and partnering efforts with First Nations have been identified as a priority in the ACRD Strategic Plan (2024-2027). The OCP update should include reconciliation objectives and policies to support meaningful partnerships with regional First Nation communities.
- The Long Beach Airport, located on First Nation land but owned by the ACRD, is identified as an opportunity for development and expansion. Collaboration and/or partnership with neighbouring First Nations will be a priority in the OCP update.
- The OCP update is an opportunity to establish policies that provide criteria and process for regional collaboration that fosters the development, effective use of, or climate related upgrades to new or existing water/sewer utilities.
- Collaborate with local First Nations and other partners such as the Department of Fisheries and Oceans (DFO), Ahousaht Fishing Corporation, and West Coast Aquatic on shared interests and advocacy efforts to inform fish habitat and sensitive ecosystem protection, as well as economic development.

6. Age-friendly Community Priorities

- The ACRD is growing, aging, and changing, with Area C representing a slightly younger population than that of both the province and the ACRD's other Electoral Areas. Given that Area C's population is distributed relatively evenly across age groups compared to other Electoral Areas, the Area C OCP needs to consider opportunities to accommodate growth which will support residents at all ages and stages of life.

7. Maintain Rural Characteristics

- Feedback from ACRD residents through a variety of recent community engagement events related to the OCP update shows a desire to maintain rural characteristics. This could mean adapting a community-focused approach to the OCP update process and ensuring the updated OCP includes flexible land use regulations that support sustainable rural development.

8. Park Expansion and Improvements

- A priority for the OCP update will be to continue to build or assist in building, acquiring, and providing for park improvements and equitable access to parks. OCP policies can support the ACRD's goals of pursuing land acquisitions to expand parks,

promoting economic development through tourism, and creating sustainable planning and management strategies for park facilities.

9. Accessible Transportation

- Due to Area C's rural nature and current reliance on vehicles to access services from nearby hubs like Tofino, Ucluelet, or Port Alberni, integrating accessible and equitable transportation options will be a priority for the Area C OCP.

10. Climate Change Adaptation

- The Area C OCP update should incorporate the latest climate risk assessments for the region and establish policies and principles to ensure effective adaptation to climate change.

Long Beach Airport – Water System Improvements and Investments Update

We would like to highlight the improvements and investments made at the Long Beach Airport over the past few years. These enhancements are required to ensure reliable and high-quality water supply and fire protection for the leaseholders and Airfield.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Phase 1: Fire Flow Upgrade Project 2022

In 2022, the Alberni-Clayoquot Regional District (ACRD) completed Phase 1 of the Fire Flow Upgrade Project at a value of over \$800K. This phase included the installation of a new, upgraded watermain as part of our buried infrastructure. This upgrade was essential for improving the fire flow capacity, ensuring that our community is better protected in the event of a fire.



(Left) Crews work on the trench for the water main through the gully and the trestle network. (Right) Working on the Parks Canada emergency connection, looking west.

Phase 2: Pumping and Treatment Building (2023)

Phase 2 of the project began in 2023 and involved the construction of a new pumping and treatment building adjacent to the existing reservoir at a project cost of \$1.3M. This included:

- A pipe connection from the existing reservoir to a new wet well.
- Installation of a 208V supply and SCADA control loops in underground ducting from the new pump house to the existing treatment building.

The new system is designed with sufficient capacity for future expansion, ensuring that we can meet the growing needs of airport. This phase is will be completed by March 31, 2025.

Phase 3: Backup Generator and Protective Services (2024)

Phase 3 includes the installation of a backup generator at a value of \$460K, also to be completed by spring 2025. This generator will maintain the water system pressure during power outages, significantly enhancing service levels and fire protection at the airport.

Long Beach Airport – Water System Improvements and Investments Update



(Left) Interior of the new pump house that now serves the Long Beach Water System. (Right) Exterior view of the building.

Phase 4: Domestic Pumps Upgrade (2025)

The final phase of these upgrades, Phase 4 will include the replacement and relocation of the domestic water pumps that provide the day-to-day demands of the water system users. The existing pumps are nearing the end of their useful life and will be replaced with new equipment in the newly constructed pumphouse building. The estimated cost of this project is \$250K.

Funding

Although the ACRD has been successful in receiving over two-thirds grant funding, totalling \$1.5M in dollars, an additional \$1M was provided from the Capital Reserve. This reserve account is majority funded by taxpayers on the West Coast, who contribute more than \$560K each year to support airport operations and capital renewal.

The ACRD is working towards diversifying revenues for funding these important projects including updating lease rates to market rate, supporting development to increase the number of leased properties at the site, and focusing on other funding streams such as fees from parking and utilities fees for users of each system.

These capital improvements are crucial for maintaining and enhancing the reliability and safety of our water system. The investments we are making today will ensure that the airport has access to a dependable water supply for years to come.

For problems with the Long Beach Water System please call:

During regular hours: 250-725-3751

After hours emergency: 250-206-3794

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For information on your account contact:

ACRD Office

250-720-2700 or online at

acrd.bc.ca/long-beach-airport-water-system