

OCP REFERRALS CORRESPONDENCE

ACRD Protective Services	Yes	May 29, 2026
ACRD Regional Fire Services	No	N/A

From: [Shawna Plante](#)
To: [OCP Shared](#)
Cc: [Sunny Dhaliwal](#); [Ashley Van Acken](#); [Carey Cunneyworth](#); [Spencer Touchie](#); [Serena Manhas](#); [Brooke Eschuk](#)
Subject: Draft Area "C" OCP - YG Comments
Date: April 13, 2026 4:12:54 PM
Attachments: [Outlook-r0qlxf1x.png](#)
[2026-04-13 - YG Comments on ACRD Draft Area C OCP.pdf](#)

[CAUTION] This email originated from outside of the ACRD

Good afternoon,

Please find enclosed YG's comments on the ACRD Draft Area "C" Official Community Plan.

Thank you for the opportunity to review and provide input.

Sincerely,

λ?eekoo λ?eekoo



Shawna Plante

She/Her/Elle

Referrals Analyst

Çatinkin?aaata (we are always connected) - Intergovernmental Affairs

P 250.880.0116

MAILING Yuulu?ii?ath Government - Ucluelet First Nation. PO Box 699. Ucluelet. BC. V0R 3A0

PHYSICAL Yuulu?ii?ath Government - Ucluelet First Nation . Cix?atin Centre . 700 Wya Road . Hitacu . BC . V0R 3A0

www.ufn.ca



Yuutu?it?ath

April 13, 2026

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

VIA EMAIL TO: ocp@acrd.bc.ca

Dear ACRD Planning Team,

RE: Comments on Draft Area C (Long Beach) Official Community Plan

On behalf of Yuutu?it?ath Government (YG), please find enclosed our comments on the Draft Area C (Long Beach) Official Community Plan (OCP).

YG appreciates the opportunity to review and provide input on the Draft OCP. We recognize the significant work undertaken by the Alberni-Clayoquot Regional District (ACRD) to develop a plan that reflects the values and priorities of the region, and we welcome continued engagement as this work progresses.

As a neighboring government, YG approaches this review from a government-to-government perspective, grounded in our responsibilities to our *ḥaḥuufi* and our interests in the stewardship of lands, waters, and resources within our traditional territory. Our comments are intended to support the development of a Plan that reflects strong environmental stewardship, recognizes Indigenous governance and relationships to the land, and supports coordinated planning across jurisdictions.

We aimed to provide comments that are constructive and forward-thinking, with a focus on opportunities to strengthen the OCP, including through enhanced clarity around engagement, environmental protection, and long-term sustainability.

YG also sees value in continuing broader discussions with ACRD regarding how our governments can work together in land use planning processes moving forward, including early engagement, information sharing, and opportunities for collaboration where appropriate.

We look forward to ongoing dialogue and collaboration with ACRD as the Draft OCP advances.

Sincerely,

Ashley Van Acken
Director of *Ṣatinkin?aaḥa* (we are always connected) - Intergovernmental Affairs
Yuutu?it?ath Government - Ucluelet First Nation



cc: Sunny Dhaliwal, CAO - Yuułuʔiłʔatḥ Government - Ucluelet First Nation

Carey Cunneyworth, Director of ḥaahuupačakukqinʔaala (Always our teachings) - Culture, Language & Heritage - Yuułuʔiłʔatḥ Government - Ucluelet First Nation

Spencer Touchie, Director of Capital Infrastructure, and Assets Management - Yuułuʔiłʔatḥ Government - Ucluelet First Nation

Serena Menhas, Planner I – ACRD - smanhas@acrd.bc.ca

Brooke Eschuck, Planner I – ACRD - beschuk@acrd.bc.ca

From: [Brett Freake](#)
To: [Kylie Pettifer](#); [OCP Shared](#)
Cc: [Alex Dyer](#); [Elyse Goatcher-Bergmann](#); [Joseph Rotenberg](#)
Subject: RE: Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: April 22, 2026 2:52:59 PM
Attachments: [image001.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image012.png](#)
[Draft Area C OCP for Public Review - March 2026 with feedback.pdf](#)

[CAUTION] This email originated from outside of the ACRD

Hi Kylie,

Please see the attached document with our feedback. We would be happy to meet with you to review the comments if that would be helpful.

If possible, I would also appreciate a walkthrough of the land use designations and the changes made from the current OCP, with a particular focus on the Comprehensive Development Area, Residential, Rural, and Salmon Beach designations. I think we may have done this in previous meetings, but I'd be grateful to revisit it.

Please let me know if you can accommodate this.

Thank you,

Brett



Brett Freake
Manager of Lands and Resources
Toquaht Nation

Mobile: 250-878-1707 | Office: 250-726-4230
brettf@toquaht.ca | www.toquaht.ca
1971 Peninsula Rd. Box 759 | Ucluelet, BC V0R 3A0

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From: Kylie Pettifer <kpettifer@acrd.bc.ca>
Sent: April 16, 2026 4:03 PM
To: Brett Freake <brettf@toquaht.ca>; OCP Shared <OCP@acrd.bc.ca>
Cc: Alex Dyer <adyer@acrd.bc.ca>; Elyse Goatcher-Bergmann <elyseg@toquaht.ca>; Joseph Rotenberg <JosephR@toquaht.ca>
Subject: RE: Area "C" (Long Beach) Official Community Plan Bylaw Referral



BYLAW RESPONSE SUMMARY
OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO.
P1539 – Area “C” (Long Beach) OCP

Contact: Kylie Pettifer, Community Project & Engagement Manager

Email response to: ocp@acrd.bc.ca

Date of referral: May 14, 2026 | Please respond by: June 2, 2026 by 4:00 pm



In support for reasons outlined below

Interests unaffected by Bylaw

In support subject to conditions below

NOT in support for reasons outlined below

Agency/First Nation
(please print):

District of Tofino

Name (please print):

Joshua Welsh

Title: Manager of Planning Services

Signature:

Date: 5/29/2026



The District of Tofino appreciates the ACRD to prepare the Area C OCP. The draft OCP has strong alignment with Tofino's OCP, particularly around environmental stewardship, right relations with First Nations, and managing growth within existing ecological and servicing constraints.

The District supports the Area C OCP's intent to focus growth within existing settlement areas. Our OCP similarly prioritizes compact, infrastructure supported development and affordable housing, while recognizing significant limitations related to water supply, wastewater capacity, and transportation infrastructure. In this context, we encourage a continuation of coordination to ensure that growth in Area C is carefully managed and spillover from Tofino does not detrimentally impact ACRD lands. Without such alignment, pressures from tourism and residential growth may inadvertently shift into rural or environmentally sensitive areas lacking adequate servicing and planning.

The District strongly supports the OCP's emphasis on reconciliation and meaningful engagement with Nuu-chah-nulth Nations. Tofino has established government to government relationships and collaborative planning efforts with Tla-o-qui-aht, Ahousaht, and Hesquiaht First Nations. Early, consistent, and substantive engagement, along with co-creation of plans and strategies, are critical to ensuring land use decisions reflect shared values, respect Indigenous governance, and support regionally coordinated stewardship and efforts currently underway.

The District also strongly supports the OCP's strong environmental framework, including its policies to strengthen protection of ecosystems, watersheds, and sensitive habitats. Given the highly interconnected and fragile ecological systems of Clayoquot Sound, maintaining consistency in environmental protection across jurisdictional boundaries is essential. As environmental protections are strengthened and restoration is achieved in some areas, development pressures will become increasingly concentrated in the remaining developable areas. Thoughtful and ongoing planning and coordination will be essential to ensure the resulting cumulative impacts are effectively mitigated at a regional scale.

The District looks forward to continued collaboration with the ACRD and regional First Nations to ensure that growth, environmental protection, and infrastructure planning are aligned across the West Coast region.

From: [Tyler J. Brown](#)
To: [OCP Shared](#); [Jtowgood](#)
Cc: [Alex Dyer](#); [Kylie Pettifer](#)
Subject: Re: ACRD Area "C" Official Community Plan Bylaw Referral
Date: June 1, 2026 4:58:32 PM
Attachments: [image001.png](#)
[image008.png](#)
[image009.png](#)

[CAUTION] This email originated from outside of the ACRD

Good evening,

Thank you for the opportunity to review the draft Area C draft OCP. DoU staff do not have any comments on the OCP.

If you are looking for a position from DoU Council please let us know and we will notify Council appropriately.

Thank you,
Tyler

From: Serena Manhas <smanhas@acrd.bc.ca> on behalf of OCP Shared <OCP@acrd.bc.ca>
Sent: Thursday, May 28, 2026 4:33:28 PM
To: John Towgood <JTowgood@ucluelet.ca>; Tyler J. Brown <tjbrown@ucluelet.ca>
Cc: Alex Dyer <adyer@acrd.bc.ca>; Kylie Pettifer <kpettifer@acrd.bc.ca>
Subject: RE: ACRD Area "C" Official Community Plan Bylaw Referral

[External]

Good afternoon Tyler and John,

This is a friendly reminder that the deadline for feedback on the Draft Official Community Plan (OCP) for Electoral Area "C" (Long Beach), is on **June 2, 2026 at 4 pm.**

To submit your response, please fill the referral response sheet attached.

Thank you!

Warm regards,



Serena Manhas, MPlan (She/her) ([Learn why pronouns matter](#))
Planner 1 – Alberni-Clayoquot Regional District
A 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
O 250.720.2735 W acrd.bc.ca

*I am honoured to work, live, and play in the territory of the
Nuu-chah-nulth People.*

 Please consider the environment before printing this email

From: [Bailey, Reed AF:EX](#)
To: [OCP Shared](#)
Cc: [O'Dell, Thom AF:EX](#); [ALC Referrals ALC:EX](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: Friday, April 10, 2026 11:33:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)

[CAUTION] This email originated from outside of the ACRD

Hi Charlene,

Thank you for sending the ACRD Area "C" (Long Beach) Official Community Plan Bylaw to Ministry of Agriculture and Food (Ministry) staff for review. Ministry staff have reviewed the OCP and note that (and as referenced on page 20) there is no land in the Agricultural Land Reserve (ALR) within the plan area. Moreover, there does not appear to be much, if any, agricultural activity, within the plan area. Nonetheless, Ministry staff appreciate that agriculture is permitted on lands designated Resource – Private Forestry and that agriculture is encouraged on private forest lands on parcels over 20 ha as per policies 5.7.2 (c) and (j).

Thanks again for sending this OCP bylaw to Ministry staff for review.

Cheers and all the best,

Reed Bailey
Land Use Planner
Strengthening Farming Program
BC Ministry of Agriculture and Food
778 698 3455

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: Wednesday, April 1, 2026 11:33 AM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: Kylie Pettifer <kpettifer@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good morning,

The Alberni-Clayoquot Regional District (ACRD) is completing a new Official Community Plan (OCP) for Electoral Area "C" (Long Beach).

This email is a reminder that all comments or feedback on the Area "C" Official Community Plan can be submitted no later than **April 13, 2026**. Responses may be submitted by email to: ocp@acrd.bc.ca.

The ACRD is requesting your review of the Draft Area "C" OCP text and maps, as well as any comments



April 1st, 2026

Charlene Harrison
Alberni-Clayoquot Regional District
West Coast Transit System

Re: ACRD Area "C" (Long Beach)- Official Community Plan Bylaw Referral, West Coast Transit System

Attn: Planning- ACRD,

Based on the documentation received March 13th, 2026, BC Transit staff have completed a detailed review of the referral to provide local transit context, service and future planning information, and recommendations to support future "transit readiness".

After reviewing the information enclosed within this letter, you are welcome to request a meeting with members of our team if you have any questions, comments, or if clarification is needed.

Should you have any questions or concerns, please contact me at jburnley@bctransit.com.

Sincerely,

Jacob Burnley
Transit Planner, BC Transit
jburnley@bctransit.com

Development Referral Feedback

Local Government File: Official Community Plan Bylaw No. P1539, Area C (Long Beach)
Date Plans Received: March 13th, 2026
Review Completed By: Jacob Burnley, Transit Planner

Land Use Typology	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural <input checked="" type="checkbox"/> Suburban
Local Context	<input type="checkbox"/> Urban Infill <input type="checkbox"/> Urban-Suburban Fringe <input type="checkbox"/> Suburban Infill <input type="checkbox"/> Suburban-Rural Fringe <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Exurban <input type="checkbox"/> Suburban
Service Frequency of Existing Transit to the Development	<input type="checkbox"/> Rapid (15-minute headways or better with limited stops) <input type="checkbox"/> Frequent (15-minute headways or better) <input checked="" type="checkbox"/> Local (15 to 60-minute headways) <input type="checkbox"/> Targeted <input type="checkbox"/> Other:

1. Current Transit Service

Transit service is currently provided on both the Tofino-Ucluelet Hwy. and Port Albion Rd. Via Route 1 (Tofino-Ucluelet).

10 roundtrips are provided daily (across all service days) via Route 1 on the Tofino-Ucluelet Hwy., with reduced service to the Millstream neighbourhood and limited service to hitacu. More information on schedules and current service levels can be found at bctransit.com/westcoast.

2. Referral Response Comments

BC Transit is in support subject to the notes below:

Under Section 5.8 Transportation, Utilities, and Services and Section 9.0 Policy Actions and Initiatives Timeline

Engage BC Transit regarding opportunities to improve transit service both to and from neighbouring First Nations and municipalities as well as within Area “C”.

- This is noted for actioning in the medium-term timeframe. BC Transit notes that road conditions on select corridors within Area “C” are not suitable for transit vehicle access based on current BC Transit operational policies.
- Additionally, in the short and medium-term, the density and remote nature of select areas within Area “C” is not conducive to supporting transit.

Advocate for improved roadway access to First Nation communities and Ittatsoo Bay

- Both these items note BC Transit as a contributing implementing party. While the previously noted Millstream neighbourhood is currently served via transit, and relevant to ongoing short and medium-term service discussions, Ittatsoo Bay, which is identified in the OCP map as a future comprehensive development and residential area, has not been identified with local partners as a candidate area for expansion.
- At this time, BC Transit is not in a position to support advocacy for improved roadways to Ittatsoo Bay, given operational constraints and low likelihood of service in the medium-term, given resourcing and availability of operational service hours.
- BC Transit staff are unable to provide advocacy to the Ministry regarding roadways not currently or likely to be served prospectively in the near future.

Official Community Plan- Map and Additional Considerations/Comments

- As presented on the draft OCP map, BCT would support the establishment of the comprehensive development area on Port Albion Rd. btw. the Huupatu Business Centre and the Tofino-Ucluelet Hwy. junction.
- The proposed residential growth area at Port Albion Rd./Thornton Rd. could be supported with a roadside stop.
- The proposed residential area around Port Albion Rd./Sutton Rd. may support the establishment of an additional roadside stop.
- Service to Smithdale Rd. residential development area unlikely to be supported from an operational, safety, and route directness/efficiency perspective in the medium-term.
- The establishment of a commercial zone just to the south of the Hwy. 4 (Tourism Welcome Centre) junction would likely require engagement with MOTT on the establishment of additional highway-side stops.
- This, along with the future civic use development on the west side of the highway, may support conversations with MOTT around the potential establishment of signalized pedestrian crossing(s) around the junction to support safe access to/from transit stops and such future developments.

BC Transit would support the following inclusions within the plan under Section 9.0:

Support bus stop amenity improvements (seating, covered shelters, signage, etc.) in partnership with BC Transit.

- Where a development or transit-supportive destination is in close proximity to a bus stop, a suitable pull-out should be considered for development to support.
- Continued consideration of appropriate bus stop facilities, and engagement with BC Transit to ensure alignment with relevant on-street infrastructure design policies.

From: [Western Public Requests / Requêtes publiques de l'Ouest \(DFO/MPO\)](#)
To: [OCP Shared](#)
Cc: [Western Public Requests / Requêtes publiques de l'Ouest \(DFO/MPO\)](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: Tuesday, March 17, 2026 2:03:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image009.png](#)
[image011.png](#)

[CAUTION] This email originated from outside of the ACRD

Unclassified - Non-Classifié

Good afternoon,

Thank you for providing the Canadian Coast Guard (CCG) with the opportunity to review the Draft Official Community Plan for Electoral Area "C" (Long Beach).

At this time, CCG is not able to provide detailed comments on the Draft OCP text or mapping. However, we appreciate being included in the review process and acknowledge the extensive engagement undertaken to inform the development of the Plan.

We share your sentiment in section 5.4 Emergency Management "Explore opportunities to build partnerships and improve regional emergency response planning, program coordination, and hazard management for the West Coast Region as a whole."

Thank you

Public Requests -West
Canadian Coast Guard / Government of Canada
DFO.WesternPublicRequests-RequetespubliquesdelOuest.MPO@dfo-mpo.gc.ca

Requêtes publiques de l'Ouest
Garde côtière canadienne / Gouvernement du Canada
DFO.WesternPublicRequests-RequetespubliquesdelOuest.MPO@dfo-mpo.gc.ca

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: Friday, March 13, 2026 1:50 PM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: Kylie Pettifer <kpettifer@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

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Good afternoon,



BYLAW RESPONSE SUMMARY
OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO:
P1539 – Area C (Long Beach) OCP

Contact: Kylie Pettifer, Community Project & Engagement Manager

Email response to: ocp@acrd.bc.ca

Date of referral: March 13, 2026 | Please respond by: April 13, 2026



In support for reasons outlined below

Interests unaffected by bylaw

In support subject to conditions below

NOT in support for reasons outlined below

Agency/First Nation
(please print):

Clayoquot Biosphere Trust

Name (please print):

Janessa Dornstauder

Title: Conservation Partnerships Coordinator

Signature:

Digitally signed by Janessa Dornstauder
Date: 2026.04.10 15:02:03 -07'00'

Date:



Where the report says "in alignment with the priorities of ʔaʔuukwíʔath (Tla-o-qui-aht First Nation) Tribal Parks Declaration and values."

***wondering why this doesn't also include YG and Toquaht values.

4.2.3 POLICIES

h) Encourage green building and landscaping strategies for all new comprehensive development to conserve water and energy resources as well as reduce greenhouse gas (GHG) emissions and ensure climate resiliency.

***...energy resources, and natural assets...

5.3.3 POLICIES

l) Discourage development within areas designated as "Conservation" and require written support from the Nation whose territory the proposed development falls within.

***instead of discourage development', it would be great to see stronger wording and perhaps even more specific policies (ie. buffer requirements, etc.)

7.5.4 GUIDELINES

.4 Where a shoreline stabilization device is proposed or required, the applicant must submit an assessment report prepared by a QP which includes:

***this list is great and would be great to see a subsection that requires the QP to provide rationale for choice of infrastructure (green vs grey) .. or even write in prioritization of green infrastructure over engineered shoreline devices.

9.0 POLICY ACTIONS AND INITIATIVES TIMELINE

There is a map for sensitive marine habitats but notably no section here about marine stewardship beyond the 30m buffer.

under: "Collaborate with other governments and parties on regional initiatives including biodiversity corridors, climate adaptation, GHG emissions reduction, regional food security, shared ecosystem management priorities, and environmentally sensitive areas"

***Could this be an opportunity to include more specifically collaboration on marine restoration and management?



BYLAW RESPONSE SUMMARY
OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO.
P1539 – Area “C” (Long Beach) OCP

Contact: Kylie Pettifer, Community Project & Engagement Manager

Email response to: ocp@acrd.bc.ca

Date of referral: May 14, 2026 | Please respond by: June 2, 2026 by 4:00 pm



In support for reasons outlined below

Interests unaffected by Bylaw

In support subject to conditions below

NOT in support for reasons outlined below

Agency/First Nation

(please print):

Island Health Authority

Name (please

print):

Jasmine Lee

Title: Healthy Built Environment Consultant

Signature:

Date: June 2, 2026



Thank you for the opportunity to review the updated bylaw that will be presented for public hearing. Island Health appreciates the comments that have been adopted in the most recent draft copy of the OCP for Area C as well as the recognition under Policy 5.3.3 as a valued partner in future collaborations.

The addition of 4.1 (k) and expansion of the introduction 5.3 are well supported to provide more context and protection of natural environments. Integration of more renewable forms of energy, e.g. solar systems and watershed protection align with Island Health's priorities as well.



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

**BYLAW RESPONSE SUMMARY
OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO:
P1539 – Area C (Long Beach) OCP**

Contact: Kylie Pettifer, Community Project & Engagement Manager

Email response to: ocp@acrd.bc.ca

Date of referral: March 13, 2026 | Please respond by: April 13, 2026



In support for reasons outlined below

Interests unaffected by bylaw

In support subject to conditions below

NOT in support for reasons outlined below

Agency/First Nation
(please print):

Island Health Authority

Name (please print):

Jasmine Lee

Title: Regional Healthy Built Environment Consultant

Signature:

Jasmine Lee Digitally signed by Jasmine Lee
Date: 2026.04.13 11:31:49 -07'00'

Date: April 13, 2026



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

Thank you for the opportunity to provide comments.

Please refer to letter enclosed for comments and considerations.



April 13, 2026

via: OCP@acrd.bc.ca

Kylie Pettifer, Community Project and Engagement Manager
Alberni-Clayoquot Regional District
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Dear Kylie,

RE: Draft Area C's Official Community Plan - Schedule A – Bylaw No. P1539

Thank you for the opportunity to review the draft Area C Official Community Plan (OCP). This bylaw excels in reconciliation, environmental stewardship, climate resilience, and rural growth management, while recognizing the distinct identities of Ittatsoo Bay, Millstream, Port Albion, and Salmon Beach. The Plan supports thoughtful growth through improved rural infrastructure, enhanced services, expanded community gathering spaces, and diversified housing options.

The OCP could benefit by reinforcing how diversity, equity, and inclusion considerations are embedded across objectives, policies, and decision-making processes. A clear introductory section that outlines the consultation process would strengthen the Plan's legitimacy, transparency, and accountability. The addition would demonstrate alignment with reconciliation and good governance expectations to help readers understand how community and Indigenous input has informed the Plan's direction. Section-specific comments are provided below.

Definitions: Both the Provincial government and Island Health regulate different aspects of onsite sewage systems, depending on the system type and effluent volume.¹ To avoid ambiguity in the definition of a communal sanitary sewer system, it would be preferable to replace 'approved by Island Health' with 'in compliance with the appropriate legislation'.

Parks and Recreation: Edible landscaping will need to be low barrier and have equitable access. Section 5.2 may include expanding infrastructure and partnerships, e.g., community gardens within strata developments and seed libraries. One example is the award-winning *Get Growing, Victoria* gardening program that provides free resources to underserved communities.² This successful collaboration between the City of Victoria and non-profit organizations has been impactful to increase healthy food access, physical exercise, and community belonging.² In addition to trail maintenance, multi-use paths should be safe and accessible for all ages and abilities. The inclusion of benches and accessible washrooms would encourage greater park use.

Environment and Emergency Management: In Sections 5.3 and 5.4, Island Health could be identified as a key partner to support watershed protection and climate adaptation through co-development of shared solutions. This aligns strategically with Island Health’s *Climate Change and Planetary Health Strategy*, which aims to increase community preparedness and resilience to climate-related emergencies.³ To further strengthen climate adaptation, the Plan could promote permeable landscaping to support for groundwater recharge, reduce stormwater runoff, regulate temperature, and improve water quality. Additionally, well-designed community gathering spaces can serve as critical infrastructure during emergencies and for the distribution of essential services. Year-around usability, e.g., lighting, weather protection, and accessibility are crucial features, especially when transportation options may be limited in rural areas.

Growth Management and Economy: Island Health supports professional involvement when determining suitability of development and onsite sewage. Under Section 7 of the Sewerage System Regulation, Qualifying Professionals (QP) are limited to Professional Engineers or Hydrogeologists and exclude registered Onsite Wastewater Practitioners (ROWP).⁴ In Section 5.7, there are opportunities to adopt stronger policies that contribute to equity and community cohesion in gathering spaces and when hosting cultural activities.

Housing and Affordability: With more multi-unit residential buildings, onsite amenities may be incorporated to promote personal wellbeing by enhancing access to natural light and fresh air.⁵ Shared courtyards and individual balconies can promote social interactions and aging in place to improve quality of life.⁵ Given that half of existing residential dwellings remain unoccupied for more than six months and high proportion of residents experience Core Housing and Extreme Core Housing Need, policy and regulatory measures may be considered to limit seasonal and short-term occupancy to reduce negative effects of short-term rentals on housing affordability.⁶

Transportation and Service: To support climate mitigation and adaptation goals, the Plan would benefit from reinforcing policies that foster active transportation and proximity to amenities. Limited transportation options can disproportionately impact equity-deserving groups, including people with disabilities. Future housing developments should be coordinated with transit service improvements to enhance accessibility. The Plan may consider adopting safety and useability elements, e.g., lighting, separation from traffic, and all-ages-and-abilities design.

Agriculture and Food Security: This section could emphasize investing in and leveraging public infrastructure, e.g., temporary markets and shared commercial kitchens. These community food hubs enable small-scale food production, sharing of cultural knowledge, and lower reliance on global supply chains, which may reduce food waste and strengthen community resilience.

Overall, the Plan offers a strong commitment to environmental protection, reconciliation, and community wellbeing. Thank you for the opportunity to contribute to this important work. Feel free to reach out anytime at jasmine.lee@islandhealth.ca if I can be of further assistance or you wish to discuss these comments.

Yours sincerely,



Jasmine Lee
Regional Healthy Built Environment Consultant

1. BC Ministry of Health. Onsite Sewage System Management [Internet]. BC Ministry of Health, 2023 Nov 27 [cited 2026 Apr 10]. Available from: <https://www2.gov.bc.ca/gov/content/environment/waste-management/sewage/onsite-sewage-systems/onsite-sewage-system-management>.
2. City of Victoria. Get Growing, Victoria [Internet]. City of Victoria, 2026 [cited 2026 April 10]. Available from: <https://www.victoria.ca/parks-recreation/growing-city/get-growing-victoria>.
3. Island Health. Climate Change and Planetary Health Strategy [Internet]. Island Health, 2025 Jan 24 [cited 2026 Apr 10]. Available from: https://www.islandhealth.ca/sites/default/files/sustainability/documents/ISLH-climate-strategy-full_report_jan2025.pdf.
4. Sewerage System Regulation, BC Reg 76/2022 [Internet]. 2022 March 30 [cited 2026 Apr 10]. Available from: https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/326_2004/.
5. BC Housing. Builder Insight No. 22 – Balcony Design for Resident Wellbeing in MURB [Internet]. BC Housing, 2026 Jan 9 [cited 2026 Apr 10]. Available from: <https://research-library.bchousing.org/Home/ResearchItemDetails/8898>.
6. Baker R. Small Island makes history in fight for affordable housing [Internet]. Capital Daily, 2023 Sep 10 [cited 2026 Apr 10]. Available from: <https://www.capitaldaily.ca/news/small-island-makes-history-in-fight-for-affordable-housing>.

From: [Lesyshen, Katherine ENV:EX](#)
To: [OCP Shared](#)
Cc: [Grandbois, Michael ENV:EX](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: Thursday, April 9, 2026 4:03:07 PM
Attachments: [image002.png](#)
[image003.png](#)

[CAUTION] This email originated from outside of the ACRD

Good afternoon,
We have reviewed the draft plan internally and have no comments.
Thank you for the opportunity to provide feedback.

Katherine Lesyshen, RPP, MCIP (she/her)
Planning Section Head
Coast Area| Strategic Priorities
Parks and Recreation Program | Ministry of Environment and Parks
250-898-4439 | Katherine.Lesyshen@gov.bc.ca
I feel fortunate to live and work on the traditional territories of the Lekwungen peoples.



From: Charlene Harrison <charrison@acrd.bc.ca> on behalf of OCP Shared <OCP@acrd.bc.ca>
Sent: Wednesday, April 1, 2026 11:33 AM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: Kylie Pettifer <kpettifer@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

Some people who received this message don't often get email from ocp@acrd.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good morning,

The Alberni-Clayoquot Regional District (ACRD) is completing a new Official Community Plan (OCP) for Electoral Area "C" (Long Beach).

This email is a reminder that all comments or feedback on the Area "C" Official Community Plan can be submitted no later than **April 13, 2026**. Responses may be submitted by email to: ocp@acrd.bc.ca.

The ACRD is requesting your review of the Draft Area "C" OCP text and maps, as well as any comments you may have regarding your agency's jurisdiction or interest.

From: [Paul, David FOR:EX](#)
To: [OCP Shared](#)
Subject: FW: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: Wednesday, March 18, 2026 1:51:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[OCP Bylaw Response Summary.pdf](#)
[Bylaw Referral Form.pdf](#)

[CAUTION] This email originated from outside of the ACRD

Good afternoon,

On behalf of the Ministry of Forest, South Island Natural Resource District, I was asked to comment on your current draft OCP document and map for area C.

I have reviewed the draft report and the associated maps and from our Ministry's perspective, I have no concerns.

I do note that you have used collaborate (see below) a number of times throughout the text and I see that as a reflection of working together with the province to manage the area in a mutually beneficial manner.

- a) Collaborate with provincial authorities, First Nations and municipal governments, Parks Canada, and other interested parties regarding regional economic development initiatives.

Sincerely,

David

David Paul, RPF (he, him)

Licensed Authorizations Officer,
South Island Natural Resource District
David.Paul@gov.bc.ca 250-736-6836

I gratefully acknowledge that I live and work on the territory of the Snaw'Naw'As, Hupacasath and Tseshahst First Nations
Top work unit for 2016, 2018, 2020, 2022 and now 2024

From: South Island District Office, Forests FOR:EX <Forests.SouthIslandDistrictOffice@gov.bc.ca>
Sent: Friday, March 13, 2026 1:52 PM
To: Robinson, David FOR:EX <David.Robinson@gov.bc.ca>
Subject: FW: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: March 13, 2026 1:50 PM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: Kylie Pettifer <kpettifer@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

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From: [Gorsuch, Wanda FOR:EX](#)
To: [OCP Shared](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: Thursday, April 16, 2026 2:06:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image008.png](#)
[image010.png](#)

[CAUTION] This email originated from outside of the ACRD

Hello,

Thank you for the opportunity to review the Alberni-Clayoquot Regional District OCP.

Archaeology Branch has no comments.

Regards

Wanda
Wanda Gorsuch, BSc, MA
Manager of Policy, Information and Data Science
Archaeology Branch, Ministry of Forests
Office: 778-974-5790 / Cell: 250-920-8012
Email: Wanda.Gorsuch@gov.bc.ca

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: Wednesday, April 1, 2026 11:33 AM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: Kylie Pettifer <kpettifer@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

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Good morning,

The Alberni-Clayoquot Regional District (ACRD) is completing a new Official Community Plan (OCP) for Electoral Area "C" (Long Beach).

This email is a reminder that all comments or feedback on the Area "C" Official Community Plan can be submitted no later than **April 13, 2026**. Responses may be submitted by email to: ocp@acrd.bc.ca.

From: [HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX](#)
To: [OCP Shared](#)
Cc: [Kylie Pettifer](#); [Alex Dyer](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: March 23, 2026 3:31:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image009.png](#)
[image011.png](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

[CAUTION] This email originated from outside of the ACRD

Dear Charlene Harrison:

Thank you for referring the Draft Alberni-Clayoquot Regional District (ACRD) Area C Official Community Plan (OCP) (March 2026) to the Ministry of Housing and Municipal Affairs (the Ministry) for review. We appreciate the opportunity to comment and acknowledge the substantial work undertaken to update the former South Long Beach OCP (2007). We also recognize the extensive engagement completed between 2024 and 2026 with First Nations, community members, local organizations, and businesses, which is reflected throughout the Draft Plan's vision, policies, and supporting materials.

The Province of British Columbia is committed to advancing reconciliation with Indigenous Peoples through implementation of the *Declaration on the Rights of Indigenous Peoples Act* (the Declaration Act) and the Declaration Act Action Plan. In this context, the Ministry encourages early, ongoing, and meaningful engagement with all First Nations whose territories overlap local government planning areas. The Draft OCP demonstrates a clear commitment to this approach.

We note the recognition of the traditional territories of the hiškʷiiʔath (Hesquiaht First Nation), ʕaahuusʔath (Ahousaht), ʕaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuʕuʔiʔath (Ucluelet First Nation), and tukʷaaʔath (Toquaht Nation), the integration of Nuu-chah-nulth guiding principles throughout the document, and the inclusion of policies requiring archaeological review, cultural heritage protection, and collaborative land-use coordination. We encourage the ACRD to continue keeping clear records of engagement efforts, including how input from each First Nation has informed the OCP and any areas requiring ongoing dialogue.

We also recognize the Draft OCP's response to provincial housing legislation. Through Bill 44, the *Housing Statutes (Residential Development) Amendment Act, 2023*, the Province has strengthened requirements for proactive, needs-based planning, including the preparation of updated Housing Needs Reports (HNRs) using standardized methodology. The Draft OCP integrates key findings from the 2025 Electoral Area C HNR, including the projected need for 113 additional units by 2041 and the notable proportion of households experiencing core housing need.

The OCP's support for secondary suites and accessory dwelling units, exploration of gentle density in serviced settlement areas, policies addressing short-term rentals, and consideration of multi-unit forms where feasible all align with provincial objectives to increase the supply and diversity of housing in rural communities. While regional districts are not subject to every small-scale multi-unit housing requirement that applies to municipalities, the ACRD's direction is consistent with the broader intent of provincial housing legislation. As zoning updates are undertaken over time, we encourage continued coordination between HNR findings, servicing considerations, and long-term land-use capacity.

The Ministry further acknowledges the OCP's strong emphasis on environmental protection, climate resilience, and natural-hazard preparedness. Area C contains extensive and sensitive ecosystems, and the OCP's development permit area guidelines reflect thoughtful consideration of environmental stewardship, watershed protection, and community safety. The Plan appropriately addresses risks related to wildfire, tsunami, flooding, and steep slopes and supports coordinated emergency-management and infrastructure-resilience planning with First Nations, the Districts of Ucluelet and Tofino, and provincial agencies.

Thank you again for the opportunity to review the Draft Area C OCP. We appreciate the ACRD's collaborative, community-informed approach to this significant update. Please keep the Ministry informed if any issues arise

where provincial input may be helpful. Should you have any questions or wish to discuss our comments in further detail, please do not hesitate to contact me by email at Caitlin.Freer@gov.bc.ca.

Sincerely,

Caitlin Freer
Senior Planner
Land Use, Planning, and Regional Impacts
Local Government Division
Ministry of Housing and Municipal Affairs

Reference: 191287

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: March 13, 2026 1:50 PM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: Kylie Pettifer <kpettifer@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

Some people who received this message don't often get email from ocp@acrd.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

The Alberni-Clayoquot Regional District (ACRD) is completing a new Official Community Plan (OCP) for Electoral Area "C" (Long Beach). As part of the process, the ACRD is seeking comments from relevant agencies and organizations. The ACRD is requesting your review of the Draft Area C OCP text and maps as well as any comments you may have regarding your agency's jurisdiction or interest. The updated OCP would replace the current South Long Beach OCP which was adopted in 2007.

An OCP establishes a community vision over a short- (five year) and long-term (20 year) period. Its purpose is to guide future planning and development by outlining goals, objectives, and policies built on shared values to help determine where people will live, work, play, and how they move around. It also contains high-level policies that guide community planning decisions. This Plan has been developed following a thorough process of community engagement with community members, First Nations, community groups, businesses, and youth. Engagement was conducted through both in-person events and online engagement that took place between 2024 and 2026. The Draft Plan is available for review.

Click on the documents below to view:

[Draft Area C OCP – March 2026](#) (find the document in the "Document Library")

[Draft Area C OCP Maps – March 2026](#) (find the document in the "Document Library")

[Current 2007 South Long Beach OCP and Maps](#)

Please provide any comments or feedback no later than **April 13, 2026**. Responses may be

From: [Nanaimo Development Services TT:EX](#)
To: [OCP Shared](#)
Cc: [Kylie Pettifer](#); [Alex Dyer](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: April 9, 2026 3:41:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[OCP Bylaw Response Summary.pdf](#)

[CAUTION] This email originated from outside of the ACRD

Hello,

Please find attached a OCP Bylaw Response Summary from the Ministry of Transportation and Transit. MOTT has no objections with no revisions requested.

Thanks,

Tammy Thompson

Sr. Development Services Officer
Ministry of Transportation and Transit
3rd Floor – 2100 Labieux Road
Nanaimo, BC V9T 6E9
Phone: (250)-734-4801
Cell: (250)-268-1453

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: Wednesday, April 1, 2026 11:33 AM
To: OCP Shared <OCP@acrd.bc.ca>
Cc: [Kylie Pettifer](mailto:Kylie.Pettifer@acrd.bc.ca) <kpettifer@acrd.bc.ca>; [Alex Dyer](mailto:Alex.Dyer@acrd.bc.ca) <adyer@acrd.bc.ca>
Subject: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good morning,

The Alberni-Clayoquot Regional District (ACRD) is completing a new Official Community Plan (OCP) for Electoral Area "C" (Long Beach).

This email is a reminder that all comments or feedback on the Area "C" Official Community Plan can be submitted no later than **April 13, 2026**. Responses may be submitted by email to: ocp@acrd.bc.ca.

The ACRD is requesting your review of the Draft Area "C" OCP text and maps, as well as any comments you may have regarding your agency's jurisdiction or interest.

Click on the documents below to view:



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

BYLAW RESPONSE SUMMARY
OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO:
P1539 – Area C (Long Beach) OCP

Contact: Kylie Pettifer, Community Project & Engagement Manager

Email response to: ocp@acrd.bc.ca

Date of referral: March 13, 2026 | Please respond by: April 13, 2026



In support for reasons outlined below

Interests unaffected by bylaw

In support subject to conditions below

NOT in support for reasons outlined below

Agency/First Nation

(please print):

Name (please

print):

Signature:

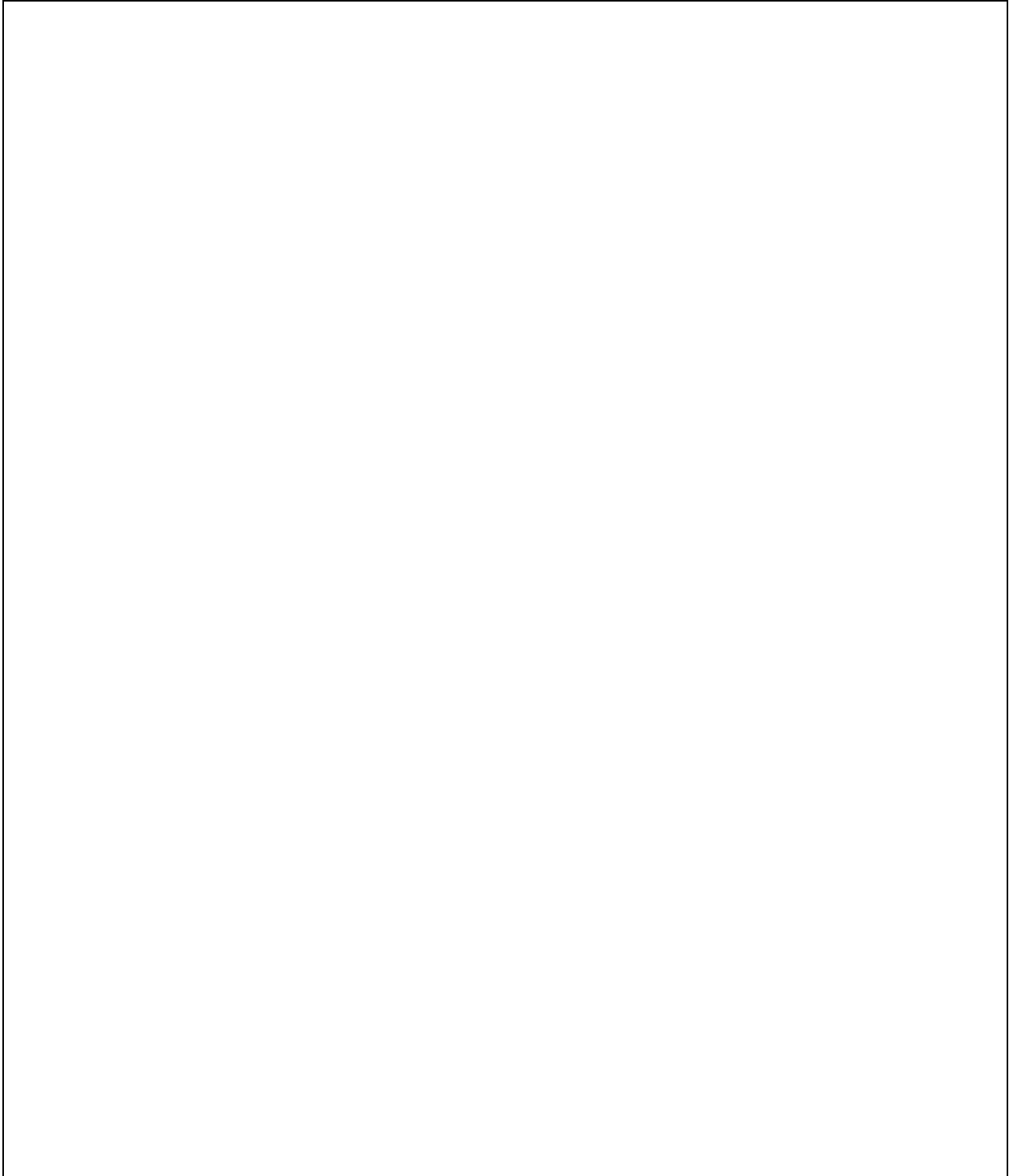
Title: _____

Date: _____

Tammy Thompson



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**



From: [Dave Tovell](#)
To: [OCP Shared](#)
Cc: [Alex Dyer](#); [Kylie Pettifer](#); [PacRimSuperintendent-DirecteurPacRim](#)
Subject: RE: ACRD Area "C" (Long Beach) Official Community Plan Bylaw Referral
Date: Monday, April 13, 2026 4:58:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)

[CAUTION] This email originated from outside of the ACRD

Hi Charlene,

Thank you for including Pacific Rim National Park Reserve (PRNPR) in the review of the Draft Area C OCP update. It is evident that considerable thought and care have gone into this work. PRNPR values its relationship with the ACRD, and we appreciate the diligence being applied to reviewing and refining these guiding documents.

The area of Pacific Rim National Park Reserve locally known as “Swim Beach” (near the southern end of Kennedy Lake) falls fully within Parks Canada’s jurisdiction. While it is surrounded by ACRD Area C, it is not subject to ACRD bylaws. To avoid any potential confusion, we request that Swim Beach and its access road be clearly identified as being under Parks Canada jurisdiction and therefore exempt from ACRD bylaws.

This distinction could be clarified within the written document (for example, in Section 1 where legislative authority is outlined) as well as in the mapping products. We note that several maps already include a legend identifying “Municipality or Treaty Lands (OCP Does Not Apply).” Applying similar clarification to Parks Canada lands at Swim Beach would help ensure consistency and clarity.

Thank you,

Dave Tovell

Superintendent, Pacific Rim National Park Reserve
Parks Canada / Government of Canada
2040 Pacific Rim Highway, PO Box 280, Ucluelet, BC V0R 3A0
dave.tovell@pc.gc.ca / Tel: 250-726-3229 / Cell: 250-534-9052

Directeur, Réserve de parc national Pacific Rim
Parcs Canada / Gouvernement du Canada
2040 Pacific Rim Highway, C.P. 280, Ucluelet, BC V0R 3A0
dave.tovell@pc.gc.ca / Tél: 250-726-3229 / Tél Cell: 250-534-9052

Parks Canada - 450 000 km² of stories / Parcs Canada - 450 000 km² d’histoires

From: Charlene Harrison <charrison@acrd.bc.ca> **On Behalf Of** OCP Shared
Sent: March 18, 2026 8:26 AM
To: [PacRimSuperintendent-DirecteurPacRim <PacRimSuperintendent-DirecteurPacRim@pc.gc.ca>](mailto:PacRimSuperintendent-DirecteurPacRim@pc.gc.ca)
Cc: [Dave Tovell <dave.tovell@pc.gc.ca>](mailto:dave.tovell@pc.gc.ca); [Alex Dyer <adyer@acrd.bc.ca>](mailto:adyer@acrd.bc.ca); [Kylie Pettifer <kpettifer@acrd.bc.ca>](mailto:kpettifer@acrd.bc.ca)



BYLAW RESPONSE SUMMARY
OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO.
P1539 – Area “C” (Long Beach) OCP

Contact: Kylie Pettifer, Community Project & Engagement Manager

Email response to: ocp@acrd.bc.ca

Date of referral: May 14, 2026 | Please respond by: June 2, 2026 by 4:00 pm



In support for reasons outlined below

Interests unaffected by Bylaw

In support subject to conditions below

NOT in support for reasons outlined below

Agency/First Nation
(please print):

ACRD

Name (please print):

Karen Freethy

Title:

Protective Services

Signature:

Karen Freethy

Date:

May 29, 2026



I have read and support the OCP as it is written - no changes.