



To: ACRD Board of Directors

From: Serena Manhas, Planner 1

Meeting Date: May 13, 2026

Subject: Area "C" Official Community Plan Bylaw No. 1539, 2026 – First Reading

Recommendation:

THAT Regional District of Alberni-Clayoquot Area 'C' Official Community Plan Bylaw No. P1539, 2026, be read a first time.

THAT the Alberni-Clayoquot Regional District Board of Directors consider Official Community Plan Bylaw No. P1539, 2026 in conjunction with the ACRD 2026-2030 Financial Plan.

THAT the Alberni-Clayoquot Regional District Board of Directors consider Official Community Plan Bylaw No. P1539, 2026 in conjunction with the ACRD's Solid Waste Management Plan Bylaw No. R1020.

THAT the public hearing for Bylaw P1539, 2026 be delegated to the Director for Electoral Area 'C', the Alternate Director, or the Chairperson of the Regional District.

Desired Outcome:

For the Board of Directors to consider the Area "C" Official Community Plan (OCP) Bylaw No. P1539 for first reading and to delegate a public hearing to be held to conduct the formal public input process on the updated OCP.

Summary:

The updated Electoral Area "C" Official Community Plan has been prepared for the Board's consideration. The OCP includes key sections outlining the vision and goals, land use designations, objectives and policies, and development permit area (DPA) guidelines. The OCP has been prepared in collaboration with the community through substantial engagement with Area "C" community members and property owners, the Long Beach Advisory Planning Commission, First Nations, Provincial agencies, community partners, and ACRD Committees.

The updated Area "C" OCP replaces the existing South Long Beach OCP, which was adopted in 2007, and provides an updated community vision and set of goals within the document that better reflect the community's values and interests. The updated OCP includes policies and objectives that intend to

implement the community vision and guide where community members will live, work, and play, and how they move around, within the Plan area over the next 5-20 years.

Background:

Key policy sections within the OCP include reconciliation; parks and recreation; environment; emergency management; growth management; housing and affordability; employment and economy; transportation, services, and utilities; and agriculture and food security.

The Land Use Designations within the OCP (Map Schedule B) generally align with current land use designations and have been updated to designate lands near haʔuukmin (Kennedy Lake) as Conservation to align with the ʔaʔuukʷiʔaʔ (Tla-o-qui-aht First Nation) Land Use Vision.

The DPAs included within the OCP include Environmental Protection (DPA I), Natural Hazard (DPA II), and Form and Character (DPA III). As part of this update, the current OCP's Sensitive Ecosystems Protection DPA, Freshwater Riparian Areas Protection DPA, and Coastal Riparian Areas DPA have been consolidated into the new Environmental Protection DPA (DPA I). DPA guidelines have been developed for protecting development from natural hazards such as steep slopes and tsunami inundation within DPA II. A new Development Permit Area for Form and Character (DPA III) has been introduced to establish guidelines for the form and character of commercial, industrial, and multi-family residential development along the Tofino-Ucluelet and Pacific Rim Highway corridors.

Additional maps have been included within the OCP to highlight the location of sensitive terrestrial, freshwater, and marine habitats; drinking water sources; natural hazards; sand and gravel deposits; transportation networks; public facilities; and community services.

Community Engagement

Extensive engagement with the Area "C" community between 2024-2026 informed the preparation of the OCP. Engagement activities have included open houses, workshop discussions, online and paper surveys, pop-up events, community BBQ, Committee meetings, and many conversations with community members, First Nations, and partnering agencies.

Community members were kept informed through the Let's Connect ACRD project page (letsconnectacr.ca/area-c-ocp), email updates, social media (Facebook, Instagram, and X), community sandwich boards, newspaper and radio advertisements, and direct mail flyers.

Engagement with Yuuʔuʔiʔaʔ Government (Ucluelet First Nation), ʔukʷaaʔaʔ (Toquaht Nation), and ʔaʔuukʷiʔaʔ (Tla-o-qui-aht First Nation) included multiple meetings with government staff, early referrals during OCP development, and ongoing project updates. This approach supported collaborative participation throughout the planning process.

Legislative Requirements

In accordance with Section 477(3) of the *Local Government Act (LGA)*, the OCP Bylaw No. P1539, has been developed in conjunction with the ACRD 2026-2030 Financial Plan and Solid Waste Management Plan R1020 and current solid waste management activities, and has been found to be consistent with those plans. Planning staff recommend that the Board resolve to consider the OCP in conjunction with those plans following first reading, in compliance with the *LGA*.

The OCP has been prepared in accordance with the *Local Government Act* requirements for content and process for an OCP (s. 473), consultation during the development of an OCP (s. 475 and 476), and

Planning staff are recommending that the Board follow the adoption procedures for an OCP as outlined (s. 477).

Next Steps

Following first reading of Bylaw P1539, staff will conduct the bylaw referral process to First Nations, Provincial Ministries, Provincial and Federal agencies, School District 70, municipalities, community service providers, community groups, and ACRD Committees and staff. The bylaw referral will follow up on, and build upon, the initial OCP project referral that was sent out on March 13, 2026. The ACRD has received responses to the initial referral and has had many conversations with community partners and referral agencies that have helped inform the development of the OCP. The bylaw referral would be conducted ahead of a public hearing.

A public hearing has been scheduled to be held on June 2, 2026 at the Ucluelet Community Centre. The public hearing would complete the community input process on the Area "C" OCP text and maps and would be the formal opportunity for community members to provide their input on the bylaw. The hearing will be held in a hybrid format with opportunities to participate in-person and online via Zoom Webinar, and the hearing will be livestreamed and archived on the ACRD YouTube channel. The ACRD will advertise the public hearing in accordance with the *Local Government Act* and as broadly as possible within the region to provide the opportunity for community members to be heard on the OCP bylaw.

Time Requirements – Staff & Elected Officials:

In January 2024, the Board of Directors resolved to proceed with comprehensive updates to the six Electoral Area OCPs in a multi-year project. Updates would take place in the following order: South Long Beach/Sproat Lake, Beaver Creek/Beaufort, Bamfield/Cherry Creek, as outlined in the OCP Updates Work Plan and Community Engagement Strategy. The Area "C" OCP is the first of the six updated OCPs to be considered by the Board as part of this project, followed by the Area "D" (Sproat Lake) and Area "B" (Beaufort) update projects which are both under way.

Financial:

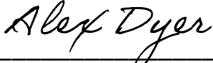
OCP resources and funding are through the Rural Planning Service, and Planning staff and project expenses are funded through the ACRD's Community Works Funds within the Canada Community-Building Fund (CCBF).

Strategic Plan Implications:

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: 

Alex Dyer, MCIP, RPP, General Manager of Planning and Development

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



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1539

A BYLAW TO ADOPT THE ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN

WHEREAS the *Local Government Act* empowers the Board to adopt one or more Official Community Plans;

WHEREAS the Board has consulted in accordance with the *Local Government Act* in the development of the Official Community Plan;

AND WHEREAS the Board has incorporated required content in the Official Community Plan in accordance with the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

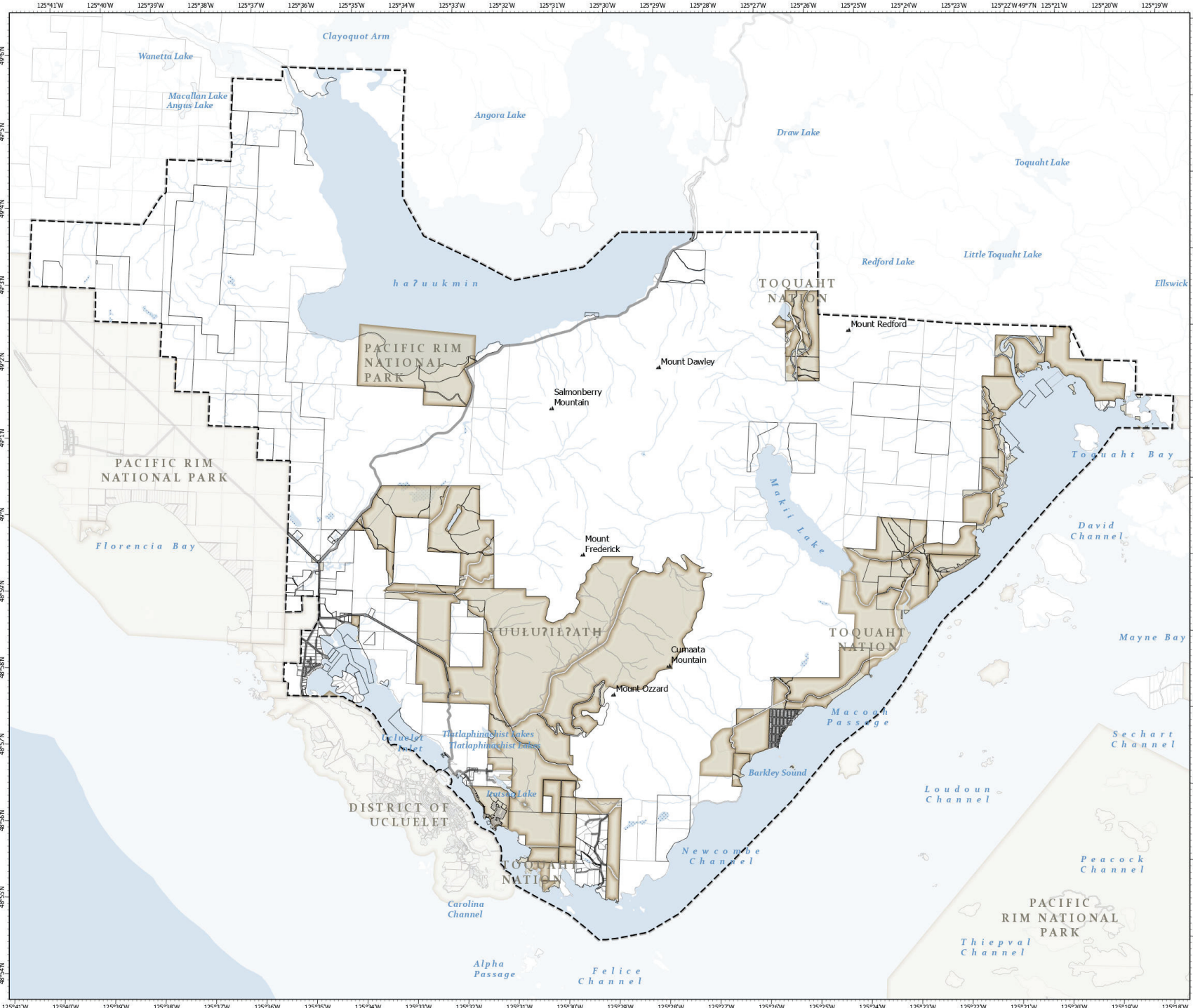
1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Area "C" Official Community Plan Bylaw No. P1539, 2026.

2. This bylaw is applicable to a portion of Electoral Area "C" (Long Beach) of the Regional District of Alberni-Clayoquot, as shown on Schedule 'A': Map 1 – Official Community Plan Boundary.

3. The Official Community Plan for the area referenced in section 2 of this bylaw constitutes the following:

- i. Schedule 'A' including the visions, goals, objectives, policies, land use designations, administration and implementation, development permit areas, community context, policy actions timeline, and Map 1 – Official Community Plan Boundary.
- ii. Schedule 'B': Maps 1-1.5 Land Use Designations.
- iii. Schedule 'C': Maps 1-1.5 Development Permit Area I – Environmental Protection.
- iv. Schedule 'D': Maps 1-1.5 Development Permit Area II – Natural Hazard.
- v. Schedule 'E': Maps 1-1.2 Development Permit Area III – Form and Character.
- vi. Schedule 'F': Maps 1.1-1.3 Development Approval Information Area.
- vii. Schedule 'G': Map 1 Sensitive Terrestrial Habitats.
- viii. Schedule 'H': Map 1 Drinking Water Sources.
- ix. Schedule 'I': Map 1 Freshwater Habitats.
- x. Schedule 'J': Map 1 Sensitive Marine Habitats.
- xi. Schedule 'K': Map 1 Natural Hazards.



NAD 1983 UTM Zone 10N
 Kilometers
 0 0.75 1.5 3

Legend

Official Community Plan Area

Basemap Elements

- Provincial Digital Roads Atlas
- ParcelMap BC Parcels
- Official Community Plan Area
- ParcelMap BC Plans
- Other Jurisdictions (OCP Does Not Apply)
- Water
- Wetland

Schedule A: Map 1 Official Community Plan Boundary
 Forming part of Area C Official Community Plan Bylaw No. P1539, 2026

This map was prepared by the ACRD for planning purposes only and should not be used for navigation.