



April 11, 2025

LONG BEACH ADVISORY PLANNING COMMISSION

A meeting has been scheduled for **Tuesday, April 15, 2025 at 5:30 pm** via Zoom.

This APC meeting is scheduled to discuss the following:

- Area C (South Long Beach) Official Community Plan Update
 - Area C OCP - Engagement Update
 - Area C OCP - Draft Vision and Goals

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca



AREA C | OFFICIAL COMMUNITY
PLAN UPDATE

AREA C (SOUTH LONG BEACH)
OFFICIAL COMMUNITY
PLAN UPDATE

PHASE 3: COMMUNITY ENGAGEMENT
SUMMARY REPORT

MAY 2025



PROJECT OVERVIEW

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

WHAT IS AN OFFICIAL COMMUNITY PLAN?

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, parks and recreation, the environment, housing, and more. An OCP helps determine where people will live, work, play, and how they move around. It also contains high-level policies that guide community planning decisions.

PROJECT TIMELINE

The estimated project phase timeline is shown in **Figure 1**. Phase 3: Vision and Goals started in Winter 2024.

Figure 1. Estimated project phase timeline.



ENGAGEMENT SUMMARY

ENGAGEMENT OVERVIEW

Phase 3 community engagement focused on identifying opportunities and challenges around key OCP topics, including:

- Community Vision and Goals
- Parks and Recreation
- Housing and Affordability
- Transportation
- Community Resilience
- Growth Management
- Employment and Economy

Community feedback was gathered through a survey, a pop-up event, and an open house and workshop.

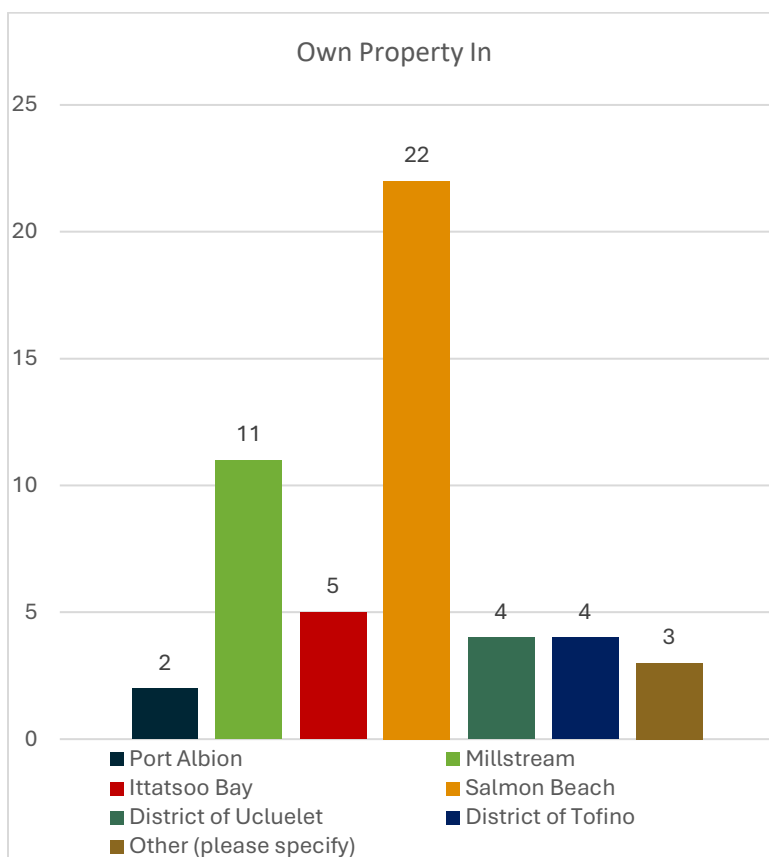
ONLINE ENGAGEMENT

OCP ENGAGEMENT SURVEY #1

The survey was one of the many opportunities for community members to share their input for the future of their community. The survey explored the same questions as the open house and workshop, to ensure that those who could not attend the event could still share their community vision.

The survey was available on the project page (www.letsconnectacrd.ca/area-c-ocp) from March 3 to March 31, 2025. The survey received 47 submissions (46 online and 1 paper copy), and the majority of the survey responses were from Salmon Beach property owners (Figure 2).

Figure 2. Survey question 2 "I own property in..."



IN-PERSON ENGAGEMENT

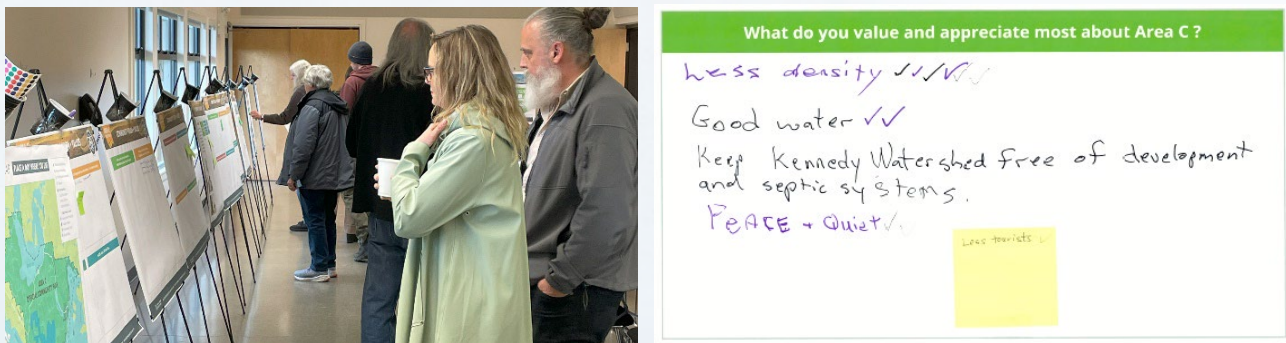
In-person engagement opportunities in Phase 3 included an open house and workshop, as well as a pop-up event.

- Open house and workshop was held on March 13, 2025, at the Ucluelet Community Centre.
- “What We Heard” pop-up event was held on March 26, 2025, at the Ucluelet Co-op General Store.

OPEN HOUSE AND WORKSHOP

The open house and workshop was hosted for community members to share their future vision for Area C, and had 44 attendees. Community members were invited to share their input on 12 of the interactive display boards featured (see [Figure 3](#)). The workshop portion of the event featured group table discussions on seven OCP topics.

Figure 3. Open house interactive display boards.



Numerous resources were available at this event for community members, including the current South Long Beach OCP, Zoning Bylaw, and paper copies of the OCP Engagement Survey #1.

“WHAT WE HEARD” POP-UP EVENT

The pop-up event was hosted for community members to hear a summary of “What We Heard” from the open house and workshop. A display board was featured at this event, with a short summary of “What We Heard” (see [Figure 4](#) on next page). The display board also included a project update on “What’s Next?”.

This event was attended by many Area C community members, who engaged with ACRD staff. The key discussion topics from community members included reconciliation, housing, and transportation.

At this event the OCP Engagement Survey #1 was advertised, with paper copies available.

Figure 4. Summary of "What We Heard" from open house and workshop.

"WHAT WE HEARD" FROM OPEN HOUSE + WORKSHOP

Area C is a gorgeous rural community, with natural landscapes that residents cherish and wish to preserve. Development in Area C should be strategic and limited, ensuring the protection of the natural environment and community wellbeing. Residents would like to see improved community services and safe, accessible transportation networks for all. A commitment to environmental protection is essential to the future of Area C.

PHASE 3 ENGAGEMENT ADVERTISEMENTS

Advertising for Phase 3: Vision and Goals included:

- Social media posts on Facebook, X (Twitter), and Instagram
- Tuff City radio ad
- The Westerly Newspaper
- Direct mailout to Area C residents
- Email to Let's Connect project subscribers
- Sandwich boards displayed in the community

KEY THEMES OF "WHAT WE HEARD"

The key themes identified below summarize the feedback provided by community members during the Phase 3 survey, pop-up event, and open house and workshop.

COMMUNITY VISION AND VALUES

- Maintain and enhance the wild and natural beauty of Area C.
- Enhance and improve community services such as water and sewer.
- Support and strengthen reconciliation efforts.
- Continue to build a strong sense of community.

PARKS AND RECREATION

- Maintain and enhance opportunities for outdoor recreation through the development of additional parks and trails, including playgrounds.
- Improve access to active transportation networks (i.e. multi-use pathways) and enhance road safety (i.e. signage).
- Protect public access to the waterfront and community greenspace from private development.
- Prioritize protecting wildlife and the environment.

HOUSING AND AFFORDABILITY

- Allow additional dwellings on larger residential lots.
- Prioritize environmental protection for off-grid living.

- Work with multi-levels of government to construct housing that is affordable, based on a rent to income basis.
- Ensure there is a sufficient number of homes for local residents.
- Support development that maintains and enhances rural neighbourhood character.

TRANSPORTATION

- Improve the accessibility of active transportation networks.
- Enhance environmental protection by regulating docks.

COMMUNITY RESILIENCE

- Prioritize the protection of the natural environment and wildlife through FireSmart awareness and wastewater management.
- Strengthen community knowledge of emergency procedures and evacuation plans, as well as water conservation.

GROWTH MANAGEMENT

- Allow development that protects the rural characteristics of Area C.
- Enhance and improve community services such as water and road access.
- Increase density on existing lots only if services can support it.

EMPLOYMENT AND ECONOMY

- Protect the natural environment from the negative impacts of tourism.
- Support small-scale home businesses, provided they do not have a negative impact on their neighbours.
- Improve housing options and transportation to reduce barriers to stable employment.

DATE: April 7, 2025
TO: Mike Irg, General Manager of Planning & Development
FROM: Brittany Tuttle, MCIP, RPP
Kara Gross, Community Planner
FILE: 1111.0008.01
SUBJECT: Official Community Plan Update: Draft Vision Statements for Area C



Introduction

An OCP vision statement should capture the overall sentiment of who/what the community desires to be within the timeframe of the bylaw. Area C's current vision statement, as noted in Part 2.1 of the 2007 OCP Bylaw No. 1166, is as follows:

"The residents of South Long Beach wish to protect the rural character of the community. They want to retain and promote the beautiful, "Wild Pacific" natural environment of the area, to protect that natural and work in a healthy social and economic environment, and to see their community grow at a reasonable pace. They want adequate land available for newcomers to the area and for future generations, and to see expanded economic diversity and opportunity within the community. They want adequate infrastructure and community services and public amenities, while retaining the friendly rural ambiance of the community."

Elements of the existing vision statement are reflective of what community members still value about and desire for Area C, including:

- The rugged, largely untouched natural environment – both as a defining characteristic of the region as well as something to steward over and preserve
- The rural community character – inherently remote, yet welcoming, relational, and friendly
- Sustainable growth – supported by: a diverse and stable local economy (that is less seasonal and/or reliant on natural resource extraction), reliable infrastructure, and availability of community services and public amenities)

Draft Vision Statements

Area C Vision

The following two vision statement options have been drafted for Area C with the intention of capturing resident's sentiments about, and aspirations for, their community:

Option 1:

Area C, located on the traditional territory of the Nuuchahnulth speaking peoples on the West Coast of Vancouver Island, is known for its striking natural landscapes, recreational opportunities, strong sense of community, rural character, and unique West Coast lifestyle. In 2051, these attributes will continue to be emphasized as a result of community-led environmental stewardship, thoughtful, climate-resilient development, and partnering with the Yuułuʔiłʔatḥ Government, Toquaht Nation, and Tla-o-qui-aht First Nation communities, and others whose lands may be affected. Collaborative advancements to improve rural infrastructure and transportation services, provide public gathering spaces, explore creative approaches to diversify housing options and increase attainability, support a local-based economy comprising of small and home-based businesses, as well as strengthen connectivity within the Area and its neighbouring centres will be necessary for maintaining a high quality of life. The community's direction will be led by Nuuchahnulth Guiding Principles, which emphasize utmost respect (iisaak), taking care of one another (ʔuuʔaʔuk), and recognizing that everything is one (hišuk ʔiš čawaak).

Option 2:

In 2051, Area C is known for its striking natural landscapes, strong sense of community, and rural wilderness character. The community prioritizes these attributes through thoughtful environmental stewardship, climate-resilient infrastructure and development, and supporting a diverse local-based economy. Partnerships with local First Nation communities, enhanced access to rural community amenities and infrastructure services, the provision of attainable rural housing options, and regional connectivity allow Area C to provide a high quality of life for all to enjoy.

Community Vision Statements

The following are community-specific vision statements that aim to reflect the unique nature of each of the sub-area communities within Area C:

Ittatsoo Bay

Known as a picturesque retreat nestled amongst natural coastal landscapes, Ittatsoo Bay will strengthen its sense of community over the next twenty-five years through community-led stewardship of the natural environment, protection of diverse First Nations cultural heritage, improved emergency and natural disaster preparedness, enhancements to existing road, shore access, and servicing

infrastructure, and the provision of community gathering spaces for enjoyment by generations now and into the future.

Millstream

Recognized for its quiet, rural nature, Millstream will continue to offer a high quality of life and preserve its existing character over the next twenty-five years through improvements to transportation, such as road maintenance and connectivity to the community within the region, protection of the water supply, and provision of community spaces for all ages.

Port Albion

Located on the northwest shore of Ucluelet Inlet, Port Albion is known as a quiet, tight-knit community removed from nearby tourist hubs. In 2051, improved protections for sensitive coastal habitats and the development of community servicing infrastructure ensures that Port Albion remains a serene yet resilient community for current and future generations.

Salmon Beach

Salmon Beach is known as a seasonal vacation getaway boasting boundless access to nature and a strong sense of community. Over the next twenty-five years, the community will explore opportunities to expand services and development through collaboration with Toquaht First Nation and relevant provincial bodies. This may include improvements to servicing infrastructure, waste management, and overall community accessibility.

Draft Goal Statements

The following goal statements reflect components of Area C's vision and will be used subsequently to guide the creation of various policies:

Reconciliation

1. Foster strong, collaborative partnerships with local First Nations.

Continue to build strong relationships with First Nation communities, including hiškʷiiʔath (Hesquiaht First Nation), ʒaahʷuusʔath (Ahousaht), ʕaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuʕuʔiʔath (Ucluelet First Nation), tukʷaaʔath (Toquaht Nation), , and Uchucklesaht Tribe Government to facilitate mutually beneficial partnering efforts and engage in collaborative decision-making on key priorities such as complementary economic opportunities, joint historical, cultural and heritage initiatives (e.g. identification and protection of archaeological sites, signage), shared natural environment stewardship, and supportive art programs.

Parks and Recreation

2. Strengthen Area C's network of parks, trails, and open spaces.

Improve connectivity and access to existing and future parks, trails, and open space assets and community gathering spaces. Collaborate with adjacent communities to achieve this goal where necessary. Explore if residents support the implementation of an active Community Parks Service.

Community Resilience & Environment

3. Preserve and protect natural areas and ecologically significant habitats.

Steward the natural environment to ensure the protection of healthy forests, riparian areas, wildlife habitats, coastal environments, and other natural spaces.

4. Enhance emergency preparedness throughout Area C.

Improve mitigation and disaster risk management practices related to natural hazards (i.e., wildfires, steep slopes, tsunamis, flooding, earthquakes, etc.). Promote emergency awareness and preparedness to reduce vulnerabilities and strengthen long-term community resilience.

Growth Management

5. Preserve the rural wilderness character of Area C.

Support developments that complement, protect, and/or enhance the region's existing rural character.

6. Concentrate new development in areas with existing infrastructure and services.

Direct new development to occur in areas that are already serviced by community water and road infrastructure.

Housing & Affordability

7. Support housing attainability to meet evolving community needs.

Encourage the development of more housing and a greater diversity of housing forms which meet the distinct rural housing needs of the community.

Employment & Economy

8. Foster a diverse and resilient local economy.

Promote a diverse, sustainable year-round economy that sustains small local businesses and opportunities for home-based businesses, enables remote workers, supports the region's tourism industry, and builds upon potential opportunities that may arise through further development of the Long Beach Airport.

Transportation

9. Improve transportation infrastructure and transit service.

Collaborate with First Nations and appropriate agencies (e.g. Ministry of Transportation and Transit, Ministry of Forests, BC Transit, Long Beach Airport) to support enhanced connectivity amongst communities in the region and beyond, including improvements to road networks, active transportation infrastructure, air travel, and transit service.