

# AREA C | OFFICIAL COMMUNITY PLAN UPDATE



## Schedule "A" - Bylaw No. P15XX

Draft for APC Review - February 2026



## LAND ACKNOWLEDGEMENT

In the spirit of truth, healing, reconciliation, and gratitude, we acknowledge that the West Coast Region and Area “C” is located within the traditional unceded territories of the hiškʷiiʔath (Hesquiaht First Nation), ʕaaḥuusʔath (Ahousaht), ʕaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuḷuʔiʔath (Ucluelet First Nation), and ʕukʷaaʔath (Toquaht Nation).

The West Coast Region also overlaps with the area governed by the Maa-nulth Final Agreement, negotiated by the Government of Canada, the Government of British Columbia and the Maa-nulth First Nations. The four Maa-nulth First Nations with lands within the Alberni-Clayoquot Regional District’s administrative boundaries are Yuuḷuʔiʔath (Ucluelet First Nation), Huu-ay-aht First Nations, ʕukʷaaʔath (Toquaht Nation), and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The Maa-nulth First Nations represent about 2,000 people. Maa-nulth means “villages along the coast” in the Nuu-chah-nulth language.

Acknowledging our relationship to place is something Nuu-chah-nulth peoples have been doing since time immemorial. In the spirit of reconciliation, the Alberni-Clayoquot Regional District (ACRD) respects and recognizes their deep and intrinsic relationship to the land and water. Since the beginning, the Nuu-chah-nulth peoples have lived and thrived on the West Coast and the lands encompassed by the Area “C” Official Community Plan.

The ACRD recognizes the ongoing impacts of colonization and embraces the Nuu-chah-nulth Guiding Principles of ʔiisaak (utmost respect), ʔuuʔaatuk (taking care of), and hišuk ma ʕawaak (everything is one) as a north star for our collective journey, lighting the way forward in our relations.

The ACRD is committed to:

- working together in the spirit of inclusivity, collaboration, and mutual respect;
- seeking opportunities to build and strengthen relationships between governments;
- gaining a better understanding of the rich and vibrant culture of Nuu-chah-nulth peoples;
- bringing attention to the ongoing and continuous presence of First Nations communities within these territories



# TABLE OF CONTENTS

PART I BACKGROUND .....	1
1.0 INTRODUCTION AND PLANNING FRAMEWORK .....	2
1.1 OFFICIAL COMMUNITY PLAN PROCESS.....	3
2.0 HOW TO USE THIS OCP .....	4
2.1 VISION AND GOALS .....	4
2.2 OBJECTIVES AND POLICIES .....	5
2.3 TEMPORARY USE PERMITS.....	5
2.4 DEVELOPMENT PERMIT AREA GUIDELINES .....	5
2.5 SCHEDULES .....	5
PART II GOALS, OBJECTIVES, AND POLICIES.....	6
3.0 VISION AND GOALS.....	7
3.1 AREA “C” VISION .....	7
3.2 COMMUNITY VISION STATEMENTS .....	7
3.3 GOAL STATEMENTS .....	9
4.0 LAND USE DESIGNATIONS.....	12
4.1 GENERAL LAND USE POLICIES .....	15
4.2 COMPREHENSIVE DEVELOPMENT .....	16
5.0 CORE POLICIES .....	18
5.1 RECONCILIATION .....	19
5.2 PARKS AND RECREATION .....	21
5.3 ENVIRONMENT .....	25
5.4 EMERGENCY MANAGEMENT .....	29
5.5 GROWTH MANAGEMENT .....	33
5.6 HOUSING AND AFFORDABILITY.....	35
5.7 EMPLOYMENT AND ECONOMY.....	38

5.8	TRANSPORTATION, UTILITIES, AND SERVICES .....	41
5.9	AGRICULTURE AND FOOD SECURITY .....	45
<b>PART III</b>	<b>ADMINISTRATION &amp; IMPLEMENTATION .....</b>	<b>47</b>
6.0	TEMPORARY USE PERMITS .....	48
6.1	APPLICATION AND PURPOSE .....	48
6.2	POLICIES.....	48
<b>PART IV</b>	<b>DEVELOPMENT PERMIT AREAS.....</b>	<b>50</b>
7.0	DEVELOPMENT PERMIT AREAS.....	51
7.1	APPLICATION.....	51
7.2	EXEMPTIONS .....	51
7.3	DEVELOPMENT APPROVAL INFORMATION DESIGNATION.....	54
7.4	ENVIRONMENTAL PROTECTION (DPA I).....	54
7.5	NATURAL HAZARD (DPA II).....	61
7.6	FORM AND CHARACTER (DPA III).....	63
<b>APPENDIX A:</b>	<b>COMMUNITY CONTEXT.....</b>	<b>67</b>
8.0	COMMUNITY CONTEXT .....	68
8.1	GEOGRAPHY AND NATURAL ENVIRONMENT.....	68
8.2	FIRST NATIONS.....	68
8.3	KEY COMMUNITY TRAITS.....	69
8.4	COMMUNITY PROFILE.....	69
<b>APPENDIX B:</b>	<b>POLICY ACTIONS AND INITIATIVES TIMELINE.....</b>	<b>80</b>
9.0	POLICY ACTIONS AND INITIATIVES TIMELINE.....	81
10.0	AMENDING THE PLAN .....	89

# LIST OF FIGURES

Figure 1. Map of the Official Community Plan Area for Area "C".....	3
Figure 2. OCP Update phases.....	4
Figure 3. Population growth in Area "C" from 1996-2024.....	70
Figure 4. Total Area "C" Population by Age Group and Sex (2021).....	71
Figure 5. Area "C" Household After-Tax Income (2020). ....	73
Figure 6. Highest Level of Education Attainment of Area "C" Residents Aged 25 to 64 Years in Private Households (2021). ....	74
Figure 7. Industries in Area "C" (2017).....	75
Figure 8. Projected Population from 2021-2041. ....	77
Figure 9. Historic and Projected Households from 2016-2041. ....	77
Figure 10. Historical estimated affordable dwelling price by household type vs actual median home price (2025).....	79

DRAFT

## LIST OF TABLES

Table 1. Household Size and Percentage of Persons in Private Households for Area "C" Compared to the Province (2021).....	71
Table 2. Percentage of Canadian Citizens and Generational status for Area "C" compared to the Province (2021).....	72
Table 3. Average and Median Gross Incomes of Households in Area "C" compared to the Province (2020).....	73
Table 4. Building Permits Issued for New Residential Dwellings Between 2014 and 2025 in Area "C".....	76
Table 5. Occupied Dwellings by Structure Type in Area "C" (2021).....	76
Table 6. Five - and Twenty-Year Anticipated Dwelling Demand for Area "C".	78
Table 7. Housing Criteria and Household Housing Need for Area "C" (2021).....	78

## DEFINITIONS

**Accessibility** means the practice of developing laws, standards, and practices that remove barriers and support persons with disabilities to live with dignity and to meaningfully participate in their own communities.

**Accessory** means a use, building or structure on the same lot as, and of a nature that is incidental and ancillary to, the principal use, building or structure.

**Accessory Dwelling Unit (ADU)** means an independent residential dwelling unit, located on the same lot as the primary residence, which may be a single-detached dwelling.

**Affordable Housing** is affordable when it costs less than 30% of the occupying household's before-tax household income.

**Aging in Place** means the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or physical ability.

**Agri-tourism** means a tourist activity, service, or facility, accessory to an agricultural facility or use classified as a farm operation under the *Farm Practices Protection (Right to Farm) Act*.

**Attainable Housing** refers to options for middle income earners, distinct from subsidized housing, with the goal of helping residents attain home ownership at below-market rates.

**Bed and Breakfast** means a home occupation use of a single detached dwelling rented for

the temporary accommodation of not more than four guests, in accordance with the regulations for home occupation in this OCP. All rooms used for the bed and breakfast must be located and accessed from the principal dwelling unit. The maximum number of guests excludes children 12 years of age or younger.

**Building** means any structure and portion thereof, including mechanical devices, that are used or intended to be used for the purpose of supporting or sheltering any use or occupancy.

**Community Gardens** means the use of land for garden and cultivated by a group of people, utilizing either individual or shared plots on private or public land.

**Communal Sanitary Sewer System** means a sanitary sewer system which is approved by the Health Authority, and is owned, operated, and maintained by: an improvement district pursuant to the *Local Government Act*, the ACRD, or a strata corporation pursuant to the *Strata Property Act*.

**Communal Water System** means a system of waterworks which is approved under the *Drinking Water Protection Act*, and is owned, operated, and maintained by: an improvement district pursuant to the *Local Government Act*, a water utility pursuant to the *Water Utility Act*, the ACRD, or a strata corporation pursuant to the *Strata Property Act*.

**Core Housing Need** means the metric used

by the Canadian Mortgage and Housing Corporation to measure three critical housing criteria and whether reasonable alternatives exist in the market. A household is in core housing need if its housing does not meet one or more of the following standards:

- *Adequate* – Housing is considered adequate when it isn't in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings;
- *Suitable* – Housing is considered suitable when there are enough bedrooms for the size and make-up of resident households. This is according to National Occupancy Standard requirements;
- *Affordable* – Housing is affordable when it costs less than 30% of the occupying household's before-tax household income.

**Cottage** means a separate single detached dwelling unit that is intended to be occupied for temporary accommodation.

**Dock** means a floating structure used for the purpose of mooring a vessel, watercraft or boat(s) and for providing pedestrian access, and can consist of a single dock, wharf or pier, including walkway and access ramp.

**Duplex** means a building or structure that is divided into two self-contained dwelling units and adjoined by a common wall or floor.

**Dwelling Unit** means a building or self-contained portion thereof containing sleeping, sanitary, and cooking facilities, used

or intended to be used as a residence for one household, but specifically excludes recreational vehicles.

**Eco-tourism** means responsible travel to natural areas that conserves the environment, integrates interpretation and education, and serves to sustain the well-being of residents.

**Environmentally Sensitive Area (ESA)** means an area of ecological significance that has, or with restoration or enhancement could have, natural features which contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover, or similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features, and can include rare or common habitats, plants, and animals.

**FireSmart** means the national FireSmart program intended to help Canadians increase community resilience to wildfire and minimize its negative impacts.

**Flood Construction Level** means the observed or calculated elevation above the natural boundary of a waterbody to the underside of a floor system, or to the top of a slab on grade, for buildings located within a designated flood area or within an area that is subject to, or likely to be subject to, flooding. In the case of a manufactured home, the ground level or top of the concrete or asphalt pad upon which a manufactured home rests. An area below the flood construction level shall not be used for habitation, mechanical or electrical infrastructure, business or storage of goods damageable by flood water.

**Floor Area** means the total horizontal area of each floor of a building or structure measured between the interior finished surface of the exterior walls, including the space occupied by interior walls and partitions, and excluding decks and garages.

**Floor Area, Gross** means the aggregate floor area including all habitable space and basements, measured from the interior finished surfaces of the exterior walls, but excluding any detached accessory buildings, an open porch, unenclosed sunroom, deck, veranda or attic. In the case of a multi-unit dwelling, it excludes common stairwells and corridors.

**Food Security** means access to adequate, safe, nutritious, and culturally appropriate food to meet dietary needs and food preferences.

**Food Sovereignty** is the right of people to healthy and culturally appropriate food produced through ecologically and sustainable methods and their right to define their own food and agriculture systems.

**Foreshore** means the land lying between the highest and lowest water level that is alternatively covered and exposed by water with the normal rise and fall of the level of the body of water.

**Freshwater** means lakes, rivers, watercourses and similar bodies of inland waters.

**Group Moorage Facility** means a multi-berth moorage similar to a private moorage facility but for the personal use of a group, strata or association of residents from the surrounding

community, and not for any commercial use.

**Home Industry** means a business or industry, conducted in an accessory building, structure or outside, that is incidental and ancillary to the principal residential use of a lot, may include accessory retail sales and may include processing, assembly and manufacturing of products.

**Home Occupation** means the use of a portion of a dwelling unit, by a resident of the premises, to operate a business.

**Local Food System** means the entire food cycle, to a community-wide or regional-extent, encompassing the growing, harvesting/foraging, processing, preserving, distributing, sharing, eating, and disposal of food.

**Lot** means any lot, parcel, block or other area, created under the *Land Title Act*, or the *Strata Property Act* in which land is held or into which it is subdivided.

**Marine Transportation** means the movement of a person or persons by watercraft, vessel or boat, but does not include temporary accommodation.

**Multi-Unit Dwelling** means a residential use consisting of three or more dwelling units such as an apartment, townhouse, or row house where each unit is occupied or intended to be occupied as the permanent home or residence of one (1) household.

**Multi-Use Path (MUP)** means an off-street pathway that is physically separated from motor vehicle traffic and can be used by any non-motorized user, including but not limited to walking, cycling, skateboarding, scootering,

rollerblading, and use other active modes.

**Natural Boundary** means, as established by a British Columbia Land Surveyor, the visible high-water mark of any body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.

**Open Space** means an area consisting largely of landscaped open areas, which may include communal water systems, communal sewer systems, roads, trails, transmission lines, recreational areas, natural areas, playgrounds, playing fields or similar uses, but does not include a campground.

**Parkland Improvements** refer to the development, enhancement, or addition of amenities and infrastructure to a park, trail, open space, or other such recreation area for public use and enjoyment, including but not limited to landscaping, playground equipment, sports fields or courts, outdoor exercise equipment, trails and walkways, restrooms, seating areas, picnic tables, waste management receptacles, lighting improvements, signage/wayfinding, and accessibility upgrades.

**Passive Recreation** means outdoor recreation activities that do not involve the use of buildings, structures, camping, motorized vehicles or motorized equipment.

**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, as defined by Statistics Canada.

**Private Managed Forest Land (PMFL)** means private land, in respect of which there is a management commitment, and that is classified as managed forest land under the *Assessment Act*.

**Qualified Environmental Professional (QEP)** means a qualified environmental professional with expertise in terrestrial and aquatic ecosystems and meets the criteria established under the *Riparian Areas Protection Regulation*.

**Riparian Area** means lands adjacent to watercourses, wetlands, lakes, and other water bodies, where the vegetation and soils show evidence of being influenced by the presence of water. Riparian areas are the green zones around lakes, rivers, and wetlands. They are the transitional zone between surface water and the drier uplands and play a vital role in the healthy functioning of both.

**Residential Use** means the occupancy or use of a building or part thereof as a dwelling unit and excludes temporary accommodation.

**Secondary Suite** means a self-contained dwelling unit located within, and secondary to, a principal building or portion of a building pursuant to the British Columbia Building Code.

**Setback** means the required minimum horizontal distance measured perpendicular from the respective lot line or natural boundary to any building, structure or use. No building, structure or use shall be located

within a setback unless permitted by this Bylaw.

**Short-Term Rental** means a short-term rental accommodation service as defined under the *Short-Term Rental Accommodations Act*.

**Single Detached Dwelling** means a building consisting of one (1) dwelling unit which is occupied or intended to be occupied as the permanent residence of one (1) or more persons and may include a secondary suite.

**Steep Slope** means lands that have a natural slope of 30% or greater.

**Stream** means:

- 1) a natural watercourse, including a natural glacier course, or a natural body of water, whether the stream channel of the stream has been modified,
- 2) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether usually containing water, including ice, but does not include an aquifer.

**Supportive Housing** means subsidized housing with on-site supports for single adults, seniors, and people with disabilities at risk of or experiencing homelessness; on-site supports help people find and maintain stable housing.

**Transportation Services** means the use of land, buildings or structures for the provision of air, water, railway, truck, bus or taxi transportation services.

**Utility** means the use of lands, buildings or structures to facilitate public transportation, the collection and disposal of sewage, garbage, recycling and other waste, or the production, transmission, delivery and furnishing of water, gas, electricity or communication services to the public.

**Watercourse** means a watercourse as defined under the *Water Sustainability Act*.

**Waterfront** means land that borders a body of water, and in tidal areas, that is upland of the natural boundary of the water.

**WildSafe** means the provincial WildSafe program administered by WildSafeBC intended to prevent and/or minimize wildlife conflicts through pro-active, collaborative, and community-championed management of wildlife attractants.

## ABBREVIATIONS

<b>ACRD</b>	Alberni-Clayoquot Regional District
<b>ADU</b>	Accessory Dwelling Unit
<b>CBT</b>	Clayoquot Biosphere Trust
<b>CDA</b>	Comprehensive Development Area
<b>CSA</b>	Canada Safety Association
<b>DPA</b>	Development Permit Area
<b>DRIPA</b>	Declaration of the Rights of Indigenous Peoples Act
<b>FSR</b>	Forest Service Road
<b>GHG</b>	Green House Gases
<b>HWY</b>	Highway
<b>UNDRIP</b>	United Nations Declaration on the Rights of Indigenous Peoples
<b>LEED</b>	Leadership in Energy and Environmental Design Principles and Standards
<b>LGA</b>	Local Government Act
<b>MUP</b>	Multi-Use Path
<b>MOTT</b>	Ministry of Transportation and Transit
<b>NGO</b>	Non-Governmental Organization
<b>OCP</b>	Official Community Plan
<b>QEP</b>	Qualified Environmental Professional
<b>SPEA</b>	Streamside Protection and Enhancement Area
<b>TSL</b>	Treaty Settlement Lands
<b>TUP</b>	Temporary Use Permit



# PART I | BACKGROUND

# 1.0 INTRODUCTION AND PLANNING FRAMEWORK

## 1.1.0 LEGISLATIVE AUTHORITY AND PURPOSE

An Official Community Plan (OCP) guides planning and development by establishing a community's vision and goals. It provides policy direction for topics such as housing, parks, environmental protection, and transportation. The OCP is a living document used by the Board of Directors, planners, developers, and the public when planning future land use. An OCP provides direction to elected officials in their decision-making and guides the Advisory Planning Commission's recommendations to the Board, which support community needs, goals, and values. The ACRD Electoral Area "C" OCP is established under the authority granted via section 472 of the *Local Government Act*, as amended.

This OCP replaces the previous *South Long Beach (Area C) OCP* which last received a comprehensive review and update in 2007.

## 1.1.2 REQUIRED CONTENT

Section 473 of the *Local Government Act* requires that an OCP contain the following:

- location, amount, type and density of residential development required to meet the community's anticipated 20-year housing need;
- location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreation, and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks, and solid waste treatment and disposal sites;
- policies respecting affordable housing, rental housing, and special needs housing;
- policies with respect to targets for the reduction of greenhouse gas emissions in the Plan Area, and policies and actions with respect to how the local government will achieve those targets.

### 1.1.3 OFFICIAL COMMUNITY PLAN AREA

The Area “C” OCP area, referenced throughout this document as ‘the Plan Area’, encompasses approximately 6% (27,219 ha) of the broader Electoral Area “C” (Area “C”)’s total land base (474,800 ha). The Plan Area represents the settled portion of Electoral Area “C” located to the northwest of Barkley Sound.

Figure 1. Map of the Official Community Plan Area for Area “C”.



Though the OCP provides an overall community planning vision for the lands within the OCP area, the Plan has no authority over First Nations’ Treaty Settlement 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*.

## 1.1 OFFICIAL COMMUNITY PLAN PROCESS

The 2024-2026 Area “C” OCP update took place over five phases as shown in (Figure 2), with both in-person and virtual community engagement throughout all phases. The update was led by a team of ACRD project staff, with internal support from an ACRD staff Technical Advisory Group and

external consultant support. Overall guidance was provided by the Long Beach Advisory Planning Commission, with additional direction and approvals from the ACRD Board of Directors. The vision, goals, objectives, and policies within this Plan are informed by the input provided by community members, First Nations, and other external agencies over the course of the OCP process.

Figure 2. OCP Update phases.



## 2.0 HOW TO USE THIS OCP

The OCP is a community planning document that will guide strategic decision-making pertaining to all aspects of growth and development in Area “C”. It is intended to be a reference document for all members of the community to understand how Area “C” may evolve over time.

The OCP has several key components: Vision and Goal Statements, Objectives and Policies, Temporary Use Permits, Development Permit Area Guidelines, and Schedules.

### 2.1 VISION AND GOALS

#### 2.1.1 VISION

The Area “C” vision sets the overarching framework for the OCP and is supplemented by community-specific vision statements for Ittatsoo Bay, Millstream, Port Albion, and Salmon Beach. The vision statements were created using feedback collected from the community as part of the OCP engagement process and will continue to guide growth and development in the community. All policy direction outlined in the OCP is intended to achieve the long-term community vision for Area “C”.

#### 2.1.2 GOALS

The goal statements provide a framework for implementing the Area “C” and community-specific vision statements. Each goal statement represents at least one focus area for the OCP and is intended to guide decision-making while supporting the vision.

## 2.2 OBJECTIVES AND POLICIES

### 2.2.1 OBJECTIVES

Objectives are statements which express the community's values and long-term aspirations about a particular focus area. Objectives are meant to expand on the goal statement(s) to achieve what is important to community members. All objectives and policies in the document align with one or more of the goal statements.

### 2.2.2 POLICIES

Policies guide decision making for achieving the direction outlined by the vision, goals, and objectives. Policies are intended to provide specific direction to the ACRD Board of Directors, staff, developers and community members regarding the land use priorities of Area "C". Additionally, OCP policies can support opportunities for collaboration with First Nations and neighbouring municipalities.

## 2.3 TEMPORARY USE PERMITS

Temporary Use Permits (TUPs) are a tool authorized by the *Local Government Act* for the purpose of allowing temporary uses that align with the vision and goals of the OCP, but which are otherwise prohibited. TUP policies provide guidance for the kinds of activities a TUP may be issued, including short-term land uses, opportunities to diversify the economy, or innovative responses to an emerging community need.

## 2.4 DEVELOPMENT PERMIT AREA GUIDELINES

Development Permit Areas (DPAs) have been established in accordance with the *Local Government Act* to allow for development to better align with the goals of the community. In Area "C", these goals are preserving and enhancing the natural environment, protecting the public from natural and climate-driven hazards, and setting a standard for the form and character of new commercial development along the Tofino-Ucluelet Highway. All new development occurring in areas that have been designated as a DPA may be subject to the DPA-specific guidelines.

## 2.5 SCHEDULES

A series of figures have been included in the OCP for the purpose of providing spatial context to the policy direction established throughout the Plan. These schedules may be used as a visual reference for the reader to interpret the OCP.



**PART II**

**GOALS, OBJECTIVES, &  
POLICIES**

# 3.0 VISION AND GOALS

## 3.1 AREA “C” VISION

Area “C”, located on the traditional territory of the Nuu-chah-nulth speaking peoples on the west coast of Vancouver Island, is known for its extraordinary wilderness, rural character, and strong sense of community. These qualities will continue to be emphasized through community-led environmental stewardship, thoughtful and climate-resilient development, and partnering with the Yuułuꞑiꞑath (Ucluelet First Nation), tukʷaaꞑath (Toquaht Nation), and ɫaꞑuukwiꞑath (Tla-o-qui-aht First Nation) communities, and others whose lands may be affected. Community members will engage in collaborative efforts to improve rural infrastructure and transportation services, diversify housing options, provide accessible public gathering spaces, and strengthen the locally-based economy. The community’s direction will be mindful of the Nuu-chah-nulth Guiding Principles, which emphasize utmost respect (ꞑiisaak), taking care of one another (ꞑuuꞑaꞑuk), and recognizing that everything is one (hiꞑuk ma cꞑawaak).

## 3.2 COMMUNITY VISION STATEMENTS

### 3.2.1 ITTATSOO BAY



*Known as a picturesque off-grid community nestled in a natural coastal landscape where residents value quiet living away from the business of Ucluelet. 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 preparedness, enhancements to existing road and shore access, improvements to servicing infrastructure, and the provision of community gathering spaces.*

### 3.2.2 MILLSTREAM



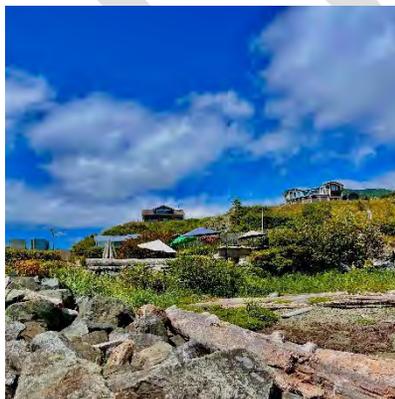
*Recognized for its quiet, rural nature, Millstream will continue to offer a high quality of life and celebrate its existing character over the next twenty-five years through improvements to transportation, such as road maintenance and connection with the communities in the region, protection of the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

### 3.2.3 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.*

### 3.2.4 SALMON BEACH



*Salmon Beach is known as a seasonal recreational retreat featuring 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 t̓ukʷaaʔath (Toquaht Nation) and provincial agencies. This may include improvements to servicing infrastructure, waste management, and overall community accessibility.*

## 3.3 GOAL STATEMENTS

### 3.3.1 RECONCILIATION

*Foster strong, collaborative, and respectful partnerships with local First Nations.*

Continue to build strong relationships with First Nation communities, including hiškʷiiʔath (Hesquiaht First Nation), ƣaaḥuusʔath (Ahousaht), ʔaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuluʔiʔath (Ucluelet First Nation), ʔukʷaaʔath (Toquaht Nation), and Uchucklesaht Tribe to facilitate meaningful partnerships. Engage in collaborative decision-making, in accordance with the principles of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the *Declaration on the Rights of Indigenous Peoples Act* (DRIPA), on key priorities such as economic opportunities; historical, cultural, heritage, and archaeological initiatives; shared stewardship of the natural environment; and supportive art programs.

### 3.3.2 PARKS AND RECREATION

*Strengthen the network of parks, trails, and open spaces in Area “C”.*

Improve access and connectivity to, and accessibility of, existing and future parks, trails, open spaces, and community gathering spaces. Collaborate with adjacent communities to achieve this goal where necessary, including exploring support for the implementation of an active Community Parks Service.

### 3.3.3 ENVIRONMENT

*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.

### 3.3.4 EMERGENCY MANAGEMENT

*Improve community emergency preparedness throughout Area “C”.*

Enhance emergency management measures to strengthen regional resilience by advancing the four pillars of emergency management - mitigation, preparedness, response, and recovery. Promote community awareness and preparedness to protect health, safety, and wellness during emergencies. Prioritize actions that reduce disaster risk, improve response activities, and mitigate the impacts of emergencies and disasters. Strengthen strategies to address hazards such as wildfires, tsunamis, flooding, drought, and poor air quality through emergency management and climate adaptation.

### 3.3.5 GROWTH MANAGEMENT

*Preserve the rural wilderness character of Area “C”.*

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

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

Direct new development to occur in areas that are already serviced by communal water systems, communal sanitary sewer systems, and/or road infrastructure.

### 3.3.6 HOUSING AND AFFORDABILITY

*Explore partnerships to develop affordable multi-unit housing.*

Collaborate with provincial authorities, neighbouring First Nations and municipal governments, and other interested parties on regional housing initiatives in support of affordable multi-unit housing development.

*Support housing affordability and attainability to meet evolving community needs, including permitting accessory dwelling units and the provision of accessible housing.*

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

### 3.3.7 EMPLOYMENT AND ECONOMY

*Locate future commercial uses along the Tofino-Ucluelet Highway.*

Support commercial development along the Tofino-Ucluelet Highway, particularly south of Port Albion Road.

*Foster a diverse and resilient local economy.*

Promote a diverse, sustainable year-round economy that sustains small local businesses and creates 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.

### 3.3.8 TRANSPORTATION, UTILITIES, AND SERVICES

*Improve transportation infrastructure and transit service.*

Collaborate with First Nations and other appropriate agencies to support enhanced connectivity amongst communities within the region and with the east coast of Vancouver Island. This includes improvements to road networks, active transportation infrastructure (including accessibility upgrades), air travel, and transit service.

*Work with senior levels of government to upgrade water services and other infrastructure.*

Collaborate with provincial authorities, First Nations, and neighbouring municipal governments to improve infrastructure capacity to better meet the needs of the community.

### 3.3.9 AGRICULTURE AND FOOD SECURITY

*Support small-scale agricultural activities and encourage the development of greenhouses and community gardens.*

Promote a diverse range of land- and marine-based agricultural activities, increase food system resilience, and enhance food security throughout the community.



## 4.0 LAND USE DESIGNATIONS

The Land Use Designations found in this section describe the future land uses of Area “C”, as shown on Schedule X – Land Use Designations. The table below provides an overview of the Land Use Designations comprising this OCP.

DESIGNATION	DESCRIPTION	PERMITTED USES
<b>Rural</b>	Large, unserviced lots intended for low density residential uses, small-scale agriculture, and home occupations.	Low-density residential uses including single-detached dwellings, secondary suites and accessory dwelling units, and mobile homes, home occupations and home industry, limited short-term rentals operated by a principal resident, and agricultural uses.  Minimum Lot Size: 2.0 ha
<b>Residential</b>	<ul style="list-style-type: none"> <li>• Ittatsoo Bay</li> <li>• Millstream</li> <li>• Port Albion</li> </ul> <p>Existing residential settlement areas, with or without servicing, where the ACRD hopes to concentrate future development via acreage residential subdivisions and low-density residential development.</p>	Low-density residential uses including single-detached dwellings, duplexes, townhouses, secondary suites and accessory dwelling units, home occupations, and limited short-term rentals operated by a principal resident, and small-scale agricultural uses.  Minimum Lot Size: 1 hectare where serviced by on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.
<b>Salmon Beach</b>	The seasonal community of Salmon Beach; a remote, boat-access, cottage settlement with limited infrastructure and servicing capacity.	Seasonal residential uses including single-detached dwellings and short-term rentals, parks, outdoor recreation amenities, and cultural and community facilities.  Minimum Lot Size: n/a

DESIGNATION	DESCRIPTION	PERMITTED USES
<b>Conservation</b>	Areas of cultural and ecological significance providing habitat diversity and invaluable ecological abundance, designated for preservation and enhancement in alignment with the priorities of ʔaʔuukʷiʔath (Tla-o-qui-aht First Nation) Tribal Parks Declaration and values.	Conservation areas, wildlife sanctuaries, nature interpretation areas, traditional harvesting and foraging of culturally important foods and plants, small-scale forestry practices, and low-impact recreation (pedestrian trails) where in alignment with ʔaʔuukʷiʔath (Tla-o-qui-aht First Nation) Tribal Parks Declaration and values.
<b>Parks, Trails, and Open Space</b>	Existing parks, greenspace, and other open space(s) designated for passive and active outdoor recreation by residents and tourists.  The Parks, Trails, and Open Space designation comprises federal, provincial, and regional parks and greenspace, as well as undeveloped areas that are well suited for future park uses.	Passive or active recreation uses, including walkways, trails, and playground equipment, as well as wildlife sanctuaries, conservation areas, and nature interpretation areas. Community gardens or greenhouses may also be permitted as deemed appropriate by the ACRD.  Minimum Lot Size: n/a
<b>Civic</b>	Encapsulates all civic uses, including community amenities, services, and utilities, as well as any other institutional type uses.	Public, not for profit and privately owned facilities, services, and institutional uses.  Minimum Lot Size: n/a
<b>Commercial</b>	Areas where commercial operations serving both local residents and visiting tourists are to be concentrated, including small-scale commercial uses, tourist activities, and tourist accommodations. The area locally known as ‘the Junction’ is included in the Commercial designation.	Small-scale provision of commercial services and related retail sales, including both professional and personal services as well as tourist-services and accommodations.  Minimum Lot Size: 1 hectare where serviced by on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.

DESIGNATION	DESCRIPTION	PERMITTED USES
<b>Industry</b>	Areas where existing employment lands are located, as well as areas where the ACRD would like to see the concentration of future employment lands. Uses under this designation are largely industrial in nature, but could also include commercial operations (e.g., office).	Industrial uses such as manufacturing and processing, industrial equipment and materials yards, and outdoor storage, and may also include any ancillary commercial and administrative uses.  Minimum Lot Size: 1 hectare where serviced by on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.
<b>Resource</b>	Large tracts of privately- and Crown-owned lands valued and used for resource development, including traditional harvesting and foraging of culturally important foods and plants, forestry, and resource extraction activities. These lands reinforce the rural character of Area “C” while providing essential ecological function and future resource potential that is essential to the long-term sustainability of the region. This designation is intended to guide development and resource management activities outside of existing settlement areas, as well as provide direction for responses to referrals received from other levels of government.	Forestry, forestry-related activities, agriculture, natural resource extraction, power-generation facilities, and communications facilities.  Minimum Lot Size: 16.0 ha
<b>Comprehensive Development</b>	Designates large tracts of land and establishes high-level guiding principles for mixed-uses in support of future comprehensive land use plans.	Mixed-use development, with an emphasis on multi-unit residential dwellings.  Minimum Lot Size: n/a

## 4.1 GENERAL LAND USE POLICIES

### 4.1.1 INTRODUCTION

The objectives and policies in this section provide direction for growth management, development approvals, and zoning that are applicable to the entire Area “C” OCP Plan Area. Additional land use policies are included throughout the Core Policies established in Section 5.o.

### 4.1.2 OBJECTIVES

- a) Facilitate future development that is responsive to the evolving needs of Area “C” residents and is consistent with the unique character of existing communities.
- b) Minimize the potential for land use conflicts and danger from natural or climate-related hazards.

### 4.1.3 POLICIES

The ACRD shall:

- a) ensure that proposed development does not result in remnant parcels that cannot be serviced, accessed, or are otherwise impractical to develop;
- b) encourage planning and design of new development that is consistent with the character and scale of existing development;
- c) require the preservation of natural features such as streams, lakes, wetlands, old growth forests, and culturally important sites through the subdivision and development process;
- d) where heritage or First Nations cultural areas of significance are potentially impacted by development, require applicants to work with the impacted First Nations to protect, rehabilitate, restore, and/or formally designate these assets as appropriate;
- e) update the *Development Procedures Bylaw* to include First Nations referrals for archaeologically significant sites;
- f) require archaeological review of development proposals in areas of known or potential archaeological value (e.g., by reviewing alongside Remote Access to Archaeological Data);
- g) amend land use designations and applicable DPA Guidelines to reflect current community planning principles as needed;
- h) discourage applications on lands with a Rural designation that request to amend the designation of lots to facilitate non-rural uses;
- i) discourage development in areas designated as Resource or Conservation without the

support of First Nations;

- j) uphold relevant agricultural legislation such as the *Farm Practices Protection (Right to Farm) Act*.

## 4.2 COMPREHENSIVE DEVELOPMENT

### 4.2.1 INTRODUCTION

The Comprehensive Development designation applies to lands considered appropriate for future development that are subject to unique conditions and environmental features requiring site-specific comprehensive land use planning and design. Development in these areas may include any type, form, or mix of land uses. As such, this designation is intended to provide high-level direction in the form of guiding principles for future comprehensive land use plans.

### 4.2.2 OBJECTIVES

- a) Provide opportunities for comprehensive development planning.

### 4.2.3 POLICIES

The ACRD shall:

- a) require the submission of a Comprehensive Development Area Plan to outline the details of a proposed development and inform subsequent applications for rezoning;
- b) ensure development respects the unique features of the affected site, as well as the rural form and character of surrounding areas;
- c) consider comprehensive development proposals only where community infrastructure may be extended in a sequential and cost-effective manner, or where on-site servicing can be suitably accommodated;
- d) ensure any steep slope and environmentally sensitive areas are adequately protected through park dedication (beyond the usable land dedication requirements identified in Section 5.2.3), registration of a restrictive covenant, or other mechanisms in alignment with applicable DPAs for such features;
- e) encourage comprehensive development that aligns with desired community land uses and creates an appropriate transition between existing land uses;
- f) explore opportunities to allow for residential densities beyond existing permissions where affordable housing units are proposed so long as servicing requirements can be met and are in accordance with Section 5.6.3;

- g) encourage comprehensive development that integrates universal access design standards;
- 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.

DRAFT

## 5.0 CORE POLICIES

The objectives and policies found in this section apply to the entire Area “C” OCP Plan Area and are intended to ensure that future development aligns with the community’s Vision and Goals. Over the next 20 years, these policies will provide a decision-making framework to guide development and land use throughout Area “C”.

Core policies include:

- Reconciliation
- Parks and Recreation
- Environment
- Emergency Management
- Growth Management
- Housing and Affordability
- Employment and Economy
- Transportation, Utilities, and Services
- Agriculture and Food Security



## 5.1 RECONCILIATION

### 5.1.1 INTRODUCTION

The ACRD recognizes the essential work of supporting a journey of reconciliation with its First Nation neighbours; the hiškʷiiʔath̓ (Hesquiaht First Nation), Ƨaahuusʔath̓ (Ahousaht), λaʔuukʷiʔath̓ (Tla-o-qui-aht First Nation), Yuułuʔiʔath̓ (Ucluelet First Nation), and ʔukʷaaʔath̓ (Toquaht Nation). The ACRD is committed to supporting reconciliatory actions which, over time, will repair, foster, and strengthen relationships between First Nations and non-First Nation peoples.

The lands encompassing the OCP area for Area “C” are located within the traditional territories of Yuułuʔiʔath̓ (Ucluelet First Nation), ʔukʷaaʔath̓ (Toquaht Nation), and (λaʔuukʷiʔath̓) Tla-o-qui-aht First Nation and are adjacent to ʔukʷaaʔath̓ (Toquaht Nation) and Yuułuʔiʔath̓ (Ucluelet First Nation) Treaty Settlement Lands. The ACRD acknowledges that these lands have been home to Indigenous peoples since time immemorial, and affirms its commitment to respecting the history, traditions, and cultural heritage of each Nation.

Objectives and policies in this section are presented as overarching goals in the spirit of the Truth and Reconciliation Calls to Action and are intended to affirm the ACRD’s commitment to listening, learning, and working together. This will create opportunities for a stronger and more resilient region now and in the future.

### 5.1.2 OBJECTIVES

- a) Embrace and exemplify the Nuu-chah-nulth Guiding Principles of ʔiisaak (utmost respect), ʔuuʔaʔuk (taking care of), and hišk ma Ƨawaak (everything is one) in all decision-making and ACRD-led initiatives.
- b) Strengthen relationships to build trust, respect, and resiliency between the ACRD and its First Nations neighbours.
- c) Recognize, honour, and support First Nations’ traditions, knowledge, and self-governance, as well as support First Nations in protecting the natural environment through policy and action.
- d) Enhance opportunities for collaborative engagement and decision-making regarding land use.
- e) Require conservation of sites with archaeological, historical, and cultural significance to local First Nations communities if sites are identified through the development process.



## 5.2 PARKS AND RECREATION

### 5.2.1 INTRODUCTION

Area “C” is home to a unique network of parks, open spaces, and trails that enhance overall community well-being by encouraging healthy lifestyles, providing opportunities for tourist recreation, protecting natural spaces and habitats, enhancing local food systems, and supporting beautiful communities.

Existing parks and recreation assets in Area “C” include Pacific Rim National Park Reserve (managed by Parks Canada), Kennedy Lake Provincial Park, and a small community park on Willowbrae Road. A portion of the West Coast MUP also runs through Area “C”, connecting the neighbouring communities of Tofino and Ucluelet. Each of these amenities play an important role in active transportation and providing opportunities for physical activity throughout the region. These assets should be protected, maintained, and enhanced accordingly.

Objectives and policies in this section provide direction regarding the acquisition and management of lands used and valued for parks and recreation in Area “C”.

### 5.2.2 OBJECTIVES

- a) Facilitate the development of an integrated network of parks, trails, and open spaces, and connections between communities.
- b) Improve public access and accessibility to existing parks and recreation amenities, including waterfront and beach accesses.
- c) Incorporate environmental protection in park design, management, and use.
- d) Enhance opportunities to utilize park and open space assets to improve local and regional food systems.
- e) Enhance opportunities for low-impact, accessible recreation that complements existing park assets and the surrounding natural environment.
- f) Recognize the vital role of recreational programming offered outside of Area “C” in supporting the community’s recreation needs.

### 5.2.3 POLICIES

The ACRD shall:

#### *Planning and Design*

- a) Encourage the development of MUPs that improve connections between existing park, trail,

and open space assets, as well as amenities and key community destinations.

- i. When time and funds allow, prioritize the development of MUPs that connect to the West Coast MUP.
  - ii. Explore opportunities to improve the accessibility of existing park, trail, and open space assets, including the provision of highway crossings that improve the safety and accessibility of connections between key community destinations.
- b) Ensure that all new park and trail development is designed and constructed with minimal impact on the natural environment.
  - c) Ensure adequate multi-stream waste diversion stations are included in all new park and trail development.
  - d) Prioritize maintenance activities and facility improvements for existing parks, trails, and open spaces.
  - e) Ensure that new or upgraded playground equipment conforms to and is maintained in accordance with CSA Z614:20 and/or universal access design standards. Consideration for the provision of such equipment may involve consultation with user groups and related agencies.
  - f) Explore opportunities to integrate edible landscaping, community gardens, and other small-scale forms of agriculture throughout new and existing parks and open space.
  - g) Explore opportunities to partner with neighbouring First Nations on all aspects of park and trail development, including land acquisition, planning, and design processes, as well as improvements to existing park, trail, and open space assets.
  - h) Collaborate with community groups, residents and property owners, and other interested parties to:
    - i. create community gathering spaces and public waterfront/beach access in Ittatsoo Bay;
    - ii. improve beach access and create parks, playgrounds, and community gathering spaces in Millstream.
  - i) Consider opportunities to develop a regional park and trail standards manual to guide future park and trail construction in response to the region's increasing demand for parks and recreation services.

### *Acquisition*

- j) Establish adequate park space through land dedication at the time of subdivision, or by payment in lieu of land dedication in accordance with the provisions of the *Local*

*Government Act.*

- k) Areas of future parkland acquisition are identified with a “P” on Schedule X, Land Use Designations.
- l) Consider the following when requiring park dedication in the form of payment in lieu of land dedication:
  - i. existing park space sizes and location distributions;
  - ii. existing and projected population and associated demand for parkland;
  - iii. distribution access, maintenance requirements and related efficiencies;
  - iv. minimum size requirements for effective use.
- m) Explore opportunities to grant density bonuses for development proposals where parkland dedications exceed 5% of the total land area, excluding dedicated lands deemed unsuitable for development due to the presence of site constraints, so long as servicing requirements can be met.
- n) Consider allowing parkland dedication of less than 5% of the total land area to be subdivided where contributions in the form of parkland improvements are proposed by the applicant and approved by the ACRD.
- o) Obtain ownership of park, trail, and conservation areas, as opposed to statutory rights-of-way where possible.
- p) Encourage the dedication of lands deemed unsuitable for development due to the presence of site constraints (e.g., steep slopes, ravines, unstable soils, watercourses, sensitive ecosystems, etc.) as natural, undeveloped open space, in addition to the required dedication.
- q) Require that public access to watercourses be maintained and enhanced for public use and enjoyment in a manner that supports environmental stewardship.
- r) Monitor opportunities for parkland acquisition in Area “C”, particularly those that:
  - i. will enhance public access to the waterfront; and/or
  - ii. are in areas where residential development is concentrated.

*Placemaking*

- s) Encourage community-led stewardship of parks, trails, and open spaces where guidance from the ACRD in the form of training and liability considerations can be provided.
- t) Engage Yuułuʔiłʔatḥ (Ucluelet First Nation), ʔukʷaaʔatḥ (Toquaht Nation), and ʔaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation) as interest and capacity allow to identify appropriate areas for incorporating language, history, and culture into naming, signage, and information in public

spaces and parks.

- u) Support the removal and replacement of invasive plant species with culturally important native plant species.
- v) Consider opportunities to improve educational signage wherever edible landscaping, community gardens, and culturally important plant species have been integrated within public parks.
- w) Work with provincial authorities, residents and property owners, and other interested parties to identify, improve, and provide accessible signage, in appropriate locations, for public accesses to the foreshore and streams in accordance with the ACRD's Parks Signage Strategy.
- x) Promote ʔaʔuukʷiʔath's (Tla-o-qui-aht First Nation) Tribal Park Allies program.

### *Recreation*

- y) Explore opportunities to enhance recreational programming for Area "C" residents through collaboration with recreational programming providers outside of the community (e.g., Parks Canada, District of Ucluelet via the Ucluelet Community Centre, Tugwell Fields, Matterson Road Facilities, etc.).
- z) Encourage owners of privately managed resource lands to support public access and responsible community use of areas enjoyed for passive recreational purposes such as hiking, bird watching, foraging, and harvesting of culturally significant foods and plants.
- aa) Support tourist activities that promote passive recreation uses which do not negatively impact the natural environment.
- bb) Engage Area "C" residents on their recreational service needs to inform future recreation service planning and delivery.

## 5.3 ENVIRONMENT

### 5.3.1 INTRODUCTION

The natural landscape of Area “C” is foundational to the rural wilderness character of the community. Rocky and sandy shorelines along the Pacific Ocean, Ucluelet Inlet, and Barkley Sound provide the basis for the region’s “Wild Pacific” spirit, while inland freshwater sources such as the haʔuukmin (Kennedy) and Makii (Maggie) Lakes, as well as the Mercantile, Ittatsoo, East Smith, Thornton, Thunderous, and Lost Shoe Creeks sustain rich riparian habitats and strengthen old growth rainforests.

Protecting the natural environment is a top community priority; the Area’s landscape includes many environmentally sensitive areas and habitats, as shown in Map X – Drinking Water Protection, Map X – Sensitive Marine Habitats, and Map X – Sensitive Terrestrial Habitats. Important natural areas include wetlands, estuaries, watersheds, old growth forest management areas, and salmon spawning areas. Moreover, the region’s diverse natural environment provides rich habitat diversity and invaluable ecological services that community members attribute to the character, livability, and vitality of the Area. The community also understands that the health of their natural environment plays a significant role in either contributing to or protecting against natural and climate-driven hazards such as floods, drought, wildfires, wind events, landslides, and earthquakes. Responsible environmental stewardship is therefore prioritized to support a more resilient community.

Objectives and policies in this section support proactive decision-making and stewardship of the natural environment ensuring that Area “C” retains its vibrant and resilient wilderness character now and into the future.

### 5.3.2 OBJECTIVES

- a) Work in collaboration with First Nations, government partners, and community groups to foster regional ecological connectivity, environmental stewardship, and conservation.
- b) Conserve, protect, and enhance surface, ground, and aquifer water sources in cooperation with government partners, neighbouring First Nations, and private landowners.
- c) Support First Nations-led stewardship of the natural environment.
- d) Recognize, preserve, and sustain the functional role of natural features such as wetlands, streams, forests, and shorelines in providing essential functions such as carbon sequestration and stormwater management that support community well-being and resilience against natural hazards and climate change.
- e) Continue to work with non-government organizations (NGOs) to promote education and

awareness among the public and Area “C” developers.

- f) Identify, protect, restore, and improve the connectivity of environmentally sensitive areas to enhance biodiversity and ecological function.
- g) Minimize habitat loss and fragmentation of environmentally sensitive areas and rehabilitate and enhance previously degraded or fragmented environmentally sensitive areas.
- h) Preserve environmentally sensitive areas in their natural condition and maintain these areas free from development and human activity to the maximum extent possible.
- i) Facilitate the reduction of both corporate and community greenhouse gas emissions (GHGs).

### 5.3.3 POLICIES

The ACRD shall:

#### *Partnerships*

- a) Collaborate with t̓ukʷaaʔath (Toquaht Nation), Yuułuʔilʔath (Ucluelet First Nation), ʔaʔuukʷiʔath (Tla-o-qui-aht First Nation), and Clayoquot Biosphere Trust to understand and support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems.
- b) Collaborate with provincial authorities, First Nations, the District of Ucluelet, the District of Tofino, Clayoquot Biosphere Trust, community groups, residents and property owners, and other interested groups on regional initiatives including biodiversity corridors, climate adaptation, GHG emissions reduction, regional food security, and shared ecosystem management priorities.

#### *Environmental Protection and Stewardship*

- c) Preserve and enhance environmentally sensitive areas to protect biodiversity and ecological function.
  - i. Explore opportunities to redesignate lands to the Conservation land use designation where appropriate.
- d) Discourage the development of float homes or other infrastructure on haʔuukmin (Kennedy Lake).
- e) Support removal of invasive species by:
  - i. collaborating with First Nations, neighbouring municipal governments, and other interested parties on regional invasive species removal initiatives, including public education efforts to promote awareness of invasive species prevention and

- removal;
  - ii. encouraging community-led invasive species removal efforts;
  - iii. exploring opportunities to reduce tipping fees for invasive species disposal.
- f) Require retention and restoration of native vegetation in coastal and riparian areas and areas of steep slope within DPAs.
- g) Prioritize the retention of contiguous parcels of undisturbed natural land to minimize habitat fragmentation.
- h) Manage access to environmentally sensitive areas and natural areas by providing defined access opportunities that protect native species and do not harm the health of ecosystems.
- i) Collaborate with provincial authorities, First Nations and municipal governments, Parks Canada, Clayoquot Biosphere Trust, community groups, residents and property owners, and other interested parties regarding opportunities to improve connections between environmentally sensitive areas to facilitate the movement of wildlife and increase biodiversity.
- i. Wherever possible, link environmentally sensitive areas to parks, greenways, or other natural areas to strengthen ecological networks and wildlife corridors throughout the region.
  - ii. Consider undertaking a Wildlife Corridor Study for the West Coast Region, in partnership with NGOs, First Nations, the District of Tofino, and the District of Ucluelet.
- j) Undertake studies and sensitive ecosystems mapping to better understand the state and location of habitat for rare and endangered species in Area “C” and identify opportunities to restore and improve these habitats.
- k) Work collaboratively with NGOs, the District of Ucluelet, District of Tofino, First Nations, and other organizations to protect and enhance regional watersheds.
- i. Maintain the integrity of the Mercantile Creek watershed, which is recognized as a key source of drinking water for the region.
  - ii. Restrict development on haʔuukmin (Kennedy Lake) to maintain drinking water quality for First Nations and the region.
- l) Discourage development within areas designated as “Conservation” and require written support from the Nation whose territory the proposed development falls within.
- m) Continued implementation of the *Corporate Energy and Emissions Plan*, by:
- i. exploring opportunities to improve energy performance and lower GHG emissions of new and existing ACRD infrastructure;

- ii. considering opportunities to increase the ACRD's reliance on renewable energy sources;
  - iii. improving the energy efficiency of the ACRD's fleet;
- n) Support regional emissions reduction efforts through:
- i. setting achievable community GHG emissions reduction targets in alignment with provincial targets, by:
    - a. undertaking studies to better understand existing GHG emissions profile of Area "C" and identify additional opportunities and strategies for reducing emissions levels;
    - b. creating a community emissions reduction plan that establishes clear actions for reducing community GHG emissions to meet provincial targets.

### *Resilient Infrastructure and Development*

- o) Ensure development is consistent with DPA guidelines included in Part IV to protect the natural environment, its ecosystems, biological diversity, infrastructure, and human life.
- p) Only support amendments to this OCP or rezoning, subdivision, and TUP applications affecting lands on or within environmentally sensitive areas where the applicant or appropriate authority provides a report from a Qualified Environmental Professional (QEP) stating the proposed development will not negatively affect environmentally sensitive areas, and the development design reflects best management practices and community feedback. Wetland and riparian areas shall be delineated by the QEP utilizing the most recent version of the *Guidelines for Wetland Assessment for Central West Coast Vancouver Island* developed by the Clayoquot Biosphere Trust.

## 5.4 EMERGENCY MANAGEMENT

### 5.4.1 INTRODUCTION

Natural and climate-driven hazards such as extreme weather events, wildfires, flooding, sea level rise, earthquakes, and tsunamis are ever-present in Area “C”. These hazards can impact the community in various ways. For example, limited capacity of emergency response personnel can mean significant delays in the restoration of essential services in the event of an outage or infrastructure failure. A rapid onset of hazards may require residents to evacuate for extended periods of time on short notice. Prolonged road closures and/or air traffic delays can cause significant supply chain challenges which affect the availability of everyday household goods, amongst others.

Members of the community acknowledge these risks and understand the importance of risk mitigation, emergency preparedness, and response and recovery initiatives at both the individual and community levels. Ongoing collaboration between First Nations, the District of Ucluelet, the District of Tofino, Parks Canada, NGOs, and other community groups is an essential aspect of emergency management for Area “C”, as well as for the broader region overall.

Objectives and policies in this section are intended to support the long-term resiliency of Area “C” by promoting proactive decision-making, prioritizing mitigation efforts, and improving public education and emergency preparedness related to natural and climate-driven hazard risks.

### 5.4.2 OBJECTIVES

- a) Ensure community safety through the provision of sufficient fire, rescue, and emergency services.
- b) Improve emergency preparedness, hazard mitigation, and climate adaptation in response to the increased frequency of climate-driven natural hazards, including extreme weather events, wildfires, flooding, drought, sea level rise, earthquakes, and tsunamis.
- c) Ensure that accessibility is a key principle of emergency management initiatives at both the regional and neighbourhood level.

### 5.4.3 POLICIES

The ACRD shall:

#### *Emergency Management Services*

- a) Explore partnership opportunities to improve emergency response and hazard management efforts for the West Coast Region as a whole.

- b) Explore opportunities to improve regional emergency response planning and program coordination.
  - i. Incorporate accessibility considerations in future regional emergency response planning and program coordination.
- c) Support public education and emergency planning and preparedness efforts at the neighbourhood level.
- d) Seek grant funding opportunities and partnerships with neighbouring municipalities and First Nations for the development of a Disaster Debris Management Plan to guide storage, disposal and recycling materials generated by a natural disaster.
- e) Prioritize updates to the *ACRD Disaster and Emergency Management Plan* to incorporate accessibility considerations and ensure that community members are equipped with the most updated information regarding potential risks and opportunities to maximize household emergency preparedness.
- f) Incorporate accessibility considerations in future public education and emergency planning and preparedness efforts, including:
  - i. how persons with disabilities can access emergency services;
  - ii. ways that community members can support their neighbours who have disabilities in the event of an emergency;
  - iii. the responsibility of individuals to ensure that their emergency preparedness is commensurate with their needs;
  - iv. ensuring that visual and auditory emergency alarms are present in key community spaces.

### *Resilient Infrastructure and Development*

- g) Require development proposals to adhere to the Natural Hazard Areas Protection DPA guidelines to ensure that new development is designed and sited to minimize exposure to natural and climate-driven hazards, both imminent and projected.
- h) Assess existing public and ACRD-owned infrastructure for potential natural and climate-related hazard risks and evaluate adaptation or risk mitigation strategies to enhance the infrastructure's long-term resilience against any identified hazards.
- i) Implement the recommendations of the West Coast Food Security Emergency Plan.

### *Wildfire Risk Mitigation*

- j) Collaborate with provincial authorities, neighbouring First Nations, the District of Ucluelet, the District of Tofino, and community groups on regional wildfire risk reduction efforts.

- k) Support local wildfire risk reduction efforts and continue to implement and update the Area 'C' Long Beach Community Wildfire Resiliency Plan by:
  - i. supporting outreach efforts to improve public education about wildfire prevention and opportunities to participate in FireSmart;
  - ii. encouraging residents to undertake annual wildfire risk assessments;
  - iii. encouraging property owners to apply FireSmart principles and best practices on their property, wherever possible;
  - iv. encouraging existing communities, including Ittatsoo Bay, Millstream, Port Albion, and Salmon Beach, to participate in FireSmart Canada's Neighbourhood Recognition Program;
  - v. promote chipping woody debris for composting when disposing wildfire fuels to reduce wildfire risk.
- l) Update the Area 'C' Long Beach Community Wildfire Resiliency Plan in 2028 and every five years thereafter to identify wildfire risks to Area "C" and associated mitigation strategies.
- m) Pursue provincial funding and resources to undertake wildfire risk reduction in community/forest interface areas and integrate FireSmart principles into ACRD bylaws, where applicable.
- n) Collaborate with provincial authorities, neighbouring First Nations and municipal governments, community groups, residents and property owners, and other interested parties to develop long-term solutions to sustainably manage organic waste materials collected through wildfire risk mitigation initiatives.
- o) Support new development that implements FireSmart principles and best practices related to building and landscape materials.
- p) Encourage retention, replanting, restoration, and maintenance of trees and plant species according to FireSmart principles.
- q) Consider opportunities to support and incentivize new development to implement FireSmart principles and best practices related to building and landscaping materials.

#### *Earthquake and Tsunami Preparedness*

- r) Collaborate with provincial authorities, neighbouring First Nations, the District of Ucluelet, the District of Tofino, and community groups on regional public education efforts related to earthquake and tsunami preparedness.
- s) Prioritize evacuation planning at the neighbourhood level, including the development of tsunami response plans and evacuation options for communities primarily accessed by

boat.

- t) Consider opportunities to improve tsunami evacuation route signage within tsunami inundation zones.
- u) Consider opportunities to better regulate and/or restrict development within tsunami inundation areas, including updates to the *Zoning Bylaw*.
- v) Discourage new development within tsunami inundation zones.
- w) Consider potential seismic events when planning for public infrastructure development, repair, or replacement.
- x) Pursue provincial funding and resources to undertake tsunami siren updates across Area “C”.

#### *Sea Level Rise and Flood Risk Mitigation*

- y) Collaborate with provincial authorities, neighbouring First Nations, the District of Ucluelet, the District of Tofino, and community groups on regional public education efforts related to sea level rise and flood risk.
- z) Prioritize infrastructure replacement or repair in areas identified as locations at greater risk of flooding or sea level rise.
- aa) Consider opportunities to better regulate and/or restrict development in areas identified as locations at greater risk of flooding or sea level rise, including:
  - i. updating the *Zoning Bylaw*;
  - ii. developing a floodplain bylaw.

#### *Steep Slopes Risk Mitigation*

- bb) Require development proposed in areas to adhere to the Natural Hazard Areas Protection DPA guidelines to ensure that the development is designed and sited to minimize risks to public safety associated with the presence of a steep slope, including landslides, erosion, or structural failure.

## 5.5 GROWTH MANAGEMENT

### 5.5.1 INTRODUCTION

Responsible growth management is a top community priority in Area “C”. Community members are cautious about recent population growth and feel strongly that new development should only be considered in existing settlement areas where there is sufficient infrastructure and servicing capacity.

Objectives and policies in this section are intended to preserve the rural, community-driven character of Area “C” through proactive and responsible management of future growth.

### 5.5.2 OBJECTIVES

- a) Retain and enhance the rural wilderness character of Area “C” to preserve the visual experience of arriving at the “Wild Pacific” coast.
- b) Concentrate development within areas where there is existing infrastructure and servicing capacity, wherever possible.
- c) Maintain and enhance existing public infrastructure and community service uses.

### 5.5.3 POLICIES

The ACRD shall:

#### *Future Development*

- a) Support new development that is concentrated in and around existing residential settlement areas, including Ittatsoo Bay, Millstream, and Port Albion.
- b) Limit development in areas without existing infrastructure and servicing capacity, except where on-site water and sanitary sewer systems can be supported in accordance with Island Health regulations.
- c) Require developers to cover the cost of any infrastructure upgrades necessary to facilitate new development.
- d) Prioritize updates to ACRD bylaws to better direct development within existing settlement areas and reflect modern development standards, including:
  - i. updating the *Zoning Bylaw*;
  - ii. creating a subdivision and development servicing bylaw for all Electoral Areas.

### *Community Amenities and Services*

- e) Collaborate with provincial authorities, neighbouring First Nations and municipal governments, community groups, residents and property owners, and other interested parties to improve the provision and accessibility of community services, civic facilities, and amenities throughout Area “C”.
- f) Ensure sufficient waste diversion systems are integrated with future development and are recognized as important community infrastructure.

DRAFT

## 5.6 HOUSING AND AFFORDABILITY

### 5.6.1 INTRODUCTION

Housing affordability and attainability is vital to preserving the character of existing neighbourhoods while accommodating population growth. Members of the community generally support new residential development that meets the diverse and changing housing needs of locals but strongly oppose ownership of “investment properties” from those outside the community and the use of permanent dwellings as unlawful short-term rentals.

The Electoral Area “C” (Long Beach) Housing Needs Report identifies that 113 additional housing units will be required by 2041 to address population growth. The report also affirms the need for more affordable, attainable, and diverse housing forms; 27% of Area “C” households are identified as living in Core Housing Need in 2021. Uniquely, most of the community’s core housing need is distributed amongst owner households rather than renter households, meaning property owners are experiencing housing inadequacy, unsuitability, and unaffordability at slightly higher rates than renters.

Accordingly, efforts should be made to encourage gentle increases to residential density in areas with sufficient infrastructure and servicing capacity, both in the form of accessory dwelling units or secondary suites that can accommodate smaller households as well as housing forms such as duplexes or townhouses that are suitable for larger households or growing families.

The objectives and policies provided in this section aim to promote purposeful, incremental, and sustainable residential growth that considers existing infrastructure and servicing limitations and is focused on the delivery of accessible and affordable housing which meets the community’s 20-year housing need.

### 5.6.2 OBJECTIVES

- a) Improve housing affordability and attainability for Area “C” residents.
- b) Diversify housing supply in Area “C” to better meet a range of housing needs.
- c) Reduce the number of permanent dwellings being used as unlawful short-term rentals.

### 5.6.3 POLICIES

The ACRD shall:

#### *Partnerships*

- a) Collaborate with provincial authorities, neighbouring First Nations and municipal governments, and other interested parties on regional housing initiatives.

- i. Explore opportunities to promote housing that serves major employers in the region.
  - ii. Explore opportunities to promote non-market and/or supportive housing options.
  - iii. Explore opportunities to promote accessible housing that is constructed to universal access design standards.
- b) Collaborate with Yuułuʔiłʔatḥ (Ucluelet First Nation), tʰukʷaaʔatḥ (Toquaht Nation), and ʕaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation) to understand and support their priorities related to housing affordability and attainability.
  - c) Explore opportunities to collaborate with local and regional accessibility advocacy groups to understand their priorities and support new and ongoing initiatives related to the provision of accessible housing.

### *Housing Supply*

- d) Encourage the development of detached accessory dwelling units on lots designated as Rural or Residential that are 0.4 hectare and larger in size. Adequate on-site servicing must be provided where such development is proposed.
- e) Encourage the development of secondary suites attached to the principal dwelling on lots designated as Rural or Residential with no minimum lot size and where the zoning permits residential-only uses. Adequate on-site servicing must be provided where such development is proposed.
- f) Consider development proposals for multi-unit dwellings (e.g., duplexes, triplexes, etc.) on Residential lands where there is sufficient servicing capacity, provided the proposed development aligns with and serves to protect the rural residential character of the community.
- g) Support proposals to accommodate smaller housing forms on lots designated as Residential that have sufficient servicing capacity within Ittatsoo Bay, Millstream, and Port Albion.
- h) Consider zoning updates to allow flexible housing options such as multiple dwellings on parcels where servicing and all zoning regulations can be met.
- i) Explore opportunities to grant density bonuses for development proposals that include:
  - i. affordable housing units;
  - ii. accessible, ground-floor housing units that meet the needs of residents with disabilities or other mobility concerns.
- j) Explore opportunities to incentivize rental housing as a means of increasing rental housing stock in the community.

- k) Explore opportunities to better facilitate aging in place for Area “C” residents by supporting appropriate housing options.

### *Short-Term Rentals*

- l) Support the use of a dwelling unit as a short-term rental in accordance with the *Short-Term Rental Accommodations Act*:
  - i. while short-term rentals are permitted within accessory dwelling units, short-term rentals operated within a secondary suite or bedrooms within a principal dwelling unit are preferred to maintain housing stock for long-term residents of the community;
  - ii. the short-term rental is operated by a principal resident residing on the property.
- m) Require residents to obtain ACRD approval to operate a short-term rental.
- n) Support enforcement actions taken by the Province to ensure compliance with the *Short-Term Rental Accommodations Act*.
- o) Prioritize updates to the *Zoning Bylaw* that clearly establish where short-term rentals are permitted in Area “C”.

## 5.7 EMPLOYMENT AND ECONOMY

### 5.7.1 INTRODUCTION

Area “C” residents value a strong, diverse local economy comprised of sustainable, resident-owned and operated businesses of varying scale and service provision. Although the region has largely shifted away from reliance on resource-based industries, the community acknowledges that the strength of the economy will continue to depend on sustainable resource development in conjunction with smaller-scale industrial and commercial uses, tourist-driven services, and a range of home occupations.

The economy in Area “C” is also linked to and affected by the local economies of neighbouring municipalities of Tofino and Ucluelet, both of which rely considerably on seasonal tourism. Another significant economic driver for the West Coast Region is the Long Beach Airport, located just north of the Plan Area. The airport provides employment opportunities, supports tourism, and has potential to grow the region’s aeronautical sector and increase courier service capacity for the transport of goods. Members of the community understand that some reliance on tourism is inevitable and many support low impact “eco-tourism” to complement the nearby tourism hubs of Tofino and Ucluelet.

Objectives and policies in this section aim to promote a robust year-round economy that sustains local businesses, promotes community well-being, and supports the employment and service needs of full-time residents of Area “C”. They are also intended to guide economic development and resource management activities throughout the Area, as well as provide direction for responses to referrals received from other levels of government relating to resource-based industries.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the OCP (e.g., Long Beach Airport, Provincial Crown land, forest management tenure, etc.). In these instances, objectives and policies are intended to serve as indicators of the community’s goals and assist senior levels of government with planning and decision-making.

### 5.7.2 OBJECTIVES

- a) Recognize the vital role of the regional West Coast economy in supporting the employment and service needs of Area “C”.
- b) Support a strong local economy to retain and expand existing businesses as well as stimulate new local employment opportunities.
- c) Encourage low-impact, eco-tourism uses.
- d) Balance economic activity with the preservation of the rural character and protection of the natural environment in Area “C”.

- e) Maintain the Area's natural resource land base and preserve its resource value and potential.
- f) Direct future resource development toward sites that have no significant adverse environmental impact or where the impact can be adequately mitigated.
- g) Reduce potential land use conflicts between predominantly residential areas and surrounding employment activities.

### 5.7.3 POLICIES

The ACRD shall:

#### *Partnerships*

- a) Collaborate with provincial authorities, First Nations and municipal governments, Parks Canada, and other interested parties regarding regional economic development initiatives.
- b) Collaborate with *tuk<sup>w</sup>aaʔath* (Toquaht Nation), *Yuuluʔilʔath* (Ucluelet First Nation), and *ʔaʔuuk<sup>w</sup>iʔath* (Tla-o-qui-aht First Nation) to understand and support their priorities related to economic development and tourism.
- c) Support the Pacific Rim Visitor Centre and related facilities.
- d) Support the Long Beach Airport in implementing the recommendations of the *Long Beach Airport Master Plan*.

#### *Employment Uses and Home Occupations*

- e) Support the development of commercial and industrial uses that accommodate emerging community needs, provided the uses are compatible with the surrounding neighbourhood character and are located within appropriately designated lands where there is sufficient infrastructure and servicing capacity.
- f) Support development proposals in Millstream that incorporate both commercial and residential uses, provided the uses are compatible with the surrounding neighbourhood character and are located within appropriately designated lands where there is sufficient infrastructure and servicing capacity.
- g) Support home occupations on all Rural and Residential designated lands, provided the uses are compatible with the surrounding rural character.
- h) Support home industries on Rural and Residential designated lands larger than 2.0 hectares in area, provided the uses are compatible with the surrounding rural character.
- i) Prioritize updates to the *Zoning Bylaw* to:

- i. clearly establish where different scales of home occupations, such as low impact home occupation uses or higher-intensity home industry uses, are permitted in Area “C”.
- ii. support home occupations located within an accessory building or unenclosed area where appropriate.

### *Responsible Tourism*

- j) Promote sustainable eco-tourism practices that complement existing tourist-driven services throughout the region.
- k) Support low-impact tourist amenities such as bed and breakfasts and eco-tourism near the Junction and Millstream.
- l) Focus commercial tourism-related development to the Junction, Millstream area, and areas which are serviced by on-site water and sewer systems.
- m) Encourage local businesses offering tourism services to join Tla-o-qui-aht Tribal Parks Allies program.
- n) Encourage low-impact recreational and tourism uses that avoid critical habitats, culturally significant sites and have minimal potential for disturbance on Resource designated lands.

### *Sustainable Resource Development*

- o) Support communication with and participation by First Nations communities/partners in the management and development of Crown resource lands.
- p) Support senior levels of government in the implementation of policies and regulations promoting sustainable resource management and the protection of drinking water sources.
- q) Support forestry, forestry-related activities, agriculture, power-generation facilities, and communications facilities on resource lands, provided all necessary provincial and federal approvals are obtained.
- r) Support sustainable forestry practices such as selective harvesting to preserve the land’s capacity to absorb and retain water, maintain slope and soil integrity, prevent erosion, and create a buffer adjacent to non-Resource lands.
- s) Support First Nations and community forestry for the benefit of the local community.
- t) Engage with the resource industry and senior levels of government to support First Nations’ access to resource lands for foraging and harvesting of culturally significant foods and plants.
- u) Support the rehabilitation and remediation of resource extraction sites.

## 5.8 TRANSPORTATION, UTILITIES, AND SERVICES

### 5.8.1 INTRODUCTION

The Pacific Rim and Tofino-Ucluelet Highways provide vehicular access to the region, while the portion of the West Coast MUP that runs through Area “C” provides non-motorized access between Area “C” and the neighbouring communities of Tofino and Ucluelet. The maintenance of these highways, as well as all other roadways within Area “C”, is the responsibility of the Ministry of Transportation and Transit (MOTT).

Despite a culture that supports sustainable modes of transportation, the remote, rural character of Area “C” means that residents are reliant on personal vehicles as their primary means of getting around. Other mobility challenges, such as limited options for regional transportation, irregular public transit service within and between communities, aging infrastructure, poor marine transportation options, and few pedestrian connections limit the mobility of residents and visitors alike.

More broadly, infrastructure capacity is a key challenge for future growth in Area “C”. The cost of developing new transportation, utility, and servicing infrastructure, including solid waste management, is a financial liability for the ACRD and should only be considered in support of the community’s key priorities or in collaboration with interested partners.

Objectives and policies in this section are therefore intended to support proactive and responsible development of infrastructure, including an integrated transportation network that better meets the land and marine-based mobility needs of the community, as well as targeted utility and water, sanitary sewer, stormwater, and waste management service improvements that achieve existing community need while supporting sustainable growth management.

### 5.8.2 OBJECTIVES

- a) Advocate that transportation options within Area “C” serve the needs of the community.
- b) Support a safe, efficient, and reliable road network to allow for year-round transportation to and within Area “C”.
- c) Facilitate the development of an integrated “Marine Highway” network and improved marine connections for communities primarily accessed by boat or other marine vessels.
- d) Facilitate the development of an integrated network of parks, trails and open spaces, and connections between communities that promote active and accessible modes of transportation such as walking, cycling, or rolling.
- e) Protect sources of drinking water through the conservation and enhancement of surface, ground, and aquifer water sources in cooperation with government partners, First Nations,

and private landowners.

- f) Maintain and enhance access to communal water systems, communal sanitary sewer systems, and stormwater systems.
- g) Maintain and enhance solid waste management options throughout Area “C”.

### 5.8.3 POLICIES

The ACRD shall:

#### *Land-Based Transportation and Community Access*

- a) Collaborate with MOTT, neighbouring First Nations and municipal governments, and other interested parties regarding regional transportation initiatives.
- b) Collaborate with Yuułuʔiłʔatḥ (Ucluelet First Nation), ʔukʷaaʔatḥ (Toquaht Nation), and ʔaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation) to understand and support their priorities related to active transportation infrastructure, public transit, and community access.
- c) Explore opportunities to collaborate with local and regional accessibility groups to understand priorities and support initiatives related to the provision of accessible transportation.
- d) Consider developing a transportation master plan for Area “C”.
- e) Support the Ministry of Transportation and Transit and Ministry of Forests in maintaining the Road Network Map, as shown in Map X in accordance with the following road classifications:
  - i. Highway: the Pacific Rim Highway (Hwy 4) provides primary vehicular access to the Area and serves as a major connection within the broader West Coast Region’s transportation network; all numbered highways are owned and maintained by MOTT.
  - ii. Arterial: Port Albion Road and the Tofino-Ucluelet Highway are critical regional connections that serve higher vehicle volumes; both are owned and maintained by MOTT.
  - iii. Unpaved Resource: Forest Service Roads (FSRs), Branch 2 and 4 (Maggie Lake FSRs) are maintained by the Ministry of Forests and connect to natural resources and the communities of Ittatsoo Bay and Macoah. FSRs are roads located on Crown land that are not part of the provincial highway system and are not maintained by MOTT.
- f) Support future road development that incorporates roadside trails, MUPs, and highway crossings, particularly for connections to the West Coast MUP, Pacific Rim Highway, and the Tofino-Ucluelet Highway.

- g) Explore opportunities with BC Transit to improve transit service both to and from neighbouring First Nations and municipalities, as well as within Area “C”.
- h) Collaborate with MOTT, neighbouring First Nations and municipal governments, and other interested parties to explore opportunities for transportation connections between Millstream and Ucluelet, including the provision of safe highway crossings for those who walk, cycle, and roll.
- i) Collaborate with provincial authorities, ʔukʷaaʔaθ (Toquaht Nation), Yuuʔuʔiʔaθ (Ucluelet First Nation), and other interested parties to explore opportunities to improve roadway access to the communities of Yuuʔuʔiʔaθ (Ucluelet First Nation) and ʔukʷaaʔaθ (Toquaht Nation), as well as private lands within the Ittatsoo Bay area.
- j) Collaborate with provincial authorities, ʔukʷaaʔaθ (Toquaht Nation), and other interested parties to explore opportunities to undertake roadway improvements to the Maggie FSR in support of improved access to Macoah, and other ʔukʷaaʔaθ (Toquaht Nation) communities.
- k) Collaborate with provincial authorities, neighbouring First Nations, and other interested parties to explore opportunities to develop a MUP connecting Port Albion and Millstream.

#### *Marine-Based Transportation and Community Access*

- l) Collaborate with provincial authorities, neighbouring First Nations and municipalities, community groups, residents and property owners, to explore opportunities to develop an integrated “Marine Highway” network in support of improved marine connections for Area “C” communities primarily accessed by boat, including the formalization of existing inter-community marine connections.
- m) Advocate to Provincial and Federal authorities to manage the Port Albion dock for access by community users.
- n) Explore opportunities to improve public access to the waterfront for recreation, transportation, and emergency purposes in Ittatsoo Bay.

#### *Provision of Servicing Infrastructure*

- o) Assess future growth potential and infrastructure needs to ensure sufficient provision of infrastructure services, including water, sewer, and on- and off-site drainage.
- p) Require developers to pay the cost of any infrastructure upgrades necessary to facilitate new development.
- q) Commission, and update as necessary, infrastructure master plans to better understand the existing capacity, challenges, and opportunities to improve Area water, sewer, and

integrated stormwater systems.

- r) Support water conservation initiatives and encourage permanent residents, short-term rental operators, and all new and existing development to utilize water use reduction strategies and rainwater capture.
- s) Support opportunities to upgrade and expand the capacity of existing water systems in Millstream.
- t) Support the Salmon Beach Committee in their efforts to standardize servicing for all lots.

#### *Management of Solid Waste*

- u) Collaborate with neighbouring First Nations, local businesses, community groups, residents and property owners, and other interested parties to explore opportunities to promote solid waste reduction and circular economy initiatives.
- v) Explore opportunities to increase the West Coast Landfill diversion rate by reducing commercial and construction waste, expanding organics programs, and promoting recycling throughout the community.
- w) Improve the financial stability of existing waste diversion programs by supporting fair cost recovery through the imposition of a modernized tipping fee structure that targets high volume users; additional revenue generation can then be used to develop additional diversion programs and improve waste management infrastructure.
- x) Collaborate with community groups, residents, property owners, and other interested parties to improve the management of solid and organic waste in Salmon Beach.
- y) Explore opportunities to implement the recommendations of the Solid Waste Management Plan.

## 5.9 AGRICULTURE AND FOOD SECURITY

### 5.9.1 INTRODUCTION

Food security and strong regional and local food systems are essential to a thriving and resilient community. In Area “C”, the local food system includes all aspects of food: its production, harvest, processing, distribution, and consumption, as well as access, cultural significance, education, and food waste. Although Agricultural Land Reserve lands are not present within Area “C”, responsible land stewardship and a thriving local food system are vital to the identity, well-being, food security, environment, and economy of Area “C”.

The objectives and policies in this section aim to promote agricultural activities, increase food system resilience, and enhance food security within Area “C”.

### 5.9.2 OBJECTIVES

- a) Work in collaboration with neighbouring First Nations, government partners, and community groups to foster regional agricultural and food sovereignty initiatives and food security.
- b) Maintain cleared areas throughout Area “C” for their present and future food production value and agricultural uses.
- c) Support a sustainable, equitable, and viable local food system that incorporates both land- and marine-based means of food production, harvesting, and processing.
- d) Support further diversification and expansion of the food system in Area “C”, including production and processing.

### 5.9.3 POLICIES

The ACRD shall:

#### *Regional Food Systems*

- a) Collaborate with provincial and federal authorities, neighbouring First Nations and municipal governments, and other interested parties on regional agriculture and food security initiatives, including public education to promote awareness of the relationship between food systems, public health, and environmental sustainability.
- b) Collaborate with łaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuʔuʔiʔath (Ucluelet First Nation), ʔukʷaaʔath (Toquaht Nation) to understand and support their priorities related to food sovereignty and food security.
- c) Collaborate with provincial and federal authorities, neighbouring First Nations and

municipal governments, community groups, residents and property owners, and other interested parties to develop long-term solutions to sustainably manage organic waste materials through the generation of affordable compost suitable for food production.

- d) Support partnerships that improve the production, harvesting, processing, distribution, and sharing of food between neighbouring First Nations and municipal governments, and other community members.
- e) Support initiatives that increase local food production/harvesting, enhance agricultural activities, and provide opportunities for the sale of local food products throughout the region to increase local food security and self-sufficiency and reduce reliance on imported food.
- f) Consider opportunities to address barriers to accessing safe, affordable, and nutritious food for Area “C” residents.
- g) Support the implementation of the Coastal Addendum to the Alberni Valley Agricultural Plan and West Coast Food Security Emergency Plan.

#### *Local Food Systems*

- h) Collaborate with provincial authorities, neighbouring First Nations and municipal governments, community groups, residents and property owners, and other interested parties on local agriculture and food security initiatives, including public education efforts to promote awareness of the relationship between food systems, public health, and environmental sustainability.
- i) Encourage edible landscaping, community gardens, small-scale agriculture, and greenhouses in existing settlement areas and on cleared land awaiting development, in conjunction with WildSafe principles.
- j) Support the existing and future agricultural activity in Area “C”, including farmers, harvesters, and seasonal workers participating in local food production, harvesting and processing systems.
- k) Protect agricultural and traditional harvesting lands that contribute to the Area’s economic base, food security, character, cultural significance, and sense of place.
- l) Consider opportunities to incentivize residents and property owners to install on-site rainwater collection systems in support of both backyard and community-wide food production initiatives.
- m) Consider updates to the Zoning Bylaw to ensure small-scale land- and marine-based food production/harvesting, processing, warehousing, distribution, to strengthen the local food systems are permitted in all zones where deemed appropriate by the ACRD.



## PART III

# ADMINISTRATION AND IMPLEMENTATION

## 6.0 TEMPORARY USE PERMITS

Local governments are granted the authority to designate TUP areas within their OCPs under section 492 of the *Local Government Act*. A TUP may do one or more of the following:

- allow a use not permitted by a zoning bylaw;
- specify conditions under which the temporary use may be permitted;
- allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

### 6.1 APPLICATION AND PURPOSE

Temporary uses are an inevitable part of community growth that provide for short-term land use opportunities, diversification of the economy, innovation in response to community need, or a step toward a permanent change of use.

### 6.2 POLICIES

The ACRD shall:

- a) Consider issuing TUPs in all land use designations within the Plan Area, in accordance with section 492 of the *Local Government Act*.
- b) Consider applications for TUPs based on the following:
  - i. compatibility of the proposed use with any existing uses on the property and the surrounding area;
  - ii. compatibility of the proposed use with the property's Land Use designations;
  - iii. compatibility with the overall policy direction of the OCP;
  - iv. potential impact of the proposed use on any environmentally sensitive areas;
  - v. potential impact of the proposed use on existing infrastructure and servicing capacity.
- c) Consider applications for TUPs subject to the following requirements:
  - i. the proposed use is temporary or seasonal, or a step toward a permanent use;
  - ii. the proposed use will have minimal impact on existing infrastructure and servicing capacity;
  - iii. where a proposed use is commercial or industrial in nature, it is anticipated to generate a positive economic impact for the Area;
  - iv. proposed site alterations are deemed temporary in nature;
  - v. the proposed use will not cause any noxious or undesirable sights, odours, sounds, vibrations, radiation, or interferences.

- d) Apply any conditions to a TUP, including but not limited to, hours of operation, number of guests, minimum/maximum gross floor area, maximum lot coverage, landscaping, screening and fencing, site rehabilitation, other required permits or agreements (e.g., development permits, housing agreements, etc.), or any other matters deemed appropriate by the ACRD.
- e) Issue a TUP for a period of up to three years.
- f) Consider applications to renew an approved temporary use for an additional period of up to three years.

DRAFT



**PART IV**

**DEVELOPMENT PERMIT  
AREAS**

## 7.0 DEVELOPMENT PERMIT AREAS

Local governments are granted the authority to designate DPAs in their OCPs under section 488 of the *Local Government Act* which describes the purposes for which DPAs may be established, the types of activities requiring a development permit, and the requirements a local government may impose on a proposed development according to the type of DPA.

By requiring a development permit for proposed developments within these areas, the ACRD can require a greater level of assessment for lands that are considered to have special or sensitive conditions to better assess the impact of a project.

### 7.1 APPLICATION

A property owner must obtain a development permit prior to beginning any work within a DPA, including:

- subdivision of land;
- construction of, addition to, or alteration of a building or structure;
- alteration of land within a DPA designated under section 488 for protection of the natural environment for protection of development from hazardous conditions.

Where land is within more than one DPA, the applicable requirements for all DPAs will apply for the portion of land within each applicable DPA. The issuance of a Development Permit by the ACRD in no way exempts the property owner from obtaining all other necessary permits and approvals from provincial and federal agencies.

### 7.2 EXEMPTIONS

The following list of exemptions outlining conditions under which a development permit would not be required applies to all DPAs forming part of the OCP for Electoral Area “C”. Specific exemptions applicable to just one DPA are listed within the DPA-specific exemptions sections in this Part. The authority to exempt conditions or activities from requiring a development permit is granted under section 488 of the *Local Government Act*.

A Development Permit is not required for:

ACTIVITIES	EXEMPTIONS
<b>Subdivision</b>	<p>a) Subdivision involving only lot line adjustment or a lot consolidation. For a lot line adjustment or consolidation to be exempt there must be sufficient developable area outside the DPA and no works proposed within the DPA. The ACRD may require that a BC Land Surveyor or QEP confirm that the area to be developed is located outside the DPA.</p>
<b>Construction Activities and Alteration of Land</b>	<p>b) Construction, repair, alteration, or maintenance of public works, amenities, and facilities conducted by the ACRD, its agents, or other government agency where appropriate measures have been undertaken to satisfy the applicable DPA guidelines and consideration has been given for ecosystem functions and their cycles.</p> <p>c) Repair or maintenance of, or renovations to, existing legal buildings, structures, or utilities within the existing building footprint, including those structures described in Division 14 of the <i>Local Government Act – Non-conforming Use and Other Continuations</i>. A building permit may still be required for the construction activities.</p> <p>d) Maintenance, replacement, or repair of existing driveways.</p> <p>e) The construction of one small accessory building or structure per parcel that is less than or equal to 10.0 sq. m. in building area where a building permit is not required and where the building or structure is located within an existing landscaped or developed area.</p> <p>f) Construction of a single trail, subject to the following as shown on a landscape plan:</p> <ul style="list-style-type: none"> <li>i. the trail provides the most direct route of feasible passage through the DPA;</li> <li>ii. the location is chosen to require a minimum amount of vegetation removal or disturbance, and where there is limited excavation and removal of soils;</li> <li>iii. erodible stream banks or other erosion prone areas must be avoided;</li> <li>iv. the trail will be built to BC Parks standards for the type of trail proposed, and built using established Best Management Practices;</li> <li>v. the trail must be a maximum 1.5 metres in width;</li> <li>vi. the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization (certain structures may require a building permit);</li> <li>vii. no vehicles are permitted;</li> </ul>

ACTIVITIES	EXEMPTIONS
	<p>viii. all invasive plants are removed ongoing for the lifespan of the trail.</p> <p>g) Emergency procedures to prevent, control, or reduce erosion or other immediate threats to life and property, occurring because of a natural or human-caused event including:</p> <ul style="list-style-type: none"> <li>i. emergency actions for flood protection and erosion protection;</li> <li>ii. clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with the <i>Water Sustainability Act</i>;</li> <li>iii. any emergency works to be undertaken in accordance with Provincial and Federal regulations.</li> </ul> <p>Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District or Province must be reported to the ACRD and applicable Provincial Ministry immediately to secure exemption under this provision. Note, that once the emergency has passed, a development permit may be required for remediation or permanent protection works.</p> <p>h) All forestry management activities on lands subject to the <i>Private Managed Forest Land Act</i>.</p> <p>i) Pruning trees where a minimum of 75% of the original crown of any tree is retained to maintain tree health and vigor in accordance with Provincial and Federal regulations.</p> <p>j) Planting or replanting of native trees, shrubs, or ground cover for the purposes of slope stabilization, habitat improvement, or erosion control.</p> <p>k) The small-scale, manual removal of non-native invasive plants or noxious weeds via the use of manual tools or hand-held, non-fuel operated power tools.</p> <p>l) Removal of trees deemed hazardous or subject to environmental health conditions such as root rot or pest/disease infestation, by a Certified Arborist or Registered Professional Forester, that pose an imminent threat to property, public safety, and/or the overall integrity of the ecosystem. Removal of hazardous trees that contain nests pertaining to the species listed under the <i>Wildlife Act</i>, in addition to active nests of species listed under the <i>Migratory Birds Convention Act</i>, is exempt only if a permit under the <i>Wildlife Act</i> has been obtained.</p>

ACTIVITIES	EXEMPTIONS
	m) Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbances that do not alter the general contours of the land. For clarity, this exemption does not apply to the placement of retaining walls or any structures that may require a building permit for construction.

## 7.3 DEVELOPMENT APPROVAL INFORMATION DESIGNATION

The ACRD is granted authority under section 485 of the *Local Government Act* to designate areas where development approval information may be required to support an informed decision-making process. Pursuant to the *Local Government Act*, the lands designated as Comprehensive Development Areas in this OCP are also designated as Development Approval Information Areas (DAIAs) to ensure that adequate information on the site is obtained before development is considered.

Within the DAIAs, the information provided to inform planning process can consider and mitigate the impact of development in designated areas on the natural environment including riparian area protection, on local infrastructure, and in protecting development from hazardous conditions. The ACRD’s procedures and authority for requiring development approval information are outlined in the ACRD’s *Development Approval Information Bylaw*.

## 7.4 ENVIRONMENTAL PROTECTION (DPA I)

### 7.4.1 DESIGNATION

The Environmental Protection DPA encompasses lands identified on Schedule X for the purpose of establishing guidelines for the protection of the natural environment, its ecosystems, and biological diversity pursuant to section 488 of the *Local Government Act*.

### 7.4.2 JUSTIFICATION

The Environmental Protection DPA aims to conserve the Area’s extensive ecological function by mitigating the impacts of new land use practices on the natural environment and encouraging the restoration of environmentally sensitive areas where past disturbances have occurred. In Area “C”, such areas may include old growth forest management areas, wetlands, wildlife habitats, wellhead and groundwater protection areas, sensitive marine habitats, and coastal and freshwater riparian areas.

DPA I areas include all lands within 30.0 metres of the natural boundary from all streams within the Plan area, including but not limited to Thornton, Mercantile, Kootowis, Staghorn, Sandhill, North and South Trestle, Lost Shoe, Smith (Salmon), Redford, Draw, Lucky and Wendy Creeks; and the Kennedy, Twin, Maggie and Little Maggie Rivers; and all other named and unnamed creeks and wetlands.

DPA I includes all lands within 30.0 metres, measured horizontally in both upland and foreshore directions, from the natural boundary of all streams, lakes, wetlands, and ponds within the Plan area, and from the natural boundary of the ocean.

DPA I also includes all lands located within the Lost Shoe Aquifer Wellhead Protection Area, and the Ittatsoo and Mercantile community watersheds.

### 7.4.3 APPLICATION

A development permit is required for any development occurring on land within a DPA that may be classified as one of the following activities, as per section 489 of the *Local Government Act*:

- subdivision of land;
- construction of, addition to, or alteration of a building or structure;
- alteration of land, including earth works and other forms of landscaping.

### 7.4.4 GUIDELINES

All applicable development activities occurring within the Environmental Protection DPA, unless exempt under Section 7.2 or Section 7.4.5, are subject to the following:

- .1 All applicants must submit:
  - a) a detailed site plan (minimum scale 1:250) showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards, and areas to remain free from development. Site plan must also include measurements from existing and proposed structures to natural features.
  - b) an environmental assessment report prepared by a QEP to identify sensitive biophysical features, aquifers, riparian areas, rare or endangered species, wildlife habitats, and any other important ecological features on or near the property. The report must provide recommendations and conditions for development to avoid or mitigate impacts to these features. The report must include:
    - i. identification of any ecologically important areas within the site on a site plan, including wetlands and streamside protection and enhancement areas (SPEAs), and criteria from the *Guidelines for Wetland Assessment for Central West Coast Vancouver Island* developed by the Clayoquot Biosphere Trust used to define the boundaries of the wetlands and/or SPEAs;
    - ii. identification of the criteria used to define the boundaries of the ecologically

- important area(s);
  - iii. an inventory of plant and animal species and related habitat(s) on a landscape plan, including identification of any mature trees;
  - iv. a description of the anticipated effects of the proposed development on the site's natural conditions;
  - v. procedures for protection of the ecologically important area(s) during construction;
  - vi. recommendations or requirements for mitigating degradation of any ecologically important areas, including limits of proposed leave areas and buffers or conditions for development.
- c) an environmental monitoring plan prepared by a QEP that describes the monitoring program to be used during the development process. Monitoring must continue for a period of at least one year after development has been deemed complete by the ACRD, unless otherwise specified by a QEP. A post-development report prepared by a QEP may be required at the end of the monitoring period to confirm that all potentially negative environmental impacts have been effectively addressed.
- d) a restoration plan for any proposed site disturbances, including restoration of areas where invasive species are established, and areas that have been cleared previously or will be cleared during development. The plan must also identify strategies for ongoing maintenance of the restored area(s). Where riparian area restoration is required, the ACRD may require the property owner to provide security in the form of an irrevocable letter of credit or a bond in the amount of up to 120% of the total estimated cost of the work to ensure all requirements of the restoration plan have been met.
- .2 Where landscaping works are proposed or required, the applicant must submit a detailed landscaping plan showing existing landscaping and proposed plantings and landscape features, trees to be removed and retained, the location of any proposed barriers to protect trees to be retained, and an itemized cost estimate including a planting list describing proposed species and associated pot sizes. The landscape plan cost estimate shall be prepared by a QEP and may be used to determine the value of a required security deposit to ensure the landscape works are completed and maintained in accordance with plans submitted.
- a) Applicants are encouraged to consider pruning of trees in accordance with best practices in instances where retention of trees in their existing state may pose substantial challenges to development or threats to property or public safety.
  - b) Existing native landscape features should be retained wherever possible to minimize disruption to habitat and maintain ecological processes that support ecosystem function, wildlife ecology, and unique ecosystems. These include, but are not limited

to:

- i. vegetation, trees, snags, standing and fallen dead wood (e.g., stumps), and root systems;
  - ii. rare and uncommon species and plant communities;
  - iii. soils and soil conditions (moisture, nutrients and permeability);
  - iv. birds, fish, and other wildlife and their habitats, such as nesting, breeding, or spawning areas;
  - v. topography and relative orientation of environmentally sensitive areas on neighbouring properties.
- c) Replacement trees, shrubs, and groundcover vegetation must be native species and shall be sited and managed in accordance with FireSmart principles, where practicable. Any trees retained on site must be shown on the required landscape plan. New plantings should consider vegetation that support pollinators.
- d) A post-development landscaping report prepared by a QEP may be required within two years of the issuance of the development permit to confirm that all potentially negative environmental impacts have been effectively addressed and that all landscape plantings are thriving.
- .3 Development proposals must demonstrate that soil conditions have been considered in both building and site design.
- .4 Impervious surfaces should be minimized where possible, with hardscaping limited to the overall building footprint, paved patio areas and surfaces, and paved access roads.
- .5 Where possible, buildings and other structures such as driveways, garages and sheds should be located close to one another, or clustered, to make efficient use of the site and better protect environmentally sensitive areas.
- .6 For areas that the applicant's QEP recommends must remain free from development:
- a) the ACRD may require a Section 219 covenant to be prepared at the applicant's expense, to the satisfaction of the ACRD, to ensure that the identified areas remain free from development to the satisfaction of the ACRD;
  - b) prior to construction commencing, the installation of temporary fencing or flagged stakes marking the protection area is required to avoid encroachment within the areas to be protected through to the completion of the development.
- .7 The applicant's QEP may be required to provide confirmation to the ACRD that the property has been developed in accordance with the QEP's recommendations.
- .8 Where development or alteration of land is proposed to encroach within an environmental protection area, it shall be located where it will cause the least impact on the natural

environment. Where such development or alteration of land is proposed on lands which are not wholly within the DPA, it should be demonstrated that locating the development entirely outside of the DPA has been considered and a rationale as to why the relocation is not being proposed should be provided.

- .9 Revegetation of exposed soils shall occur after any necessary land alteration is complete to prevent erosion and noxious weed/invasive species infestation.
- .10 Actions to rehabilitate and restore any ecologically important areas to an enhanced ecological state are encouraged on sites that have been subject to negative impacts because of past development activities.
- .11 Timing of development should consider, and aim to avoid when possible, times of the year when critical wildlife activities occur (i.e. nesting and breeding season).
- .12 Any development, construction, or land alteration that may disturb critical habitat, active nesting sites, or breeding areas for wildlife should not be permitted unless properly guided by a QEP.
- .13 Building and structure design should incorporate the existing terrain as much as possible.
- .14 Development should aim to preserve or enhance any existing wildlife corridors identified on the site by a QEP.
- .15 Applicants are encouraged to provide landscaping features that aid existing, or provide new, habitat (e.g. bat boxes), as recommended by a QEP.
- .16 In the absence of a QEP assessment confirming satisfactory protection of ecologically important areas, no development or alteration of land shall be permitted within DPA I.

### *Moorage Facilities*

- .17 The construction of private, commercial, and group moorage facilities are permitted only in accordance with the following conditions:
  - a) commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the Province; refer to the Province for General Permission for private moorage facilities, and authorization for Specific Permission, or under the *Residential Policy* or *Commercial Marina Policy* for group moorage, or under the *Adventure Tourism Policy* for moorage for adventure tourism activities, where applicable on Crown land;
  - b) a property owner must obtain and adhere to a Marine Habitat Assessment Report completed by a QEP, where applicable on Crown land, prior to commencing construction of a dock in marine waters;
  - c) shoreline stabilization measures, pilings, floats, docks, boat lifts, wharves and other

structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged;

- d) impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum;
  - e) new piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use;
  - f) no more than one moorage facility shall be located on any single lot.
- .18 Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats.
  - .19 Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access.
  - .20 Piers on pilings and floating docks are preferred over solid-core piers or ramps.
  - .21 Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
  - .22 All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
  - .23 Styrofoam used in the construction of floats and docks is discouraged. Any plastic foams or other non-biodegradable materials used in the construction of floats and docks shall be fully encased within sealed rigid plastic shells to prevent escape into the natural environment.
  - .24 Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
  - .25 Piers should be constructed with a minimum clearance of 0.5 metres above the elevation of the natural boundary of the adjacent waterbody.
  - .26 Preference is given to the placement of mooring buoys and floats instead of docks.
  - .27 New shoreline residential development of two or more dwellings should provide joint use or community dock facilities rather than individual docks for each residence.

#### 7.4.5 EXEMPTIONS

In addition to the exemptions listed in Section 7.2, an Environmental Protection Development Permit is not required for:

ACTIVITIES	EXEMPTIONS
<b>Subdivision</b>	<ul style="list-style-type: none"> <li>a) Subdivision where the following criteria are met:               <ul style="list-style-type: none"> <li>i. required minimum lot sizes are achieved exclusive of the environmentally sensitive area(s), as identified by ACRD mapping or confirmed by a BC Land Surveyor or QEP;</li> <li>ii. no development activities including grading, clearing, trenching, or installation of pipes, relating to the creation of all lots will occur within the environmental protection DPA(s);</li> <li>iii. where a covenant is registered to protect the natural environment in a manner that is consistent with the applicable DPA guidelines.</li> </ul> </li> </ul>
<b>Construction Activities and Alteration of Land</b>	<ul style="list-style-type: none"> <li>b) Development on lands subject to the Private Managed Forest Land (PMFL) program in accordance with the <i>Private Managed Forest Land Act</i>.</li> <li>c) Development in an environmental protection area as shown on Schedule X:               <ul style="list-style-type: none"> <li>i. which does not exist due to mapping inaccuracy;</li> <li>ii. is no longer deemed ecologically important due to natural processes (e.g., wildfire, flood, forest succession);</li> <li>iii. is no longer deemed ecologically important due to the loss of functions and conditions caused by a development previously approved by the ACRD;</li> <li>iv. no longer exists because of development previously approved by the ACRD.</li> </ul> <p>Written confirmation by a QEP is required to confirm that any of the above noted criteria are met for exemption. For clarity, if the environmental protection area was previously disturbed through human activity that occurred without a development permit, this exemption does not apply.</p> </li> <li>d) Stream enhancement and fish and wildlife habitat restoration works carried out under Provincial or Federal approvals and on provision of evidence of such approvals to the ACRD.</li> <li>e) Construction of a single trail, provided a QEP can demonstrate, as shown on a landscape plan, that no trees greater than 5.0 metres in height and 10.0 centimeters in diameter as measured from 1.37 metres above natural grade, are to be removed.</li> <li>f) All park or parkland ancillary uses not containing commercial, residential, or industrial activities.</li> </ul>

## 7.5 NATURAL HAZARD (DPA II)

### 7.5.1 DESIGNATION

The Natural Hazard DPA encompasses lands identified on Schedule X for the purpose of establishing guidelines to protect development from hazardous conditions pursuant to section 488 of the *Local Government Act*.

### 7.5.2 JUSTIFICATION

The west coast of Vancouver Island is a high-risk seismic zone, with many areas subject to the 20-metre inundation zone known to be especially vulnerable to flooding in the event of a tsunami. Steep slopes throughout the region also tend to constitute high-risk areas for erosion and slippage, particularly in areas where tree cover has been substantially altered. The Natural Hazard Areas Protection DPA is intended to maintain and restore the integrity of the shoreline and steep slopes for the purpose of minimizing and mitigating risks to new development in areas most susceptible to flooding, subsidence, erosion, and tsunami related hazards.

### 7.5.3 APPLICATION

A development permit is required for any development occurring on land within the DPA that may be classified as one of the following activities, as per section 489 of the *Local Government Act*:

- subdivision of land;
- construction of, addition to, or alteration of a building or structure;
- alteration of land, including earth works and other forms of landscaping.

### 7.5.4 GUIDELINES

Efforts should be made to avoid new development within the Natural Hazard Areas DPA. Where encroachment into the DPA is unavoidable due to other hazardous conditions or topographical challenges, all development activities must consider the following:

- .1 All applicants must submit:
  - a) a detailed site plan (minimum scale 1:250) showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards, and areas to remain free from development.
  - b) an assessment report prepared by a QEP, with relevant subject matter expertise, for the purpose of identifying any hazards which may affect the safe development of the land, including but not limited to flooding, tsunami inundation, steep slopes, subsidence, and ground water flows on or near the property, and providing recommendations and conditions for development to avoid or mitigate impacts to

these features. The report must include:

- i. identification of any hazards, on a site plan, which may affect the safe development of the land;
  - ii. identification of any deficiencies in the design of the proposed development or intended construction standards;
  - iii. recommendations or requirements for mitigating hazard-associated risks to new development, including:
    - a. establishment of a minimum setback from the natural boundary;
    - b. establishment of a Flood Construction Level for new construction;
    - c. additional technical requirements, reviews, and inspections (i.e., design and/or inspection by a geotechnical engineer);
    - d. conditions of development;
    - e. restricting the use of land.
  - iv. verification that the land may be used safely for the proposed use with the probability of a geotechnical failure or another substantial hazard resulting in property damage of less than 10% in 50 years.
- .2 No development or alteration of land is permitted where the report by the QEP indicates that a hazardous condition would result.
  - .3 Where development is proposed on or adjacent to a steep slope with an incline of 30 percent or more, no development or alteration of land will be permitted without a report prepared by a QEP verifying that the land can be used safely for the proposed use. Where determined to be appropriate by a QEP, a minimum building setback may be established from the top of the ridge or to the base of the slope.

### *Shoreline Stabilization*

- .4 Where a shoreline stabilization device is proposed or required, the applicant must submit an assessment report prepared by a QEP which includes:
  - a) assessment of erosion risk on the subject property and the suitability of the subject property for a shoreline stabilization device;
  - b) identification of potential impacts on coastal geomorphologic processes as a result of installing the device;
  - c) identification of potential impacts on adjacent properties because of installing the device;
  - d) recommendations or requirements for mitigating potential negative impacts on coastal geomorphologic processes or neighbouring properties.

- .5 Shoreline stabilization devices are only supported on parcels that are subject to active erosion.
- .6 Shoreline stabilization devices must be located entirely within the property boundary.
- .7 Boat launch ramps are discouraged and will only be considered if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.

### 7.5.5 EXEMPTIONS

In addition to the exemptions listed in Section 7.2, a Natural Hazard Areas Protection Development Permit is not required for:

ACTIVITIES	EXEMPTIONS
<b>Subdivision</b>	a) The subdivision is a lot consolidation that does not result in the creation of an additional vacant lot or parcel and does not involve any construction, including the installation of underground infrastructure or utility services or the construction of roads.
<b>Construction Activities and Alteration of Land</b>	b) Development or alteration of land that is to occur outside the designated DPA. The ACRD may require that a BC Land Surveyor or QEP confirm that the area to be developed is located outside the DPA.  c) Construction of a single trail, subject to the following as shown on a landscape plan prepared by a QEP: <ul style="list-style-type: none"> <li>i. the ground must be stable, as indicated in a geotechnical assessment conducted by a Professional Engineer;</li> <li>ii. sensitive habitat will not be impacted by the presence of the trail;</li> <li>iii. no vegetation greater than 5.0 metres in height and no trees greater than 10 centimetres in diameter as measured from 1.37 metres above natural grade, are to be removed.</li> </ul>

## 7.6 FORM AND CHARACTER (DPA III)

### 7.6.1 DESIGNATION

The Form and Character DPA encompasses lands identified on Schedule X for the purpose of establishing objectives for the form and character of intensive residential development and of development in industrial, commercial and multi-family areas pursuant to section 488 of the *Local Government Act*.

## 7.6.2 JUSTIFICATION

The Form and Character DPA aims to protect the visual landscape along the corridor of the Pacific Rim Highway and Tofino-Ucluelet Highway, and within the Highway Junction area. The Junction, the location of the Parks Canada Visitor Centre, and the Highways serve as the gateway to Area “C” and the communities on the West Coast. The built environment along this route will impact the perceptions of the area for residents and visitors. Development along this corridor should help to form a positive impression and fit with the wild character and aesthetic of the West Coast Region. The intent of the Form and Character DPA is to ensure that development enhances the natural environment through creative design, quality materials and screening where appropriate.

## 7.6.3 APPLICATION

A development permit is required for any development occurring on land within the DPA that may be classified as one of the following activities, as per section 489 of the *Local Government Act*:

- construction of, addition to, or alteration of a building or structure relating to a commercial, industrial building, or multi-family residential development, or an intensive residential development.

## 7.6.4 GUIDELINES

All applicable development activities occurring within the Form and Character DPA, unless exempt under Section 7.6.5, are subject to the following:

- .1 Development permits are required for commercial, industrial, multi-family residential, or intensive residential development located on lands designated within DPA III or within 50.0 metres of a Highway right-of-way.
- .2 The scale, mass and shape of proposed structures should reflect and relate to adjacent and neighbouring developments as well as to the specific site. The development should not detract from the West Coast aesthetic and the welcoming character of the area.
- .3 The shape, siting, roofline and exterior finish of buildings should be sufficiently varied to avoid visual uniformity and reflect a West Coast style and tradition. In accordance with FireSmart principles, the use of wood-style fiber cement board as external cladding and metal roofing is encouraged, where appropriate.
- .4 The ACRD encourages the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design principles and standards (LEED).
- .5 Building siting form and massing must be responsive to:
  - a) the overall development context and scale of the plan areas;
  - b) adjacent development;

- c) pedestrian and vehicular access and circulation;
  - d) topography;
  - e) geology and soils condition;
  - f) hydrology, drainage and flood plain considerations.
- .6 The development shall utilize the retention of existing vegetation and native landscaping to reduce visual impact where possible. A minimum 3-metre-deep landscaped strip should be established and maintained along the Highway frontage and adjacent to neighbouring Residential, Rural, and Civic uses.
  - .7 Off-street parking shall be provided in accordance with the *Zoning Bylaw* and should balance safety and visual aesthetics.
  - .8 Off-street loading areas shall be provided in accordance with the *Zoning Bylaw*.
  - .9 All signage shall comply with the requirements of the ACRD Sign Bylaw and the Ministry of Transportation and Transit.
  - .10 Given the proximity to the MUP, bicycle racks for use by the public should be provided in conjunction with commercial, multi-family residential, and intensive residential uses.
  - .11 Access to the development shall be suitable for emergency vehicle access and approved by the MOTT. Access roads should consider compatibility with transit services.
  - .12 Any outdoor lighting shall be unobtrusive, non-flashing, and directed downward with full cut-off and fully shielded fixtures that provide only the amount of light necessary for safe pedestrian passage at night.
  - .13 A landscape plan for the development shall be prepared as an integral part of the design and layout. The landscape plan should describe plant species to be used as well as ground cover specifications, in addition to implementing FireSmart landscaping principles where possible.
  - .14 Support service structures and facilities such as loading bays, refuse containers and storage areas should be screened with any combination of walls, fencing, hedging, planting, or other screening materials.
  - .15 Ensure all new multi-unit buildings provide adequately sized three-stream waste diversion facilities including bear-resistant storage.

### 7.6.5 EXEMPTIONS

A Form and Character Development Permit is not required for:

ACTIVITIES	EXEMPTIONS
<b>Construction Activities and Alteration of Land</b>	<ul style="list-style-type: none"><li>a) Form and character of buildings and structures that do not involve commercial, industrial, multi-family residential, or intensive residential uses.</li><li>b) Interior renovations within an existing building.</li><li>c) External alterations that do not alter or affect overall visual impact on the character of the building.</li><li>d) Regular maintenance and minor exterior repairs such as replacing windows, doors, trim, or roofing with similar materials/colours.</li><li>e) Temporary buildings or structures that are erected for offices, construction or marketing purposes for a period that does not exceed the duration of construction.</li><li>f) Replacement of signage (must adhere to ACRD Sign Bylaw).</li><li>g) Demolition of buildings or structures.</li><li>h) Single detached dwelling or duplex development.</li></ul>

DRAFT



APPENDIX A:  
COMMUNITY CONTEXT

## 8.0 COMMUNITY CONTEXT

### 8.1 GEOGRAPHY AND NATURAL ENVIRONMENT

Located on the west coast of Vancouver Island, landscape of Area “C” is characterized by rocky shorelines, beaches, sheltered inlets, vast tracts of forest, the Insular Mountains, and many rivers, streams, and small lakes. The region’s rugged and largely untouched topography provides excellent recreational opportunities and is valued for its remoteness, natural beauty, and wilderness character. Public parks in the area include the Pacific Rim National Park Reserve, Kennedy Lake Provincial Park, a small community park on Willowbrae Road, and 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 forests, salmon spawning areas, etc.). In addition, the Area is at risk of several natural hazards, including tsunamis, earthquakes, landslides, and severe weather events such as extreme heat, high winds, or excessive precipitation and flooding.

### 8.2 FIRST NATIONS

Area “C” is part of the West Coast Region, which is located within the traditional territories of the hiškwiiʔath (Hesquiaht First Nation), ʒaahuusʔath (Ahousaht), ʒaʔuukwiʔath (Tla-o-qui-aht First Nation), Yuuluʔiʔath (Ucluelet First Nation), and ʔukʷaaʔath (Toquaht Nation). The Region also includes the area governed by the Maa-nulth First Nations 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 five Maa-nulth First Nations are Yuuluʔiʔath (Ucluelet First Nation), ʔukʷaaʔath (Toquaht Nation), Huu-ay-aht First Nations, Ka:ʔu:ʔkʔhʔ/Che:kʔlesʔetʔhʔ (Kyuquot/Cheklesath First Nation), and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The administrative boundaries of the ACRD are located within the lands of four of the five Maa-nulth First Nations: Uchucklesaht Tribe, Huu-ay-aht First Nations, Yuuluʔiʔath (Ucluelet First Nation) and ʔukʷaaʔath (Toquaht Nation).

The OCP area is located within the traditional territories of the Yuuluʔiʔath (Ucluelet First Nation), ʔukʷaaʔath (Toquaht Nation), and ʒaʔuukwiʔath (Tla-o-qui-aht First Nation), and neighbours Yuuluʔiʔath (Ucluelet First Nation) and ʔukʷaaʔath (Toquaht Nation) Treaty Settlement Lands.

Although the Plan has no authority over First Nations’ lands, the ACRD is committed to developing agreements with First Nations to support reconciliation and collaborative partnership efforts such as aligned economic opportunities, joint historical, cultural, and heritage initiatives, shared natural environment stewardship, and supportive art programs.

## 8.3 KEY COMMUNITY TRAITS

Established rural communities within the OCP Area include Millstream, Port Albion, Salmon Beach, and Ittatsoo Bay. Salmon Beach is unique, as the community is comprised of 400 lots used for seasonal recreational use for a maximum of 180 days per year.

Opportunities for outdoor recreational activities (camping, hiking, surfing, storm watching, etc.) exist across the region, within the Districts of Ucluelet and Tofino, and nearby Federal and Provincial Parks. As a result, the Area is home to many seasonal businesses, vacation homes, and short-term tourist accommodations – all of which impact local employment opportunities and the availability and affordability of housing.

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

Area “C” is primarily accessible from east Vancouver Island via Provincial Highway 4, which connects to the Island Highway (Highway 19) south of Qualicum Beach and west of Parksville. Alternatively, Area “C” can be reached by boat, seaplane, 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 utilized by First Nations, residents and visitors of the region, Area “C”, and the neighbouring Districts of Ucluelet and Tofino. In the spirit of reconciliation, łaᑲuukʷiᑲath (Tla-o-qui-aht First Nation), the District of Tofino, Tourism Tofino, and the Tofino Chamber of Commerce have signed a Memorandum of Understanding (MOU) that deepens collaboration, coordinated action, and shared stewardship efforts in łaᑲuukʷiᑲath (Tla-o-qui-aht First Nation) territory, including opportunities related to the Long Beach Airport.

## 8.4 COMMUNITY PROFILE

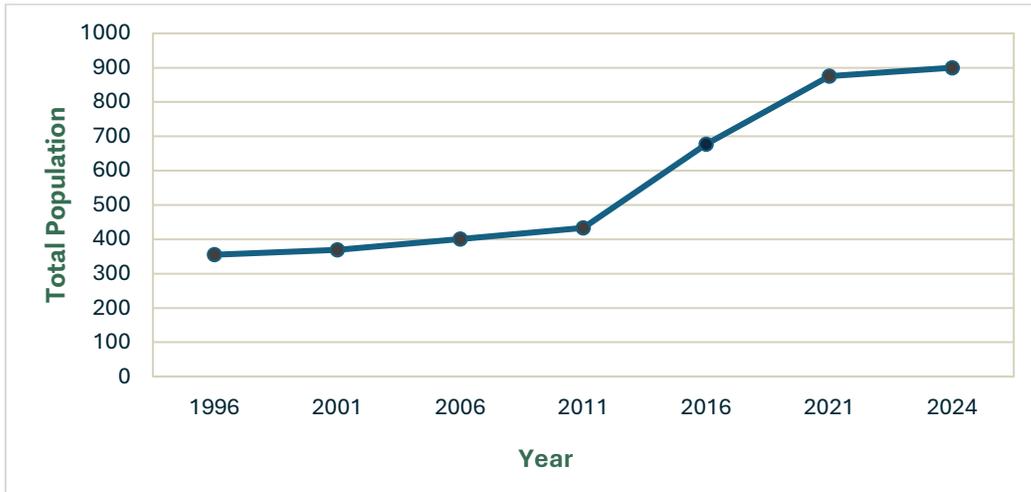
The demographic information, cultural characteristics, and economic profile of Area “C” is included in the OCP as Appendix A – Community Profile. Data reported in this section is derived from Electoral Area “C” as a whole, as Statistics Canada and BC Stats do not collect data specific to the OCP Area. As a result, information stated here may differ slightly from actuality.

### 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. BC Stats estimates that the total population in 2024 is approximately 910 people (Figure 3).

Figure 3. Population growth in Area "C" from 1996-2024.



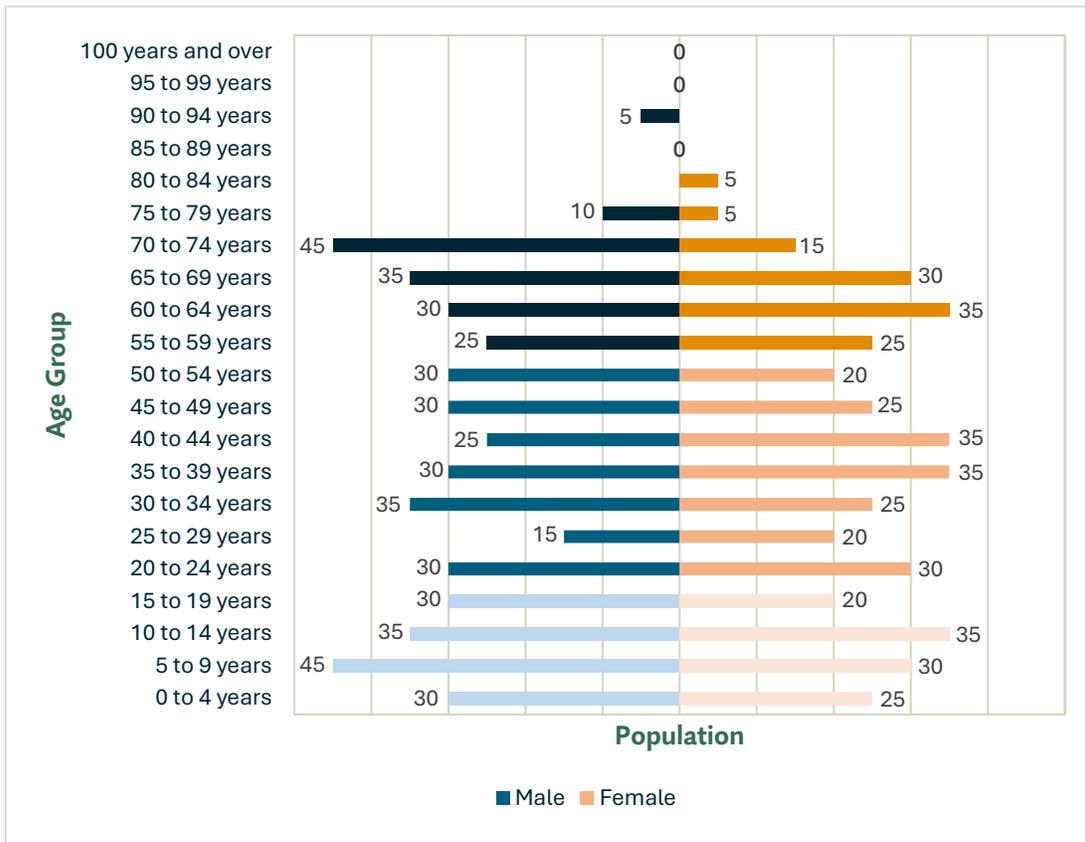
### Age

The median age in Area “C” was 38.8 in 2021. This represents a slightly younger population than the Province of BC as a whole, which reported a median age of 42.8 in 2021.

The Area’s population is distributed relatively evenly across age groups, with 28.6% aged nineteen 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 Pacific Rim, it is expected that the number of youth in the community aged five to fourteen 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 74, representing 27% of the total population as compared to just 3% of all residents being aged 75 and over.

Figure 4. Total Area "C" Population by Age Group and Sex (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 households 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).

	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%

Table 1. Household Size and Percentage of Persons in Private Households for Area "C" Compared to the Province (2021).

## 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 generation or more. This varies significantly from the Provincial citizenship rate of 88.7%, where just 44.5% of the total population identifies as third generation or more (Table 2).

		AREA “C”	PROVINCE OF BC
Percentage of Population that are Canadian Citizens		96.6%	88.7%
Generation Status	First Generation	8.0%	33.7%
	Second Generation	8.6%	21.7%
	Third Generation or More	83.4%	44.5%

Table 2. Percentage of Canadian Citizens and Generational status for Area “C” compared to the Province (2021).

In the Census, Area “C” residents reported European, Indigenous North American, and non-Indigenous North American ethnic or cultural ancestries, 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).

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*

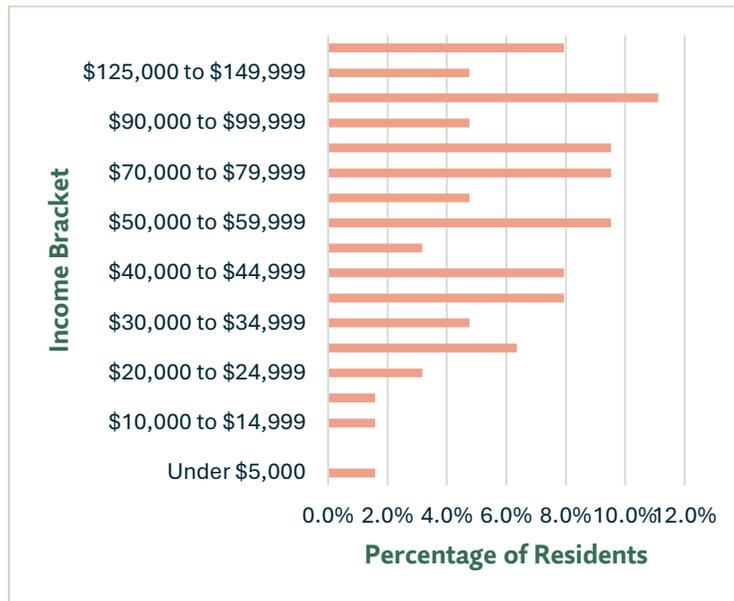
The most prominent language spoken in private households in Area “C” is English at 98.3%. Of the other languages spoken by Area “C” residents, Indigenous language(s) account for 1.4%, while both French and Italian, the next most commonly spoken languages, account for 0.13%.

## 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 – accounting for 1.6% of Area “C” households each (Figure 5).

Figure 5. 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.

	AREA “C”	PROVINCE OF BC
Average Gross Income of Households in 2020	\$89,200	\$108,600
Median Gross Income of Households in 2020	\$69,500	\$85,000

Table 3. Average and Median Gross Incomes of Households in Area "C" compared to the Province (2020).

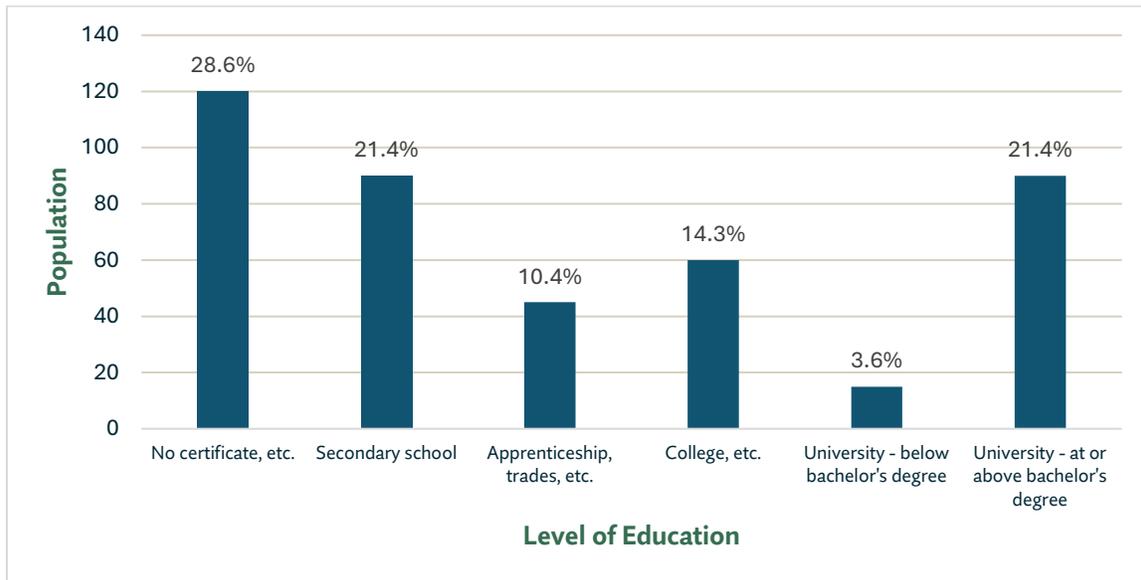
### Education Level

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 6 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.

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.

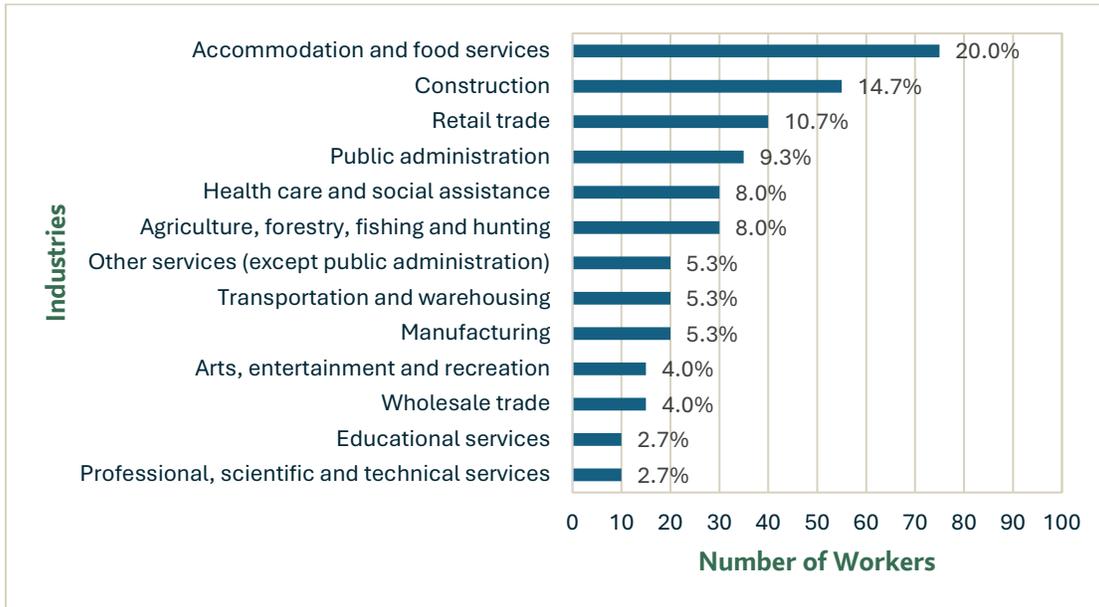
Figure 6. Highest Level of Education Attainment of Area “C” Residents Aged 25 to 64 Years in Private Households (2021).



### Industry

According to the North American Industry Classification System from 2017, accommodation and food services was the largest industry, representing one fifth (20.0%) of all industries in Area “C”, 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 and agriculture, forestry, fishing, and hunting (8.0%) respectively. The five smallest industries were professional, scientific and technical services (2.7%), educational services (2.7%), wholesale trade (4.0%), arts, entertainment and recreation (4.0%), and manufacturing, transportation and warehousing, and other services (except for public administration) (5.3%) respectively (Figure 7).

Figure 7. Industries in Area "C" (2017).



In 2021, the classification categories for industries were significantly revised, so it is not possible to directly compare industry data from past Census profiles. 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 (8%).

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 is 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.

## GROWTH MANAGEMENT

The data included in this section is sourced from the 2025 Electoral Area “C” (Long Beach) Housing Needs Report.

### Historic Housing Starts

Between 2014 and 2025, Area “C” issued a total of 49 building permits for new residential dwellings, with 100% of permits for single-detached residences (Table 4).

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Single-Detached	0	9	3	3	6	1	4	1	8	4	4	6	49
Row	0	0	0	0	0	0	0	0	0	0	0	0	0
Semi-Detached	0	0	0	0	0	0	0	0	0	0	0	0	0
Duplex	0	0	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	0	0
Apartment (5+ floors)	0	0	0	0	0	0	0	0	0	0	0	0	0
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 4. Building Permits Issued for New Residential Dwellings Between 2014 and 2025 in Area "C".

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".

71% of occupied dwellings in the community are single-detached residences; 76% of which are owner-occupied, while 24% are occupied by renters (Table 5). Conversely, row- and semi-detached dwellings – which make up the smallest proportions of occupied dwellings in the Area (representing 8% and 5% of existing housing stock) – are 100% renter-occupied.

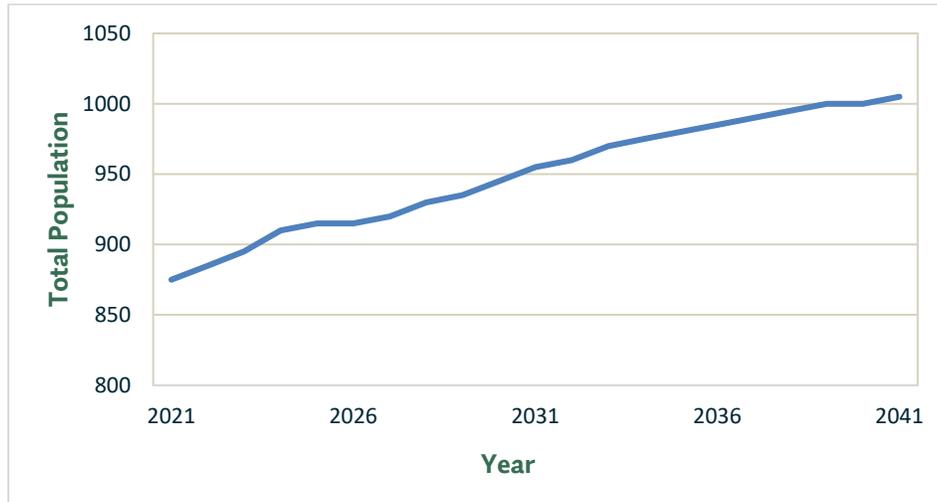
	TOTAL	SINGLE- DETACHED	ROW	SEMI- DETACHED	DUPLEX	APARTMENT (<5 floors)	APARTMENT (5+ floors)	MOBILE
Total	325	230	25	15	0	0	0	35
Proportion of Total	100%	71%	8%	5%	0%	0%	0%	11%
Owner	63%	76%	0%	0%	-	-	-	57%
Renter	38%	24%	100%	100%	-	-	-	43%

Table 5. Occupied Dwellings by Structure Type in Area "C" (2021).

### Projected Population Growth

The permanent population of Area "C" has been steadily increasing since 1996, as illustrated by Figure 8, and is anticipated to continue growing. According to the Housing Needs Report for Electoral Area "C" (Long Beach) and based on historical growth patterns and current urban-rural migration trends, the projected population is anticipated to reach 1,005 by 2041 (Figure 8). This represents a 13% population increase.

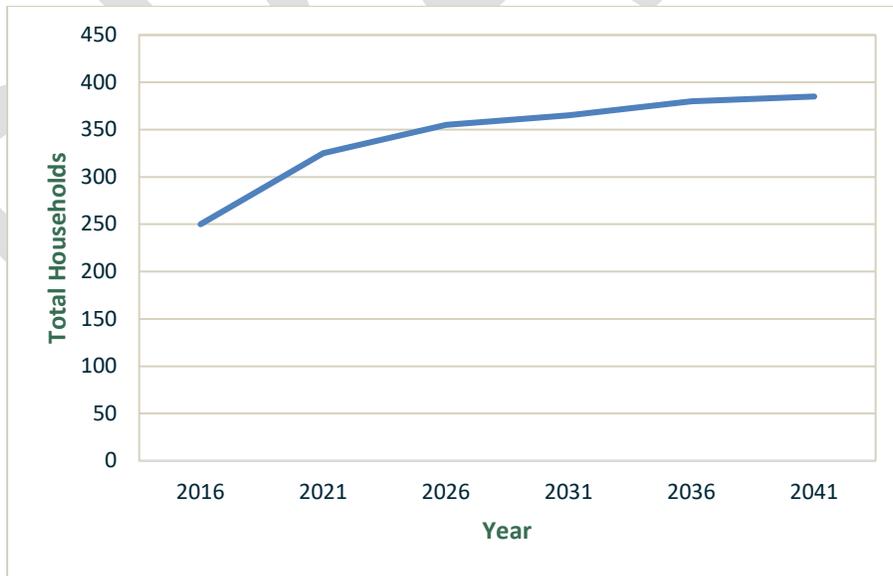
Figure 8. Projected Population from 2021-2041.



### Anticipated Housing Needs

The total number of private households in Area “C” is projected to continue increasing in correlation with projected population growth. Based on historical and projected population patterns and household size, it is estimated that the total number of households in Area “C” will reach 385 by 2041, an increase of 60 from 2021 (Figure 9).

Figure 9. Historic and Projected Households from 2016-2041.



Notwithstanding the number of private households projected for Area “C”, the Area’s anticipated dwelling demands for the next five and twenty years illustrate that there are numerous factors contributing to housing attainability for Area “C” residents. More than two-thirds (67.8%) of the estimated 113 units required by 2041 are necessary to address projected population growth in Area

“C” (Table 6). As well, approximately 20.4% of the total units required by 2041 are needed to accommodate Extreme Core Housing Needs largely experienced by low- and very low-income households respectively in Area “C”.

DWELLING DEMAND COMPONENT	FIVE-YEAR	TWENTY-YEAR
Households in Extreme Core Housing Need	6	23
Individuals Experiencing Homelessness	5	10
Suppressed Households	3	13
Anticipated Household Growth	33	66
Rental Vacancy	1	2
Demand Factor Adjustment	0	0
<b>Total</b>	<b>48</b>	<b>113</b>

Table 6. Five - and Twenty-Year Anticipated Dwelling Demand for Area "C".

Significant factors contributing to anticipated dwelling demand are affordability (cost) and suitability (number of bedrooms), though the age and quality of the existing housing stock also contribute significantly to the attainability of appropriate housing. In 2021, for example, approximately 19% of households were living in unaffordable dwellings, while 14% and 11% of households were living in unsuitable and/or inadequate dwellings, respectively. Further, 27% of the total households were in Core Housing Need, while an additional 8% of total households in Area “C” were in Extreme Core Housing Need (Table 7). Estimates suggest that about 57 subsidized housing units could be required over the next twenty years to meet the needs of the most vulnerable community members; Area “C” may require 31 affordable / below-market offerings and 26 additional deeply affordable units by 2041.

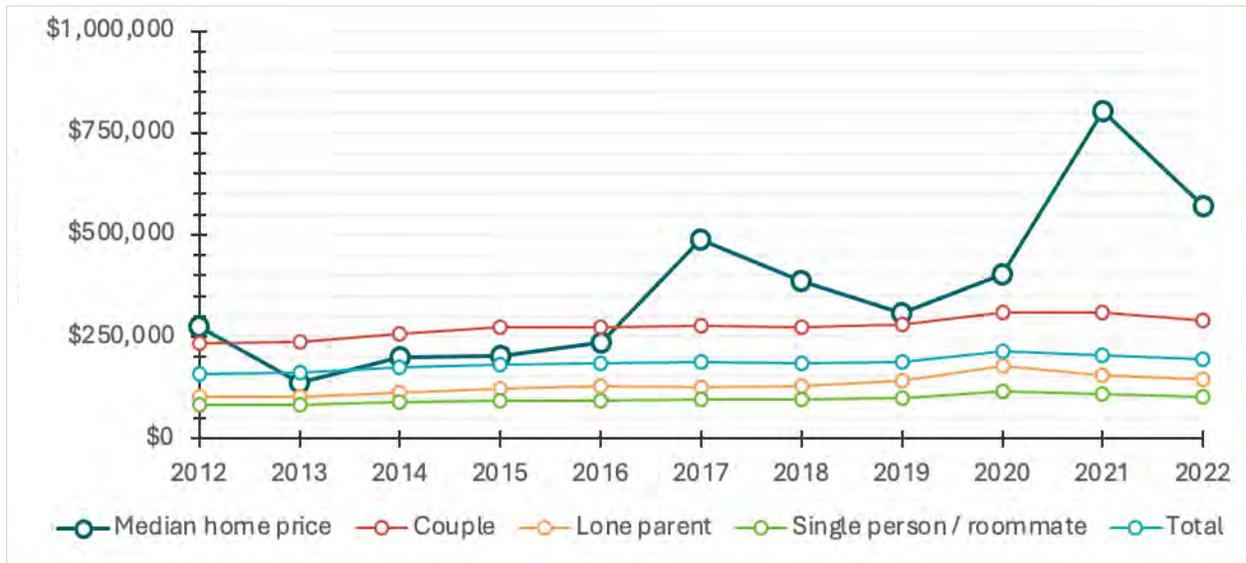
HOUSING CRITERIA & CORE HOUSING NEED	TOTAL HOUESHOLDS	PERCENTAGE OF TOTAL HOUSEHOLDS
Inadequate dwellings	35	11%
Unsuitable dwellings	45	14%
Unaffordable dwellings	60	19%
Households in Core Housing Need	85	27%
Households in Extreme Core Housing Need	25	8%
<b>Total households</b>	<b>315</b>	

Table 7. Housing Criteria and Household Housing Need for Area "C" (2021).

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 ten 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 10 below.

Figure 10. Historical estimated affordable dwelling price by household type vs actual median home price (2025).



## EMPLOYMENT LANDS

*Existing Employment Lands*

Placeholder text...

*Projected Employment Lands*

Placeholder text...



**APPENDIX B: POLICY  
ACTIONS & INITIATIVES TIMELINE**

## 9.0 POLICY ACTIONS AND INITIATIVES TIMELINE

The OCP establishes the overarching vision and goals and supplementary objectives and policies for the Plan Area but does not provide the tools for implementation. The ACRD has several tools and methods available for implementing this Plan. The purpose of this section is to set out specific actions the ACRD can take to implement this Plan, including amending existing or adopting new bylaws; conducting studies to obtain additional information and clarify direction; refining the Plan; and working closely with other jurisdictions and government agencies. Potential timeframes for completion are noted next to each action item in accordance with the following assumptions:

- **Short-term** actions - intended to be completed within two years from the time of adoption of this plan (2027 – 2029).
- **Medium-term** actions - intended to be completed within three to five years (2028 – 2032).
- **Long-term** actions - intended to be completed within five or more years (2032+).

While some communities within the Area may desire additional regulatory tools to protect the values and interests or health of residents, in general, the residents of Area “C” have expressed an interest in maintaining a minimal level of regulation.

ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
<b>General Land Use</b>			
Update the <i>Development Procedures Bylaw</i> to include First Nations referrals for archaeologically significant sites	4.1.3 (e)	Short-term	ACRD
Work with impacted FNs regarding development within heritage or cultural areas of significance.	4.1.3 (d)	Ongoing	ACRD, FNs
Update the <i>Development Procedures Bylaw</i> to include First Nations referrals for archaeologically significant sites.	4.1.3 (e)	Short-term	ACRD
Require archaeological review of development proposals in areas of known or potential archaeological value.	4.1.3 (f)	Ongoing	ACRD
Discourage applications on lands with a Rural designation that request to amend the designation of lots to facilitate non-rural areas.	4.1.3 (h)	Ongoing	ACRD



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
Encourage the development of MUPs that improve connections by exploring opportunities to improve the accessibility of existing parks, trails, and open spaces assets, including the provision of highway crossings	5.2.3 (a) (i) (ii)	Medium-term	ACRD, MOTT
Prioritize maintenance activities and facility improvements for existing parks, trails, and open spaces	5.2.3 (d)	Ongoing	ACRD
Facilitate the integration of edible landscaping, community gardens, and other small-scale forms of agriculture throughout new and existing parks and open space	5.2.3 (f)	Ongoing	ACRD
Explore opportunities to partner with neighbouring First Nations on all aspects of park and trail development	5.2.3 (g)	Ongoing	ACRD, FNs
Create community gathering spaces and public waterfront/beach access in Ittatsoo Bay	5.2.3 (h) (i)	Medium-term	ACRD
Improve beach access and create parks, playgrounds, and community gathering spaces in Millstream	5.2.3 (h) (ii)	Medium-term	ACRD
Consider opportunities to develop a regional park and trail standards manual	5.2.3 (i)	Long-term	ACRD
Explore opportunities to grant density bonuses for development proposals where parkland dedications exceed 5% of the total land area	5.2.3 (m)	Medium-term	ACRD
Engage Yuułuᑭiᑭᑭᑭᑭᑭ (Ucluelet First Nation), ʔukʷaaᑭᑭᑭᑭᑭ (Toquaht Nation), and ʔaᑭᑭᑭᑭᑭᑭᑭ (Tla-o-qui-aht First Nation) as interest and capacity allow to identify appropriate areas for incorporating language, history, and culture into naming, signage, and information in public spaces and parks	5.2.3 (t)	Ongoing	ACRD, FNs
Work to identify, improve, and provide accessible signage, in appropriate locations, for public accesses to the foreshore and streams in accordance with the ACRD's Parks Signage Strategy	5.2.3 (w)	Ongoing	ACRD, BC

ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
Promote ʔaʔuukʷiʔaθ's (Tla-o-qui-aht First Nation) Tribal Park Allies program	5.2.3 (x)	Ongoing	ACRD, FNs
Explore opportunities to enhance recreational programming	5.2.3 (y)	Long-term	ACRD, Parks Canada, District of Ucluelet, District of Tofino
Engage residents on their recreational service needs to inform future recreation service planning and delivery	5.2.3 (b)	Medium-term	ACRD
<b>Environment</b>			
Collaborate with Yuuʔuʔiʔaθ (Ucluelet First Nation), ʔukʷaaʔaθ (Toquaht Nation), ʔaʔuukʷiʔaθ (Tla-o-qui-aht First Nation), and CBT to understand and support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems	5.3.3 (a)	Short-term	ACRD, FNs, CBT
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	5.3.3 (b)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino, CBT
Consider undertaking a Wildlife Corridor Study for the West Coast Region	5.3.3 (i) (ii)	Long-term	ACRD, BC, FNs, District of Ucluelet, District of Tofino, CBT
Consider undertaking studies and sensitive ecosystems mapping to better understand the state and location of habitat for rare and endangered species in Area "C" and identify opportunities to restore and improve these habitats	5.3.3 (j)	Medium-term	ACRD
Work to protect and enhance regional watersheds	5.3.3 (k)	Medium-term	ACRD, FNs, District of Ucluelet, District of Tofino
Maintain the integrity of the Mercantile Creek watershed	5.3.3 (k) (i)	Ongoing	ACRD, FNs, District of Ucluelet

ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
Explore opportunities to improve energy performance and lower GHG emissions of new and existing ACRD buildings	5.3.3 (m) (i)	Long-term	ACRD
Improve the energy efficiency of the ACRD's fleet	5.3.3 (m) (iii)	Medium-term	ACRD
Undertake studies to better understand existing greenhouse gas emissions in Area "C" profile and identify additional opportunities and strategies for reducing emissions levels and creating a community emissions reduction plan	5.3.3 (n) (i) (a) (b)	Medium-term	ACRD
<b>Emergency Management</b>			
Improve regional emergency response planning and program coordination	5.4.3 (a) (b)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Prioritize updates to the ACRD Disaster and Emergency Management Plan	5.4.3 (e)	Medium-term	ACRD
Assess existing public and ACRD-owned infrastructure for potential natural and climate-related hazard risks and evaluate adaptation or risk mitigation strategies	5.4.3 (h)	Medium-term	ACRD
Implement the recommendations of the West Coast Food Security Emergency Plan	5.4.3 (i)	Unknown Timeframe	ACRD
Continue to implement the Area 'C' Long Beach Community Wildfire Resiliency Plan	5.4.3 (k)	Ongoing	ACRD
Conduct regular updates to the Area 'C' Long Beach Community Wildfire Resiliency Plan	5.4.3 (k)	Medium-term	ACRD
Pursue provincial funding to undertake wildfire risk reduction in community/forest interface areas and integrate FireSmart principles into ACRD bylaws where applicable	5.4.3 (m)	Medium-term	ACRD
Consider opportunities to support and incentivize new development to implement FireSmart principles	5.4.3 (q)	Medium-term	ACRD



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
<b>Employment and Economy</b>			
Develop and support regional economic development initiatives	5.7.3 (a)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Collaborate with Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ (Ucluelet First Nation), ᑕᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Toquaht Nation), and ᑎᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Tla-o-qui-aht First Nation) to understand and support their priorities related to economic development and tourism	5.7.3 (b)	Ongoing	ACRD, FNs
Promote regenerative eco-tourism practices	5.7.3 (j)	Ongoing	ACRD
Engage with the resource industry and senior levels of government to support First Nations' access to resource lands for foraging and harvesting of culturally significant foods and plants	5.7.3 (t)	Ongoing	ACRD, BC
<b>Transportation, Utilities, and Services</b>			
Develop and support regional transportation initiatives	5.8.3 (a)	Ongoing	ACRD, BC (MOTT), BC Transit, FNs, District of Ucluelet, District of Tofino
Collaborate with Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ (Ucluelet First Nation), ᑕᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Toquaht Nation), and ᑎᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Tla-o-qui-aht First Nation) to understand and support their priorities related to active transportation infrastructure, public transit, and community access	5.8.3 (b)	Ongoing	ACRD, FNs
Consider developing a Transportation Master Plan for Area “C”	5.8.3 (d)	Ongoing	ACRD
Engage BC Transit regarding opportunities to improve transit service both to and from neighbouring First Nations and municipalities as well as within Area “C”	5.8.3 (g)	Medium-term	ACRD, BC Transit
Improve transportation connections between Millstream and Ucluelet	5.8.3 (h)	Medium-term	ACRD, BC (MOTT), BC

ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
			Transit, FNs, District of Tofino
Advocate for improved roadway access to First Nation communities and Ittattoo Bay	5.8.3 (i)	Long-term	ACRD, BC (MOTT), BC Transit, FNs
Develop a MUP connecting Port Albion and Millstream	5.8.3 (k)	Long-term	ACRD, BC (MOTT), FNs
Develop an integrated “Marine Highway” network	5.8.3 (l)	Long-term	ACRD, BC (MOTT), FNs, District of Tofino
Advocate to Provincial and Federal authorities to manage the Port Albion dock for access by community users	5.8.3 (m)	Long-term	ACRD
Improve public access to the waterfront, for recreation, transportation, and emergency purposes, in Ittattoo Bay	5.8.3 (n)	Long-term	ACRD
Assess future growth potential and infrastructure needs	5.8.3 (o)	Short-term	ACRD
Commission infrastructure master plans for water, sewer, and integrated stormwater systems	5.8.3 (u)	Medium-term	ACRD
Upgrade and expand the capacity of existing water and sanitary sewer systems in Millstream	5.8.3 (s)	Long-term	ACRD
Support Salmon Beach in standardizing lot servicing	5.8.3 (t)	Ongoing	ACRD, Salmon Beach Committee
Promote solid waste reduction and circular economy activities	5.8.3 (u)	Ongoing	ACRD, FNs
Increase the West Coast Landfill diversion rate	5.8.3 (v)	Medium-term	ACRD
Improve the management of solid and organic waste in Salmon Beach	5.8.3 (x)	Long-term	ACRD, Salmon Beach Committee
Implement the Solid Waste Management Plan	5.8.3 (y)	Ongoing	ACRD
<b>Agriculture and Food Security</b>			
Develop and support regional agriculture and food security initiatives, including public education efforts to promote awareness of the relationship	5.9.3 (a)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino

ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
between food systems, public health, and environmental sustainability			
Collaborate with Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ (Ucluelet First Nation), ᑕᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Toquaht Nation), and ᑎᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Tla-o-qui-aht First Nation) to understand and support their priorities related to food sovereignty and food security	5.9.3 (b)	Ongoing	ACRD, FNs
Support initiatives that increase local food production/harvesting, enhance agricultural activities, and provide opportunities for the sale of local food products throughout the region	5.9.3 (e)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Address barriers to accessing safe, affordable, and nutritious food for Area “C” residents	5.9.3 (f)	Medium-term	ACRD
Consider opportunities to incentivize residents and property owners to install on-site rainwater collection systems in support of both backyard and community-wide food production initiatives	5.9.3 (l)	Medium-term	ACRD

## 10.0 AMENDING THE PLAN

Changes to the OCP may be proposed by ACRD staff to keep the plan up-to-date and to meet the evolving needs of the community. The *Local Government Act* regulates the process for an OCP amendment which requires public notification, public hearing, and opportunities for consideration of the application by the ACRD Board.

The ACRD may also consider refinements to this OCP. These refinements may include but are not limited to the following:

- periodic assessment of the Plan Area OCP to determine area revision;
- alignment to reflect changes made to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, etc.);
- alignment with new or revised Provincial plans and policies that relate to land use and community issues within the Plan Area;
- alignment with new or revised regional plans and policies;
- changes resulting from transportation planning and/or capital improvements;

- changes to the known geographic extent of Environmentally Sensitive areas, as determined through updates to existing data and/or the review of plans, reports, and applications submitted by applicants to the ACRD;
- changes suggested by First Nations and/or the Nuu-chah-nulth Tribal Council.

DRAFT