

SPROAT LAKE AND AREA

OFFICIAL COMMUNITY PLAN

Bylaw No. P1540

Draft for APC Review - April 2026



Photo by Tareen Rayburn

LAND ACKNOWLEDGEMENT

In the spirit of healing, reconciliation, and gratitude, we acknowledge that Sproat Lake and Area rests on the traditional territories of c̓išaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation. c̓išaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation are part of the Nuu-chah-nulth Nations who, since time immemorial, have stewarded land within the Alberni-Clayoquot Regional District (ACRD). Hupačasath First Nation and c̓išaaʔath̓ (Tseshaht First Nation) continue to proudly celebrate and practice their cultures, governance, and traditional ways of living today and into the future.

The ACRD's jurisdictional area lies adjacent to the area governed by the Maa-nulth Final Agreement which represents about 2,000 people. The Treaty was negotiated by the Maa-nulth First Nations, Government of Canada, and the Government of British Columbia. 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 for countless generations. In the spirit of reconciliation, the ACRD respects and recognizes the deep and intrinsic relationship to the land and water. The ACRD will strive to follow the example of First Nations within the Alberni Valley as we continue to learn from their vibrant traditions and respect for the territory.

The ACRD recognizes the ongoing impacts of colonization and embraces the Nuu-chah-nulth Guiding Principles of ʔiisaak (respect for everyone and everything), ʔuuʔaaʔuk (taking care of), and ʔačatakin c̓awaak (everything is connected) as a north star for our collective journey, lighting the way forward in our relations.

The ACRD is committed to:

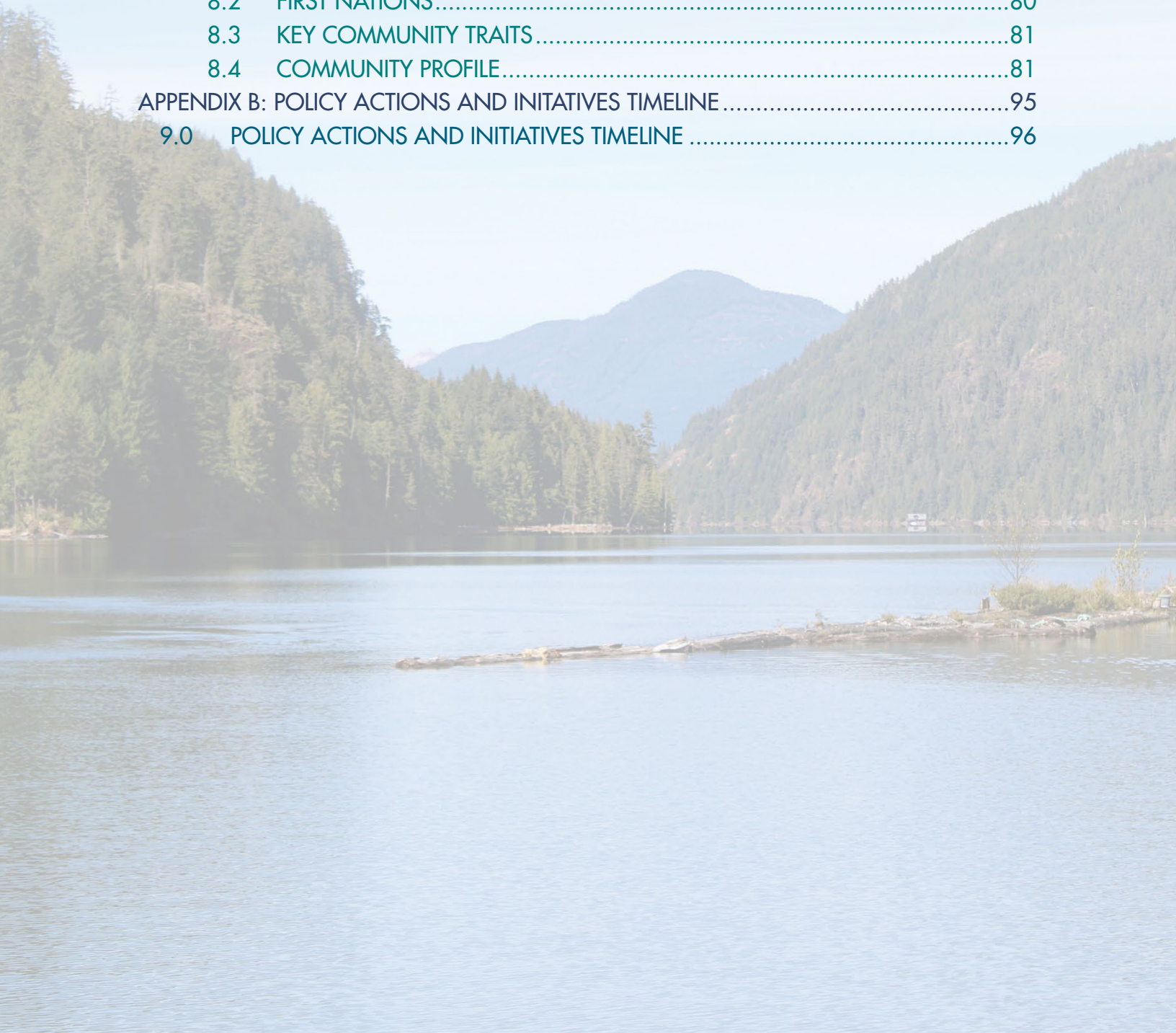
- Working together in the spirit of inclusivity, collaboration, and mutual respect;
- Seeking opportunities to build and strengthen relationships between governments;
- Gaining a better understanding of the rich and vibrant culture of the Nuu-chah-nulth peoples;
- Bringing attention to the ongoing presence of First Nations communities within these territories.



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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, 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.

Ageing 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*.

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.

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.

Community Gathering Space refers to areas where people naturally congregate and can include a diverse array of spaces that foster social interaction, inclusivity, and community connection. These are often the places community looks to in times of emergency.

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.

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 joined 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 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.

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.



Float Home means a floating structure built on a flotation system intended for overnight use, occupancy or accommodation; intended generally to be anchored in place and is often serviced from shore and does not include any vessel or watercraft designed or intended for navigation.

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, streams 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.

Houseboat means a vessel, watercraft or boat that is fitted for temporary use as a floating dwelling unit and that can be motored from location to location.

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.

Low-density means areas intended to accommodate residential development generally fewer than 3-5 residences per hectare. Permitted uses include single detached dwellings, secondary suites and accessory dwelling units. Low-density development maintains rural character and relies on on-site services such as wells and septic systems.



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 (3) or more dwelling units such as an apartment, townhouse, or row house.

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 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 Professional (QP) means a registered professional in a relevant field such as:

- Registered Professional Biologists (RP Bio),
- Registered Professional civil, hydrological, or geotechnical Engineers (P Eng),
- Registered Professional Geoscientists (P Geo),
- Professional Agrologists (P Ag)
- Member of the Canadian Institute of Planners (MCIP)
- Registered Professional Foresters (RPF)
- Architects (MAIBC)



- Landscape Architects (BCSLA)
- Registered Onsite Wastewater Practitioners (RWOP),
- BC Land Surveyors (BCLS)
- Registered Forest Technicians,
- or any other qualified professional registered to practice in the Province of BC as required.

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

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.

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 or minimize wildlife conflicts through pro-active, collaborative, and community-championed management of wildlife attractants.

DRAFT



ABBREVIATIONS

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





Photo by Denay Piatka

PART I | BACKGROUND

1.0 INTRODUCTION AND PLANNING FRAMEWORK

1.1 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, emergency management, and environmental protection. 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 Sproat Lake and Area OCP is established under the authority granted via section 472 of the Local Government Act, as amended.

This OCP replaces the previous *Sproat Lake OCP P1310*, which was adopted in 2014 and amended in 2023.

1.1.1 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

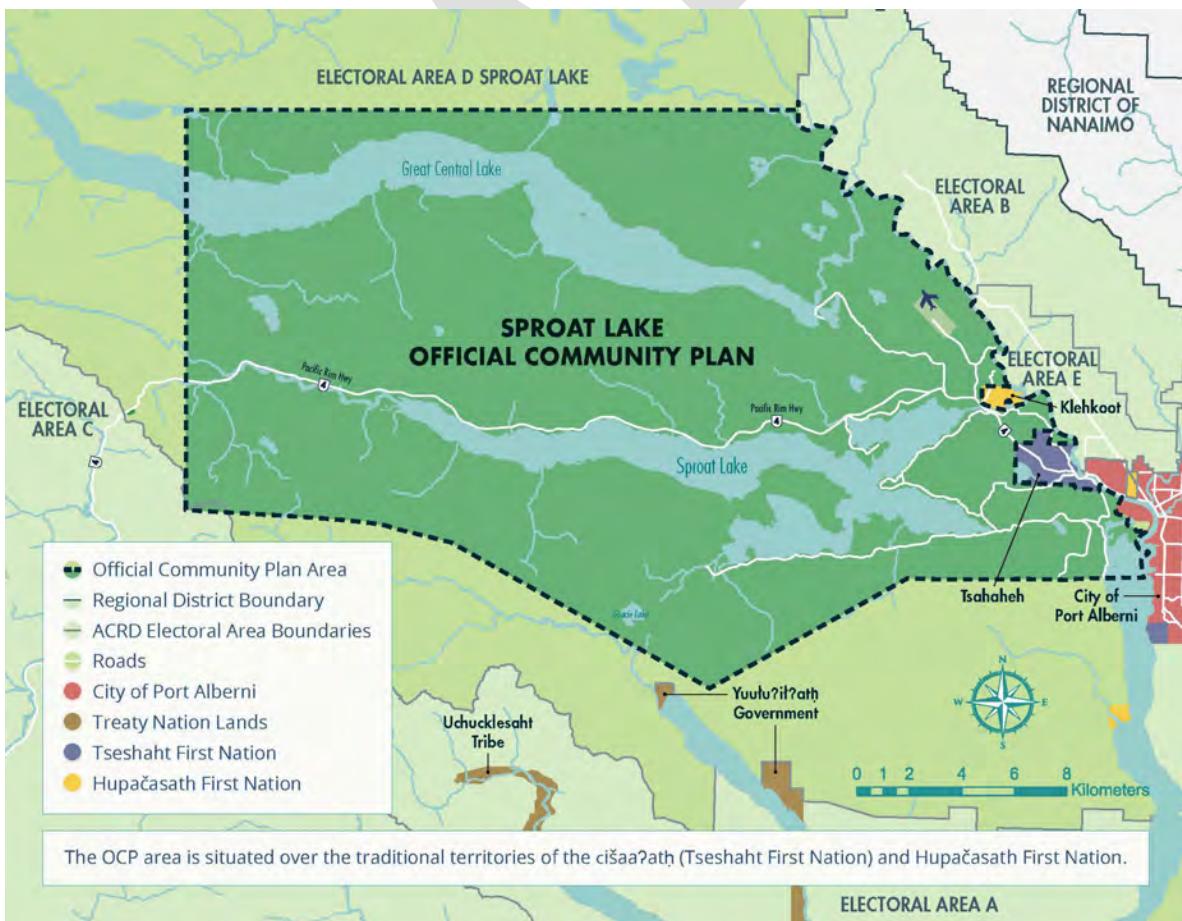


government will achieve those targets.

1.1.2 OFFICIAL COMMUNITY PLAN AREA

The OCP area comprises approximately one-third of Electoral Area (EA) “D”, covering the central and eastern regions. The Plan area extends northward to include the majority of Great Central Lake, which forms part of the Somass watershed. The lands situated to the north, west, and south of the Plan area are largely uninhabited forestry tracts. Adjacent to the eastern boundary of the Plan area are the Beaufort and Beaver Creek Electoral Areas (EAs), cīšaaʔath (Tseshaht First Nation), Hupačasath First Nation, as well as the City of Port Alberni. While the OCP outlines a general vision for community planning in its designated area, it does not have jurisdiction over First Nations’ lands. Its authority is also restricted regarding Federal or Provincial Crown lands, as well as forestry operations on privately owned properties classified as Managed Forest under the *Private Managed Forest Land Act*.

Figure 1. Map of the Official Community Plan Area for Sproat Lake and Area



1.1.3 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 OCP Plan Area to determine area revisions.
- 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 (e.g., *Regional Growth Strategy*).
- Changes resulting from transportation planning or capital improvements.
- Changes to the known geographic extent of Environmentally Sensitive areas, as determined through updates to existing data or the review of plans, reports, and applications submitted by applicants to the ACRD.
- Changes suggested by c̓šaaʔath̓ (Tseshaht First Nation), Hupačasath First Nation or the Nuuchahnulth Tribal Council.

1.2 OFFICIAL COMMUNITY PLAN PROCESS

The Sproat Lake and Area OCP update took place over five phases as shown in [Figure 2](#). from 2024-2026, community had both in-person and virtual opportunities for engagement throughout all phases. The update was led by a team of ACRD project staff, with internal support from an ACRD Technical Advisory Group and external consultant support. Overall guidance was provided by the Sproat Lake 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 input from community members, First Nations, and community groups.

Figure 2. OCP Update Process



2.0 HOW TO USE THIS OCP

The OCP is a community planning tool that will guide strategic decision-making for development and land use planning in Sproat Lake and Area. It is intended to be a reference document for all members of the community to understand how Sproat Lake and Area may evolve over time.

The OCP has several key components: Vision and Goal Statements, Objectives and Policies, a description of Temporary Use Permits and how they are applied, Development Permit Area Guidelines, and Schedules.

2.1 VISION AND GOALS

2.1.1 VISION

The vision for Sproat Lake and Area outlines the OCP framework and includes community-specific vision statements for Great Central Lake, Central Lake Road and the Agricultural Areas. The vision statements were created using community feedback as part of the OCP engagement process to guide growth and development. All policy direction outlined in the OCP is intended to achieve these long-term community visions for Sproat Lake and Area.

2.1.2 GOALS

The goal statements provide a framework for implementing the Sproat Lake and Area vision statements. Each goal statement represents a key theme or focus area for the OCP and is intended to guide decision-making.



2.2 OBJECTIVES AND POLICIES

2.2.1 OBJECTIVES

Objectives 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 Sproat Lake and Area. 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 guide the kinds of activities for which TUPs 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 Sproat Lake and Area, these goals are preserving and enhancing the natural environment, protecting the public from natural and climate-driven hazards, and supporting the form and character of the OCP area. 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 to provide 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.



Photo by Tareen Rayburn

**PART II | GOALS, OBJECTIVES,
& POLICIES**

3.0 VISION AND GOALS

3.1 SPROAT LAKE AND AREA COMMUNITY VISION STATEMENTS

The following vision statement aims to capture the sentiments and aspirations of Sproat Lake and Area residents for their community's future. This vision statement informs the policy direction of this plan.

3.1.1 SPROAT LAKE AND AREA

Sproat Lake and Area, located on the traditional territory of c̓išaaʔath (Tseshaht First Nation) and Hupačasath First Nation, is a community known for its beautiful lakes, rural character, and strong sense of community. Preserving rural character, supporting residential and recreational areas, maintaining water quality and fish habitat, and managing invasive species will be prioritized through environmental stewardship. Providing a community focal point around Sproat Lake, including community gathering spaces and neighbourhood-scale commercial activity, will be explored in key areas. Sustainable tourism will enhance the local economy, while parks and trails will be community oriented. Emergency preparedness will promote community safety and resiliency for all.

3.2 COMMUNITY VISION STATEMENTS

Area-specific vision statements are outlined in the following sections to reflect the unique nature of Sproat Lake and Area communities. These vision statements aim to complement the overarching vision statement for the Area while conveying the aspirations of residents within each of the sub-communities.

3.2.1 GREAT CENTRAL LAKE

Located at the edge of the pristine Great Central Lake, the quiet community adjacent to this waterbody is known for its recreational camping areas, float homes and access to exceptional outdoor recreation. Over the next 20 years, Great Central Lake will maintain its remote character and preserve its natural environment while providing more opportunities for housing. Protecting water quality, management of invasive species, adoption of improved emergency management and response practices, and better access to the lake will contribute to retaining and enhancing the community's quality of life.

3.2.2 CENTRAL LAKE ROAD

Central Lake Road, known locally as Little Germany, is a rural community blending agricultural and rural residential uses recognized for its peaceful connection to the surrounding natural environment and strong sense of community. The community aims to preserve its existing rural, agricultural character and relationship with the natural environment. The community will seek to achieve this goal over the next 20 years by maintaining thoughtful forms of low-density rural development, improving road infrastructure to address traffic safety concerns, and celebrating its unique history.

3.2.3 AGRICULTURAL AREAS

Recognized for their vital role in local food security, agricultural areas will support thriving farms and environmentally sustainable practices. To improve farm success, improvements to regulations, water supply, food processing, invasive species management, and compost availability will be explored to support future prosperity.

3.3 GOAL STATEMENTS

The following Goal Statements are intended to support the community's vision for Sproat Lake and Area, while informing the specific objectives and policies established in Sections 4.0 and 5.0 of this OCP.

3.3.1 RECONCILIATION

Foster strong, collaborative partnerships with local First Nations.

- Continue to build strong relationships with First Nation communities, including cīšaaʔath (Tseshaht First Nation) and Hupačasath First Nation, to facilitate meaningful partnerships.
- Engage in collaborative decision-making on key priorities such as economic opportunities; historical, cultural, heritage, and archaeological initiatives; and shared stewardship of the natural environment.

3.3.2 PARKS, TRAILS, AND OPEN SPACES

Expand the network of parks and open spaces.

- Provide opportunity for all community members to enjoy Sproat Lake and



Area's natural and recreational attractions.

- Continue to advocate for safe and accessible infrastructure to expand walking and cycling networks within Sproat Lake and Area, and between Sproat Lake and Area, the City of Port Alberni, provincial parks and other key amenities.

3.3.3 EMERGENCY MANAGEMENT

Enhance emergency management measures to strengthen regional resilience.

- 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, poor air quality, and earthquakes by collaborating with neighbouring communities to build regional resilience.

3.3.4 ENVIRONMENT

Preserve and protect natural areas and ecologically significant habitats, including through Development Permit Areas and increased bylaw enforcement.

- Preserve the health of natural areas with an emphasis on maintaining high water quality and preserving fish health in lakes, rivers, streams and aquifers.
- Encourage the removal of invasive species from Sproat Lake and Area to promote restoration of ecologically significant habitats.

Advocate to the Provincial Government to modernize dam and weir infrastructure.

- Advocate to modernize dam and weir infrastructure to better regulate water levels within the community and promote resident safety and fish health.

Increase the diversion rate of solid waste.

- Find solutions to reduce waste generation, increase diversion, and promote reuse within the community.



Support local organizations and community members with environmental stewardship endeavours.

- Support environmental stewardship by collaborating with local organizations and empowering community members.

3.3.5 AGRICULTURE AND FOOD SECURITY

Support food security and commercial agriculture.

- Find solutions for increasing agricultural activities on parcels designated as Agricultural Land Reserve and support food security at every parcel size.

Reduce regulatory barriers to agricultural development.

- Review and update existing regulations to reduce barriers for food system development. Advocate to provincial and federal agencies for regulatory updates when applicable.

Support Indigenous food sovereignty through supporting access to traditional food harvesting lands and watercourse preservation.

- Collaborate with First Nations to reduce barriers to accessing traditional foods on both land - and water-based ecosystems.

Support food processing facilities.

- Encourage the development of food processing facilities, such as abattoirs.

Preserve water supply for agricultural purposes, including food production and processing.

- Support strategies for increasing water supply available for food production and processing.

3.3.6 GROWTH MANAGEMENT AND HOUSING AFFORDABILITY

Support housing options that recognize Sproat Lake and Area's rural qualities.

- Support the development of housing that complement the rural character of Sproat Lake and Area. Options that meet the evolving needs of the community, encourage and welcome families, and provide for an ageing population are prioritized.



- Maintain larger lot sizes and encourage the development of accessory dwelling units where parcels can support on-site wastewater management.

Advocate for improved road maintenance and safety measures.

- As development occurs, advocate to the Ministry of Transportation and Transit and other provincial agencies for improved road maintenance and safety measures, including the widening of shoulders, throughout Sproat Lake and Area.

3.3.7 EMPLOYMENT AND ECONOMY

Foster a resilient local economy.

- Promote a sustainable year-round economy that is compatible with the preservation of Sproat Lake and Area's rural lifestyle. Home-based occupations and small businesses along with agriculture and low-impact tourism are supported and encouraged in Sproat Lake and Area.
- Support the development of a small-scale commercial hub where community members can buy necessities.
- Explore how policies can support the long-term development of the Alberni Valley Regional Airport, which is a significant economic asset to the region.



Photo by Steve Kendall

4.0 LAND USE DESIGNATIONS

The Land Use Designations found in this section describe the future land uses of Sproat Lake and Area, as shown on Schedule B – Land Use Designations. The table below provides an overview of the Land Use Designations comprising this OCP.

DESIGNATION	DESCRIPTION	PERMITTED USES
Rural	Large, unserviced lots intended for low-density residential uses, small-scale agriculture, and home occupations. All lands within the Agricultural Land Reserve designated as Rural are subject to Agricultural Land Commission regulations. ALC regulations take precedence over land use within this OCP on lands within the ALR.	Low-density residential uses including single-detached dwellings, accessory dwelling units, home occupations and home industry, limited short-term rentals operated by a principal resident, and agricultural uses. Minimum Lot Size: 2 hectares
Rural Central Lake	Existing rural-residential settlement area on Central Lake Road known locally as “Little Germany” that comprises a mix of low-density residential uses, home occupations and home industry, and agricultural uses. To respect the area’s existing community character and reduce adverse effects on the local aquifer, commercial and industrial uses are not permitted. All lands within the Agricultural Land Reserve designated as Rural Central Lake are subject to Agricultural Land Commission regulations. ALC regulations take precedence over land use within this OCP on lands within the ALR.	Low-density residential uses including single-detached dwellings, accessory dwelling units, home occupations and home industry, and agricultural uses compatible with the specific form and character of the neighbourhood. Minimum Lot Size: 2 hectares



DESIGNATION	DESCRIPTION	PERMITTED USES
Residential	Existing residential settlement areas, with or without servicing, where future development via acreage residential subdivisions and low-density residential development are encouraged. All lands within the Agricultural Land Reserve designated as Residential are subject to Agricultural Land Commission regulations. ALC regulations take precedence over land use within this OCP on lands within the ALR.	Low-density residential uses including single-detached dwellings, duplexes, secondary suites, 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 systems, or both.
Mobile Home Park	Areas designated for the continued use and presence of mobile home parks.	Mobile homes and low-density residential uses, including single-detached dwellings.
Agriculture	Areas designated for agricultural activities with an emphasis on the long-term preservation of the land for agricultural uses and food production. All Agricultural Reserve Lands within the Agricultural designation are subject to Agricultural Land Commission regulations. Agricultural Land Commission regulations take precedence over use within this OCP on lands within the Agricultural Land Reserve.	Agricultural uses and food production, such as farming, ranching, farm product processing, and all uses consistent with Agricultural Land Commission legislation. Interim uses of agricultural lands, such as silviculture, and open space and recreational uses that will not impair the future viability of the land for agriculture or food production can be permitted. Minimum Lot Size: 2 hectares, subject to approval by the Agricultural Land Commission, in areas designated for Agricultural uses.



DESIGNATION	DESCRIPTION	PERMITTED USES
Parks, Trails, and Open Space	<p>Existing parks, greenspace, and other open space(s) designated for passive and active outdoor recreation by residents and tourists.</p> <p>The Parks, Trails, and Open Space designation comprises provincial and regional parks and greenspace as well as undeveloped areas that are suited for future park uses.</p>	<p>Passive or active recreation uses, including walkways, trails, and playground equipment, as well as wildlife sanctuaries, conservation areas, and nature interpretation areas. Community gardens, orchards or greenhouses may also be permitted as deemed appropriate by the ACRD.</p> <p>Minimum Lot Size: n/a</p>
Civic	<p>Encapsulates all civic uses, including community amenities, services, utilities, fish hatcheries, the Alberni Valley Sort'nGo Centre, as well as other institutional uses.</p>	<p>Public, not-for-profit and privately owned facilities, services, and institutional uses.</p> <p>Minimum Lot Size: n/a</p>
Commercial	<p>Areas where commercial operations serving local residents and visiting tourists are to be concentrated, including small-scale commercial uses, tourist activities, and tourist accommodations.</p>	<p>Small-scale provision of commercial services and related retail sales, including both professional and personal services as well as tourist services and accommodations.</p> <p>Minimum Lot Size: n/a</p>
Industry	<p>Areas where existing employment lands are located, comprising both heavy and light industrial uses, as well as areas for the concentration of future employment lands. Uses under this designation are largely industrial in nature (e.g. manufacturing and fabrication), but could also include commercial operations (e.g., office) and the sewage lagoon located at the mouth of the Somass River.</p>	<p>Industrial uses such as manufacturing and processing, industrial equipment and materials yards, water and sewer infrastructure, and outdoor storage, and may also include any ancillary commercial and administrative uses.</p> <p>Minimum Lot Size: n/a</p>



DESIGNATION	DESCRIPTION	PERMITTED USES
Resource	Large tracts of privately and Crown owned lands valued and used for resource development, including First Nations traditional harvesting and foraging of culturally important foods and plants including cedar bark, forestry, and resource extraction activities. These lands contain known sand and gravel deposits. The resource designation contributes significantly to the character of Sproat Lake and Area through its importance in generating economic activity and employment, protecting wildlife habitat, maintaining drinking water source protection and other aesthetic and environmental functions.	Forestry, forestry-related activities, agriculture, resource extraction, power-generation facilities, and communications facilities. Minimum Lot Size: 16 hectares
Marina	Areas where the storage of boats, including the mooring of houseboats, is permitted. The Marina use regulates the impact of boating and watercraft storage on Sproat and Great Central Lakes to minimize the impact that a wide variety of watercraft have on sensitive shorelines, water quality, and fish and wildlife habitat.	Boating specific uses such as watercraft storage and houseboat mooring, along with limited small-scale commercial services oriented to water users.
Float-Home	Existing float homes functioning as recreational and permanent residences located along Great Central Lake.	Float home specific uses to support float home structures, maintenance, and watercraft storage. Float homes are only permitted within the area of Great Central Lake with the land use designation of Float-home.



DESIGNATION	DESCRIPTION	PERMITTED USES
Conservation	Aquatic and terrestrial areas of cultural and ecological significance providing habitat diversity and invaluable ecological services. This includes First Nations traditional harvesting and foraging of culturally important foods and plants such as cedar bark. These lands are designated for preservation and enhancement from development, construction, camping and overnight mooring.	Uses deemed appropriate by the ACRD that do not infringe on the ecological services and preservation of the area, such as conservation areas and wildlife sanctuaries, low-impact recreation (walking trails), traditional harvesting and foraging of culturally important foods and plants.
Airport	The land within and adjacent to the Alberni Valley Regional Airport used for airport services, businesses and industrial activities that complement the aviation focus of the lands.	Aviation and aviation-compatible uses, including complementary light industry, storage and warehousing, manufacturing and fabrication, commercial, and business and industrial parks. Minimum Lot Size: n/a
Recreational Residential Use	Low-density residential properties utilized as seasonal or recreational properties around Sproat Lake. Properties in this designation may not be adequately serviced or accessible for full-time residency and therefore do not meet regulatory health and safety requirements for full-time occupation.	Part-time residential use (for a total of 180 days per calendar year) for seasonal or recreational purposes. Short-term rental accommodation is not supported in this designation.



DESIGNATION	DESCRIPTION	PERMITTED USES
Comprehensive Development	Designates large tracts of land and establishes high-level guiding principles for parcel or area-specific development that may occur in phases and comprise a mix of uses. Comprehensive land use plans will be required for properties with this designation where development is proposed.	A mix of uses is permitted. 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 apply to the entire Plan Area of this OCP. Additional land use policies are included throughout the Core Policies established in Section 5.0.

4.1.2 OBJECTIVES

- a) Facilitate development that responds to the evolving needs of Sproat Lake and Area residents.
- b) Retain the Area’s existing character and ensure any new development is complementary to the existing rural nature.
- c) Minimize the potential for land use conflicts and danger from natural or climate-related hazards.
- d) Mitigate and manage potential negative impacts of development on the quality of drinking water sources, such as lakes and aquifers.

4.1.3 POLICIES

The ACRD shall:

- a) Where new development is viable, ensure that:
 - i. the development complements the character and scale of existing



- development and land uses;
- ii. the proposed development does not result in remnant parcels that cannot be serviced, accessed, or are otherwise impractical to develop;
 - iii. natural features such as streams, lakes, wetlands, old growth forests, and culturally important sites are preserved;
 - iv. applicants collaborate with First Nations to protect, rehabilitate, restore, or formally designate any culturally significant assets that may be located on the site, as appropriate.
- b) Discourage commercial or industrial development applications on lands designated as Rural or Rural Central Lake.
 - c) Maintain agriculturally designated lands for farming purposes, and uphold relevant legislation from the Agricultural Land Commission, as well as the *Farm Practices Protection (Right to Farm) Act*.
 - d) Require archaeological review of development proposals within areas of known or potential archaeological value and update the *Development Procedures Bylaw* to include First Nations referrals for archaeologically significant sites. Traditional knowledge keepers and Remote Access to Archaeological Data may be used to identify significant sites.
 - e) Amend land use designations and applicable DPA Guidelines to reflect current community planning principles as needed.
 - f) Engage with community members to explore options for regulating short-term rentals in Sproat Lake and Area.
 - g) Discourage additional Marina uses at Sproat Lake.
 - h) Identify locations where sand and gravel deposits are present in Sproat Lake and Area.

4.2 COMPREHENSIVE DEVELOPMENT

4.2.1 INTRODUCTION

- a) Provide opportunities for comprehensive development planning by designating appropriate lands under a Comprehensive Development designation and creating the necessary policy framework to enable new developments.

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 sequentially and cost-effectively, or where on-site servicing can be suitably accommodated.
- d) Ensure the proposed development avoids or mitigates any impacts on community aquifers and water quality.
- e) Ensure any hillside 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).
- f) Encourage green building and landscaping strategies for all new comprehensive developments to conserve water and energy resources as well as reduce greenhouse gas (GHG) emissions and ensure climate resiliency.
- g) Consider opportunities to allow for residential densities beyond existing permissions where affordable housing units are proposed, so long as servicing requirements can be met, the development is informed by and compatible with adjacent uses and the existing community character and is in accordance with Section 5.5.3.
- h) Encourage comprehensive development that aligns with desired community land

uses and creates an appropriate transition between existing land uses.

- i) Encourage comprehensive development that integrates universal access design standards.



5.0 CORE POLICIES

The policies and objectives found in this section pertain to the entire 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 Sproat Lake and Area.

The core policies have been developed after extensive analysis of survey data, and conversations with community members, community groups, First Nations and others. The core policies emerged from initial community engagement that created the community's vision and goal statements. These core policies are woven throughout the Sproat Lake and Area Official Community Plan and are intended to organize objectives and policies into achievable actions.

Core policies include:

- Reconciliation
- Parks, Trails and Open Space
- Environment
- Emergency Management
- Growth Management
- Housing and Affordability
- Employment and Economy
- Agriculture and Food Security



5.1 RECONCILIATION

5.1.1 INTRODUCTION

The Sproat Lake and Area OCP is located within the traditional territories of c̓šaaʔat̓h (Tseshaht First Nation) and Hupačasath First Nation. The ACRD recognizes the essential and ongoing work of truth and reconciliation with c̓šaaʔat̓h (Tseshaht First Nation) and Hupačasath First Nation to create a better future for everyone. The ACRD recognizes the continuing impacts of colonization, the Alberni Indian Residential School (AIRS) once located on c̓šaaʔat̓h (Tseshaht First Nation) territory, and the role the Regional District plays in moving forward with our neighbours in a good way. The ACRD is committed to supporting reconciliatory actions which, over time, strengthen relationships between First Nations and non-First Nation peoples. The ACRD acknowledges that these lands have been home to First Nations peoples since time immemorial and recognizes their deep and intrinsic relationship to the land, sea and rivers. The Regional District affirms its commitment to respecting the history, traditions, and cultural heritage of each Nation.

This section outlines objectives and policies that demonstrate how the ACRD's commitment to reconciliation is integrated into community planning and land use decisions for Sproat Lake and Area. The objectives and policies in this section aim to foster respectful government-to-government relationships, promote meaningful engagement on issues impacting First Nations' interests, embrace and uphold the spirit of Truth and Reconciliation, and reinforce the ACRD's commitment to listening, learning, and working together for the betterment of all.

5.1.2 OBJECTIVES

- a) Embrace the Nuu-chah-nulth Guiding Principles of ʔiisaak (respect for everyone and everything), ʔuuʔaaʔluk (taking care of), and ʔačatakin c̓awaak (everything is connected) in 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) Facilitate conservation of sites with archaeological, historical, and cultural significance to local First Nations communities.

5.1.3 POLICIES

The ACRD shall:

Reconciliation and Land Use

- a) Recognize First Nations territory and acknowledge the deep relationship that c̓išaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation have with the land encompassing the OCP area.
- b) Collaborate on matters of community planning and future growth with c̓išaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation to further coordinate and identify opportunities to harmonize development plans and land use designations, where alignment exists.
- c) Meaningfully engage with First Nations understanding that amendments to this Plan may affect their Nations' interests, particularly when land designations on Crown land or along community boundaries are under consideration, when proposed development could have an impact on water, or when a development proposal is considered in areas of known cultural heritage significance (as identified by Remote Access to Archaeological Data and traditional knowledge keepers). The scope and form of consultation shall be determined through discussion between the ACRD and each First Nation and will be guided by the principles of UNDRIP and DRIPA, the policies of the Regional Board, and the *Local Government Act*.
- d) Liaise with First Nation communities regarding external funding opportunities for archaeological studies and site mapping.
- e) Ensure that development proposed along a First Nation land boundary minimizes potential interface conflicts and trespass issues through appropriate mitigation measures, as decided upon in collaboration with the affected community.
- f) Advocate for First Nations access to traditional lands designated as Resource Use to support harvesting and food security.



- g) Coordinate and collaborate with c̓šaaʔath (Tseshaht First Nation) and Hupačasath First Nation on matters related to fee-simple lands held by the Nations.

Cultural Preservation and Promotion

- h) Partner with First Nations to share in celebrating and enhancing public awareness of cultural histories and traditional territories through the integration of accessible signage, place-naming, plantings, art, and language into public spaces and ACRD communication materials.
- i) Utilize the Old Growth BC database when reviewing development applications to support the conservation of Old Growth Western Red Cedar and Yellow Cedar, in alignment with Hupačasath First Nation conservation objectives.

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5.2 PARKS, TRAILS AND OPEN SPACES

5.2.1 INTRODUCTION

Parks, trails and open spaces are essential to the quality of life in Sproat Lake and Area, offering opportunities for recreation, supporting community enjoyment, health and well-being, and reflecting the area's rural and lake-oriented character. These spaces help residents and visitors connect with neighbours, nature, enjoy outdoor activities, and strengthen community identity, while also protecting natural features and supporting regional connectivity.

Sproat Lake and Area community members are enthusiastic about natural spaces and enjoyment of the outdoors. Park amenities within the Plan area include Sproat Lake, Taylor Arm, and Fossli Provincial Parks, all managed by BC Parks. The ACRD manages Cougar Smith Park, Dickson Park, Bishop and Klitsa Parks, as well as trails along Lakeshore Road and Faber Road. These roadside trails are critical to neighbourhood connectivity. Beyond ACRD jurisdiction, residents often access private or Crown lands for additional recreational areas. Maintaining and enhancing these existing resources is essential for upholding the community's quality of life and is integral to Sproat Lake and Area's character.

Objectives and policies in this section provide direction regarding the management of lands used and valued for recreational activities in Sproat Lake and Area.

5.2.2 OBJECTIVES

- a) Integrate environmental protection principles and climate resilience into park design, management, and use.
- b) Enhance opportunities for low environmental impact, accessible recreation that complements existing park assets and the surrounding natural environment.
- c) Improve existing public access to and accessibility of park amenities, including beach accesses along Sproat Lake and Great Central Lake.
- d) Enhance opportunities to utilize park and open space assets to improve local and regional food systems.
- e) Focus on creating a well-maintained network of trails and open spaces which connect Sproat Lake and Area's neighbourhoods by walking, biking or rolling.
- f) Explore partnerships with First Nations, industry, community groups and the



Province to support the maintenance of parks, trails, and open spaces for the community.

5.2.3 POLICIES

The ACRD shall:

Planning and Design

- a) Prioritize maintenance of existing parks, trails, and open spaces addressing key issues, including dangerous trees and vegetation.
- b) Prioritize facility improvements for existing parks, trails, and open spaces in Sproat Lake and Area.
- c) Establish a Parks and Trails Master Plan for Sproat Lake and Area that considers the natural environment and recreational needs of the community.
- d) Explore opportunities to improve accessibility in parks for all ages and abilities, including paved or smoothed trails where appropriate.
- e) Update and adopt trail, facility and mobility policies as applicable, including taking action to:
 - i. introduce a signage and Wayfinding program;
 - ii. review lighting options for future trails and facilities;
 - iii. implement short-term bicycle parking at businesses and parks;
 - iv. work with the Royal Canadian Mounted Police to introduce a driver and cyclist etiquette program;
 - v. advocate to the Ministry of Transportation and Transit to lower posted speed limits and install road shoulders where appropriate.
- f) Ensure that new or upgraded playground equipment conforms to and is maintained in accordance with CSA Z614:20 or universal access design standards. Consideration for the provision of such equipment may involve consultation with user groups and related agencies.
- g) Explore opportunities to integrate edible landscaping, community gardens, and other small-scale forms of food production such as fruit growing, foraging, and



cultural plant cultivation and harvesting throughout new and existing parks and open space.

- h) Explore opportunities to partner with c̓šaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation on all aspects of park and trail development, including planning, design, and improvements to existing park, trail, and open space assets.
- i) Advocate to the Ministry of Transportation and Transit for the incorporation of new roadside trails, multi-use paths and highway crossings.
- j) Collaborate with community groups, residents, property owners, and other interested parties to:
 - i. explore funding opportunities to establish a new playground in the Lakeshore area;
 - ii. explore opportunities to expand the boundary of Cougar Smith Park.

Acquisition

- k) 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.
- l) Consider the following when requiring park dedication in the form of land or 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. suitability of the land for recreational uses, 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, streams, sensitive ecosystems, etc.) as natural, undeveloped open space, in addition to the required dedication of parkland appropriate for public access.
- q) Require existing public access to streams be maintained and enhanced for public use and enjoyment in a manner that supports environmental stewardship.
- r) Monitor opportunities for parkland acquisition in Sproat Lake and Area, particularly those that:
 - i. will enhance public access to the waterfront;
 - ii. are located in areas where residential development is concentrated; or
 - iii. are in proximity to existing parkland and would support the growth of existing park size and connectivity.
- s) Establish a Development Cost Charges program for the acquisition of natural trails in Sproat Lake and Area that provide connectivity to the existing trail network.

Placemaking

- t) 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.
- u) Engage c̓šaaʔaᑭ (Tseshaht First Nation) and Hupačasath First Nation to identify appropriate areas to incorporate the nuučaanuᑭ (Nuu-chah-nulth) language, history, and culture into place names, signage, and information in public spaces and parks.
- v) Encourage the removal and replacement of invasive plant species with culturally important native plant species.
- w) Support opportunities to improve educational signage wherever edible landscaping, community gardens, and culturally important plant species have been integrated within public parks.
- x) Work with provincial authorities, residents, property owners, and other interested parties to identify, improve, and provide accessible signage for public access to the foreshore and streams in accordance with the ACRD's Parks Signage Strategy.



Recreation

- y) Work with provincial ministries, residents, property owners, and community groups to develop safe road-side walking pathways and trails.
- z) Explore opportunities to improve existing public access to the waterfront in existing parks and in appropriate locations for recreation purposes in Sproat Lake and Area.
- aa) Pursue improvement of the boat launches at Great Central Lake and Sproat Lake Provincial Park by:
 - iv. considering the inclusion of upgrades to the Great Central Lake Boat Launch in future financial planning.
 - v. advocating to provincial authorities for improvements of the Sproat Lake boat launch.
- bb) Encourage owners of privately managed resource lands to support public access and responsible community use of areas for recreational purposes, such as hiking, bird watching, foraging, and harvesting of culturally significant foods and plants.
- cc) Advocate to provincial authorities to improve Fossli Provincial Park by re-establishing trail access from Stirling Arm Forest Service Road and expanding park boundaries.



5.3 ENVIRONMENT

5.3.1 INTRODUCTION

The Plan area is remarkable for the quality of its physical environment. Residents enjoy boating on large lakes, hiking through old growth forests, and spectacular mountain views. The natural environment of Sproat Lake and Area is fundamental to the community's identity, providing clean water resources, wildlife habitats, and a valued rural landscape. The region encompasses wetlands and riparian areas, forests, wildlife corridors, and sensitive ecological areas that are vital for biodiversity, climate resilience, and the community's overall well-being. Anchored by Sproat Lake and Great Central Lake, the protection of these environmental features is critical for maintaining water quality, supporting fish and wildlife populations, and mitigating risks associated with natural and climate-related hazards such as wildfires and floods.

Water plays a vital role in Sproat Lake and Area, as both quality and supply are essential for drinking water, agriculture, recreation, and maintaining healthy aquatic ecosystems. Residents are mindful of the importance of preserving this asset. Since the area does not have community water or sewer infrastructure, residents depend on surface water sources or wells for drinking water supply and private on-site septic systems for sanitary waste management. Preserving natural water sources is fundamental for community and environmental health.

Objectives and policies in this section are intended to guide the stewardship, restoration, and long-term conservation of natural systems in Sproat Lake and Area, in addition to supporting a resilient community.

5.3.2 OBJECTIVES

- a) Maintain water quality and efforts to sustain water levels in Sproat Lake and Great Central Lake to protect fish and wildlife habitat and to strengthen long-term ecological resilience.
- b) Protect drinking water through the conservation and enhancement of surface, ground, and aquifer water sources in cooperation with government partners, neighbouring First Nations, and private landowners.
- c) Encourage the maintenance and enhancement of sewer and septic systems in Sproat Lake and Area to protect drinking water sources and the natural



environment, and advocate to Island Health to monitor and flag ageing systems.

- d) Promote responsible marine access and stewardship by advocating for and collaborating on safe, environmentally sensitive boating and foreshore use on Sproat Lake and Great Central Lake.
- e) Support First Nations led stewardship of the natural environment.
- f) Work towards collaboration with First Nations, government partners, and community groups to foster regional ecological connectivity, environmental stewardship, and conservation.
- g) Preserve and enhance natural areas to:
 - i. promote carbon capture and stormwater management;
 - ii. strengthen community resilience to environmental hazards and climate change;
 - iii. improve the connectivity of environmentally sensitive areas to enhance biodiversity and ecological function;
 - iv. minimize habitat loss and fragmentation of environmentally sensitive areas and rehabilitate previously degraded or fragmented environmentally sensitive areas.
- h) Support and facilitate actions for the removal of invasive species to enhance natural areas and biodiversity.
- i) Maintain and enhance solid waste management options and practices throughout Sproat Lake and Area.
- j) Facilitate a 40% reduction of community greenhouse gas emissions (GHGs) from 2007 levels to align with *CleanBC Roadmap to 2030*.

5.3.3 POLICIES

The ACRD shall:

Partnerships

- a) Engage with c̓šaaʔath (Tseshaht First Nation) and Hupačasath First Nation to understand and support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems.
- b) Build collaboration with provincial authorities, First Nations, the City of Port Alberni,



community groups, residents and property owners, and other interested groups on regional initiatives including biodiversity corridors, protection of forests, 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. Explore opportunities to redesignate lands to the Conservation land use designation, where appropriate. E.g. the Somass Estuary.
- d) Support removal of invasive species by:
 - i. inviting collaboration with First Nations, neighbouring municipal governments, and other interested parties on regional invasive species removal initiatives, including public education to promote awareness of invasive species prevention and removal;
 - ii. encouraging community-led invasive species removal and replanting efforts;
 - iii. exploring additional opportunities for invasive species removal such as reduced tipping fees, or curbside pickup programs.
- e) Prioritize the retention of contiguous parcels of undisturbed natural land to minimize habitat fragmentation.
- f) Collaborate with provincial authorities, First Nations, the City of Port Alberni, community groups, residents, property owners, and other interested parties to strengthen ecological networks and wildlife corridors throughout the region.
- g) Encourage studies and sensitive ecosystem mapping, where funding opportunities arise to better understand, protect, and restore habitat for rare and endangered species in Sproat Lake and Area.
- h) Invite collaboration with private landowners and Crown corporations to balance the competing priorities of preserving environmentally significant areas and extracting resources for economic purposes on lands designated as Resource, where appropriate.
- i) Encourage lakefront property owners to limit dock, dock approach and shoreline lighting to preserve and protect fish habitat on Sproat Lake and Great Central Lake.



Water Quality

- j) Explore opportunities to conduct a Watershed Assessment in partnership with First Nations to better understand the capacity of Sproat Lake and Great Central Lake to absorb development and respond to the impacts of drought, invasive species, resource extraction and pollutants.
- k) Work collaboratively with NGOs, the City of Port Alberni, First Nations, and other organizations to protect and enhance regional watersheds to maintain ecosystem integrity and water quality, including aquifers.
- l) Explore opportunities to maintain and improve water quality in Great Central Lake, Sproat Lake, and other lakes in the area. Opportunities may include water monitoring and collaboration with provincial agencies, Island Health, and private landowners to mitigate terrestrial impacts on water quality such as ageing septic systems.
- m) Permit only those structures, such as moorage and docks on the foreshore, that comply with the *Navigable Waters Protection Act*, in accordance with other applicable provincial regulations, and the zoning bylaw.
- n) Advocate to federal and provincial authorities to implement and enforce boating rules and best practices that protect lake water quality and sensitive ecosystems, including:
 - i. advocate to the federal government to establish a “slow – no wake” speed limit near highly-populated residential areas on Sproat Lake and adjacent to farmland along the Somass, Sproat and other rivers;
 - ii. support the Sproat Lake Marine Patrol to familiarize boaters and lakeshore residents with federal and provincial rules and regulations for safe, courteous and sensitive use of the water and the foreshore at formalized boat launch locations;
- o) Lobby relevant agencies for continued upkeep and maintenance of both provincial and privately-owned weirs in Sproat Lake and Area.
- p) Identify and explore opportunities to support the integrity of community aquifers, including partnering with Island Health to facilitate additional monitoring of private septic systems.
- q) Work with provincial authorities, landowners, and community organizations to raise



public awareness on the use of chemical fertilizers, pesticides, cleaning products and vehicle fluids that may enter lakes and negatively affect water quality, sensitive ecosystems, and fish and wildlife habitats.

- r) Assess future growth potential and infrastructure needs to identify if communal water, sewer, and on- and off-site drainage, should be considered within Sproat Lake and Area, as a means of further maintaining quality drinking water sources.
- s) Explore opportunities with the community that may mitigate the impacts of on-site septic systems on water quality, ecosystem health and public health, including the future provision of sewer servicing.
- t) Commission, and update as necessary, studies to understand the impacts of water use on Sproat and Great Central Lakes to better protect water quality, quantity, and regional water systems. Consider revisiting the Alberni Valley Regional Water Study to understand impacts on water into the future.
- u) Support water conservation initiatives and encourage permanent residents, short-term rental operators, farms, and all new and existing development to consider water use reduction strategies and rainwater capture/storage.

Management of Solid Waste

- v) Engage with c̓šaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation, local businesses, community groups, residents and property owners, and other interested parties to promote solid waste reduction and circular economy initiatives.
- w) Explore opportunities to increase the Alberni Valley Landfill diversion rate by reducing commercial and construction waste, expanding organics programs, and promoting recycling throughout the community.
- x) Support fair cost recovery through the imposition of a modernized tipping fee structure that targets users disposing of high volumes of waste.
- y) Explore opportunities to implement the recommendations of the Solid Waste Management Plan.
- z) Explore opportunities to collaborate with provincial agencies, First Nations, and private landowners on education and incentives to reduce illegal dumping in Sproat Lake and Area.



Greenhouse Gas Emissions Reduction

aa) Support regional emissions reduction efforts through:

- i. Undertaking a community emissions inventory to understand baseline community GHG emission levels.
- ii. Developing a climate mitigation strategy for the electoral areas that provides a clear path to achieving the GHG reduction target by collaborating with adjacent local governments and First Nations, including through education and incentives to decarbonize the existing built environment.
- iii. Encouraging the retrofitting of older buildings and green construction of new buildings to achieve energy efficiency and reduce GHG emissions.
- iv. Working with First Nations and local government partners to support installation of electric vehicle chargers across the ACRD.
- v. Supporting reduced setbacks or zoning variances for green building features.
- vi. Expanding incentives to reduce use of woodstoves and encourage emissions-free heating sources.
- vii. Creating incentives for solar systems and energy storage.
- viii. Acquiring green spaces through subdivision and development and incentivizing tree planting to contribute to climate change mitigation.
- ix. Supporting nature-based climate adaptation solutions which help prevent climate hazard damage and promote carbon sequestration.
- x. Finalizing and implementing the *ACRD Solid Waste Management Plan* to expand organics diversion to commercial businesses and multi-family homes and reduce landfill GHG emissions.
- xi. Supporting educational campaigns for emissions reduction which may include climate education and engagement initiatives led by citizens, businesses, and the school district.

5.4 EMERGENCY MANAGEMENT

5.4.1 INTRODUCTION

Sproat Lake and Area is exposed to a range of natural and climate-driven hazards, including extreme weather, drought, wildfires, flooding, sea level rise, earthquakes, poor air quality, and tsunamis. These events can disrupt essential services, require rapid evacuations, and cause transportation or supply chain interruptions that may severely affect daily life. Effective emergency management that protects Sproat Lake and Area hazards relies on ongoing cooperation and coordination with c̓šaaʔat̓h (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, private landowners, provincial agencies and community groups. These partnerships strengthen regional and community resilience and ensure planning reflects shared risks throughout the Alberni Valley.

Highway 4 serves as the main corridor within Sproat Lake and Area, providing the only roadway connection between the west and east coasts of Vancouver Island. There is a strong community desire to create an additional route in and out of the Alberni Valley for emergency purposes. The Ministry of Transportation and Transit is responsible for the management and maintenance of Highway 4, as well as all local roads in Sproat Lake and the Area.

Critical infrastructure and resources in Sproat Lake and Area, such as the Sproat Lake Fire Department, the Port Alberni/Sproat Lake Tanker Base Heliport, community water systems, and weirs play a vital role in keeping residents safe in the event of a wildfire or flood. Community members recognize the significant risk of natural and climate change-related hazards and strongly support improved preparedness, mitigation, and coordinated response measures throughout Sproat Lake and Area.

The objectives and policies in this section are intended to enhance long-term community safety and build resilience for Sproat Lake and Area by pursuing collaborative decision making, risk reduction, and increasing public awareness around emergency preparedness and response across all areas of risk.

5.4.2 OBJECTIVES

- a) Improve 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 events, including wildfires, flooding, drought, sea level rise, and poor air quality, along with natural hazards such as earthquakes, and tsunamis.

- c) Ensure that accessibility and the needs of vulnerable populations are key principles of emergency management initiatives at both the regional and community level.

5.4.3 POLICIES

The ACRD shall:

Emergency Management Services

- a) Explore partnership opportunities with federal and provincial agencies, c̓išaaʔath (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, private landowners, as well as community groups and other organizations to improve emergency response and hazard management efforts for Sproat Lake and Area.
- b) Explore opportunities to improve regional emergency response planning and program coordination by:
 - i. incorporating accessibility considerations in future regional emergency response planning and program coordination;
 - ii. identifying opportunities to support improved cellular service in areas with poor reception;
 - iii. reviewing existing designated emergency routes to identify opportunities to improve access and response times;
 - iv. identifying opportunities to help reach isolated communities and homes and vulnerable populations in emergencies or natural disasters.
- c) Support public education and emergency planning and preparedness efforts at the community level.
- d) Prioritize updates to the ACRD Disaster and Emergency Management Plan to improve accessibility ensuring that community members are equipped with the most up to date information to maximize household emergency preparedness.
- e) Incorporate accessibility considerations in 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 appropriate for their needs;
- f) Consider opportunities and incentives that support volunteerism, training and increase the number of volunteers in Emergency Support Services (ESS).
 - g) Support the continuation of the Sproat Lake Marine Patrol program to monitor unsafe boating practices, water hazards, provide emergency assistance, monitor wildfire hazards and environmental concerns, and monitor water quality on Sproat Lake.
 - h) Seek partnership with federal and provincial agencies, c̓šaaʔath (Tseshaht First Nation) and Hupačasath First Nation to pursue grant funding opportunities to implement Sproat Lake Marine Patrol programs.
 - i) 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.

Emergency Access

- j) Explore opportunities to improve access to the waterfront for emergency purposes in Sproat Lake and Area.
- k) Explore partnership with the Ministry of Forests to reopen Stirling Arm Main as a secondary access route for Sproat Lake.
- l) Recognise and support use of the Alberni Valley Regional Airport (AVRA) as critical infrastructure for emergency response for equipment staging, medical professionals and first responders.
- m) Recognise and support the use of the Alberni Valley Regional Airport as a critical part of the transportation network in and out of the Alberni Valley.
- n) Consider increased use of the airport for transportation during extended periods where primary transportation routes are unavailable.
- o) Support the Ministry of Transportation and Transit and the Ministry of Forests in maintaining a Road Network Map, in accordance with the following road classifications:



- i. Highway: the Pacific Rim Highway (Highway 4) provides primary vehicular access to Sproat Lake and Area and serves as a major connection within the broader West Coast region's transportation network; all numbered highways are owned and maintained by the Ministry of Transportation and Transit.
- ii. Arterial: McCoy Lake Road, Hector Road, Faber Road, Central Lake Road, Lakeshore Road, Stirling Arm Drive, Bell Road, and Stuart Avenue are critical local connections that serve higher vehicle volumes; these roads are owned and maintained by the Ministry of Transportation and Transit.
- iii. Resource Road: Resource Roads are roads located on Crown lands that are not part of the provincial highway system and are used to access natural resources. These roads are also known as Forest Service Roads and are not maintained by the Ministry of Transportation and Transit, instead managed via permit with the Ministry of Forests.

Wildfire

- p) Collaborate with provincial authorities, c̓šaaʔath̓ (Tseshah̓t First Nation) and Hupačasath̓ First Nation, the City of Port Alberni, and community groups on regional wildfire resiliency efforts.
- q) Support local wildfire and interface fire risk reduction efforts through continued implementation of the Community Wildfire Resiliency Plan. Review and update the plan, as needed.
- r) Identify community/forest interface areas that are at the highest risk of wildfire and pursue provincial funding and resources to:
 - i. undertake wildfire risk reduction and resiliency efforts in these interface areas;
 - ii. integrate FireSmart principles into land use planning, where applicable.
- s) Identify opportunities to collaborate with provincial authorities, c̓šaaʔath̓ (Tseshah̓t First Nation) and Hupačasath̓ First Nation, the City of Port Alberni, School District #70 – Pacific Rim, and local organizations and community groups to increase public awareness and education about wildfires and FireSmart principles in Sproat Lake and Area.
- t) Collaborate with provincial authorities, c̓šaaʔath̓ (Tseshah̓t First Nation) and Hupačasath̓ First Nation, municipal governments, and community groups to develop



long-term solutions to sustainably manage organic waste materials collected through wildfire risk mitigation initiatives.

- u) Support new development that implements FireSmart principles and best practices related to building and landscape materials.
- v) In new development, encourage retention, replanting, restoration, and maintenance of trees and vegetation according to FireSmart principles, whenever possible in alignment with climate adaptation and environmental protection
- w) Consider opportunities and incentives that support volunteerism, training, and equipment at the Sproat Lake Fire Department.

Sea Level Rise, Tsunami Inundation, and Flooding

- x) Collaborate with provincial authorities, c̓šaaʔaḥ (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, and community groups on regional public education efforts related to sea level rise and flood risk.
- y) Continue to implement the Somass Watershed Flood Management Plan to protect and enhance flood mitigation measures in the Alberni Valley.
- 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 restrict development in areas identified as locations at greater risk of flooding, tsunami inundation, or sea level rise, including:
 - i. updating the *Zoning Bylaw*; and
 - ii. developing a floodplain bylaw.

Earthquake and Tsunami Preparedness

- bb) Collaborate with provincial authorities, c̓šaaʔaḥ (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, and community groups on regional public education efforts related to earthquake and tsunami preparedness.
- cc) Collaborate with c̓šaaʔaḥ (Tseshaht First Nation), Hupačasath First Nation, and the City of Port Alberni to improve tsunami evacuation route signage within tsunami inundation zones.



5.5 GROWTH MANAGEMENT

5.5.1 INTRODUCTION

Sproat Lake and Area community members want to preserve the existing rural character by keeping population density low, restricting the size of homes, and prioritizing rural development within the limits of existing water, sewer and road infrastructure. Residents acknowledge many of the community's key challenges, including a lack of affordable housing options, an ageing population, and difficulty with attracting volunteers for important services such as the Sproat Lake Volunteer Fire Department. Objectives and policies in this section seek to balance preservation of the community's existing character while managing future growth thoughtfully and responsibly.

Preserving the quiet and peaceful neighbourhoods that characterize Sproat Lake and Area is a principal goal for residents. This makes managing community growth and carefully planning for development vital if this goal is to be achieved.

5.5.2 OBJECTIVES

- a) Limit new development and concentrate it in areas with existing servicing, wherever possible.
- b) Preserve the rural character of Sproat Lake and Area.
- c) Maintain and enhance existing public infrastructure, services and amenities.
- d) Balance growth with servicing and environmental constraints in Sproat Lake and Area.

5.5.3 POLICIES

The ACRD shall:

Future Development

- a) Limit development in areas where surface water and aquifer quality and quantity would be impacted.
- b) Limit development in areas where on-site water and sanitary sewer systems cannot be accommodated in accordance with provincial and Island Health regulations.

- c) Require developers to pay for any infrastructure upgrades necessary to facilitate new development.
- d) Prioritize updates to ACRD bylaws to reflect the servicing constraints of lots in Sproat Lake and Area by:
 - i. updating the *Zoning Bylaw*;
 - ii. creating a subdivision and development servicing bylaw for Electoral Areas.
- e) Discourage development applications that propose to amend the Rural and Rural Central Lake land use designations to facilitate additional density.
- f) Ensure placement and lighting of docks remain sensitive to views, impacts on adjacent properties, and orientation in relation to neighbouring docks.

Community Amenities and Services

- g) Collaborate with provincial authorities, c̓išaaʔath (Tseshah First Nation), Hupačasath First Nation, community groups, residents, property owners, and other interested parties to improve the provision and accessibility of services, civic facilities, and amenities throughout Sproat Lake and Area.



5.6 HOUSING AND AFFORDABILITY

5.6.1 INTRODUCTION

Preserving the character of Sproat Lake and Area's existing neighbourhoods is important to residents. Community members generally support new residential development that complements the rural feel of the community in the form of additional accessory dwelling units and would prefer development to occur on non-lakefront properties. Residents tend to be conflicted on how best to regulate short-term rentals (STRs) in the community while recognizing that STRs contribute to the local economy and housing affordability for residents.

The *Electoral Area "D" (Sproat Lake) Housing Needs Report* estimates that 297 additional housing units will be required by 2041 to address population growth alongside a need for more affordable, attainable, and diverse housing forms. Within the context of the OCP, housing is affordable when it costs less than 30% of the occupying household's before-tax income. The report highlighted that affordability is a key consideration in the community, with the median home price increasing 71% from 2019 to 2022. Efforts should focus on gently increasing residential density where infrastructure can support it, ensuring all residents have access to suitable homes they can afford.

The objectives and policies in this section support housing forms that align with rural servicing capacity, environmental constraints, and community values to promote housing that meets the community's 20-year housing need.

5.6.2 OBJECTIVES

- a) Understand what housing forms are most appropriate for the community's context and update regulations accordingly to enable these housing types.
- b) Improve housing affordability and attainability for Sproat Lake and Area residents.
- c) Diversify Sproat Lake and Area's housing supply, as appropriate within the rural form and character of the area, to better meet a range of housing needs.

5.6.3 POLICIES

The ACRD shall:

General

- a) Support the development of new lots in the Recreational Residential designation only where access is provided either by dedicated roads or by forestry roads.
- b) Support the continued use of the existing mobile home parks on lots with the Mobile Home Park designation.

Partnerships

- c) Collaborate on regional housing initiatives with provincial authorities, c̓šaaʔath (Tseshaht First Nation), Hupačasath First Nation, municipal governments, and other interested parties to:
 - i. explore opportunities to deliver housing that supports employers in the region;
 - ii. explore opportunities to deliver non-market housing, seniors housing, or accessible housing where appropriate.
- d) Understand and support c̓šaaʔath (Tseshaht First Nation) and Hupačasath First Nation priorities related to housing affordability and attainability.
- e) 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.

Marine-Oriented Housing

- f) Permit the mooring of commercial houseboats only in areas designated for Marina as specified in the *Zoning Bylaw*.
- g) Discourage an increase in the number of houseboats on Sproat Lake.
- h) Strongly discourage any development of float homes on Sproat Lake, any further development of float homes on Great Central Lake and only support the use and occupation of existing float homes at Great Central Lake within the area designated as *Float-Home*.



Housing Supply

- i) Support detached accessory dwelling units on lots designated as Rural or Residential that are larger than 0.4 hectares (1 acre) in size. On-site servicing must be provided where such developments are proposed.
- j) Consider proposals to accommodate diverse housing forms on lots designated as Residential that have sufficient on-site servicing capacity.
- k) Explore opportunities to incentivize the development of long-term rental housing as a means of increasing long-term rental housing stock in the community.
- l) Consider exploring opportunities through partnership with other organizations to better facilitate ageing in place for Sproat Lake and Area residents.
- m) Explore additional opportunities to streamline the building approval process and remove cost barriers to support improved delivery of housing.
- n) Explore amendments to the *Zoning Bylaw* that enable additional flexibility of housing types, where servicing and environmental constraints can be mitigated.
- o) Ensure housing located on lands within the Agricultural Land Reserve comply with the Agricultural Land Commission Act and Regulations.
- p) Discourage and limit additional development of housing and associated on-site wastewater systems that would negatively impact the ecosystem of the Sproat River.

Short-Term Rentals

- q) Consider the use of a dwelling unit as a short-term rental in accordance with the Short-Term Rental Accommodations Act and the ACRD Short Term Vacation Rentals Temporary Use Permit Policy.
- r) Engage and collaborate with Sproat Lake and Area residents to determine acceptable quantity, form, and location of legal short-term rental accommodation. Consider updates to the short-term rental policy accordingly.
- s) Encourage short-term rental (STR) operators or caretakers to reside on-site to better manage the short-term rental.
- t) Support enforcement actions taken by the Province to ensure compliance with the *Short-Term Rental Accommodations Act*.



5.7 EMPLOYMENT AND ECONOMY

5.7.1 INTRODUCTION

Sproat Lake and Area's economy is shaped by its rural character, rich natural resources, and accessible location near Port Alberni, the nearest economic hub and service centre. The local economy comprises home occupations, forestry, fishing and fish hatcheries, limited aggregate extraction activity, industrial uses, tourism, as well as economic activity at the Alberni Valley Regional Airport. A significant portion of the Electoral Area consists of lands designated for resource use, primarily supporting the forestry sector.

The area hosts a small but varied commercial sector, with businesses generally serving tourism and local needs and maintaining the region's predominantly rural atmosphere. Nearby Port Alberni continues to function as the primary retail and service centre.

The Alberni Valley Regional Airport (AVRA), owned and operated by the ACRD, plays a significant role in enhancing the area's economic landscape. In addition to standard airport services, the site supports numerous airport-related and industrial uses, as well as agricultural uses on the portion that is within the ALR. The broader Electoral Area also includes a variety of heavy and light industrial operations that generate employment and promote economic diversity. Area residents are generally not supportive of expanding commercial or industrial lands, rather they prefer to support existing businesses and operations in Sproat Lake and Area. Residents shared support for expanding commercial camping opportunities as a way of mitigating the risks of illegal camping around Sproat and Great Central Lakes.

The objectives and policies set out in this section aim to foster a robust, year-round economy that supports local businesses, enhances community well-being, and meets the employment and service requirements of Sproat Lake and Area residents. Additionally, these policies guide resource management and economic development throughout the area and inform responses to government referrals regarding resource-based industries. Some economic opportunities occur on provincially or privately-owned resource lands beyond the authority of the ACRD. In these instances, the objectives and policies express the community's vision and offer advocacy guidelines to higher levels of government for consideration in their planning and decision-making processes.

5.7.3 POLICIES

The ACRD shall:

Partnerships

- a) Collaborate with provincial authorities, neighbouring First Nations and municipal governments, and other interested parties regarding regional economic development initiatives.
- b) Work to understand and support c̄šaaʔaṯṯ (Tseshaht First Nation) and Hupačasath First Nation priorities related to economic development and tourism.
- c) Encourage businesses throughout Sproat Lake and Area to utilize local products and serve local markets.

Employment

- d) Support the development of small-scale commercial, industrial, and home industry uses that accommodate community needs, are compatible with the surrounding neighbourhood character, and are located within appropriately designated lands where there is sufficient infrastructure and servicing capacity.
- e) Support the expansion and location of commercial uses in the vicinity of Highway 4 and in proximity to Bomber Base Road.
- f) Support existing commercial enterprises as well as new enterprises that wish to establish a small-scale, local-service business in commercially designated areas within and outside of the Highway 4 corridor.

Home Occupations & Home Industry

- g) Support home occupations on all Agriculture, Rural, Rural Central Lake and Residential designated lands, provided the uses are compatible with the surrounding character and feel of the neighbourhood.
- h) Support home industry on all Agriculture, Rural, and Rural Central Lake designated lands that are a minimum of two hectares in lot size.
- i) Update the *Zoning Bylaw* to clearly define home industry uses, including where home industry is permitted and in what form.
- j) Update the *Zoning Bylaw* to permit home occupation uses within an accessory building.



Alberni Valley Regional Airport

- k) Work with the City of Port Alberni, c̓šaaʔat̓h (Tseshaht First Nation), Hupačasath First Nation, and other agencies to promote greater use of the Alberni Valley Regional Airport and greater availability of land at the airport for compatible businesses and services.
- l) Support future industry, aviation and aviation-compatible, agricultural and civic uses in proximity to the Alberni Valley Regional Airport.

Responsible Tourism

- m) Promote eco-tourism practices that complement existing tourist-driven services in Sproat Lake and Area.
- n) Support low-impact tourist commercial uses in the vicinity of Highway 4 and Stuart Avenue.
- o) Ensure new tourist uses are low-impact, avoid critical habitats, have minimal disturbance on resource designated lands, and are compatible with the character of the surrounding neighbourhood. New tourist uses should be placed in suitable areas with adequate infrastructure and service capacity.
- p) Discourage the development of higher-impact tourism uses that may impact the community's rural form and character, water quality, and natural habitats.
- q) Support the development of agri-tourism uses on Agricultural Land Reserve as compatible with Agricultural Land Commission legislation and the Zoning Bylaw.

Sustainable Resource Development

- r) Support communication with and participation by First Nations communities/partners in the management and development of Crown resource lands.
- s) Support the ongoing operation of existing publicly and privately-owned fish hatcheries. Support the development of future fish hatcheries provided sufficient services and lot size are present, the development minimizes odours and noise levels, and considers the existing neighbourhood form and character.
- t) Support forestry and related activities, agriculture, natural resource extraction, power-generation facilities, fish hatcheries, and communications facilities on



Resource lands, provided all necessary provincial and federal approvals are obtained.

- u) 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.
- v) Support community forestry for the benefit of the local community.
- w) Work with organizations that are operating on Resource lands and applicable senior levels of government to support First Nations' access to Resource lands for foraging and harvesting of culturally significant foods and plants.
- x) Support the rehabilitation and remediation of spent resource extraction sites.

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5.8 AGRICULTURE AND FOOD SECURITY

5.8.1 INTRODUCTION

Agriculture and food security are foundational to the long-term resilience, rural character, and community well-being of Sproat Lake and Area. The local food system must consider the full food cycle: production, harvesting, processing, distribution, consumption, and composting. Considering both small-scale farms and larger commercial activities for local food security is critical for sustainability in the future. Also central to the future sustainability of Sproat Lake and Area is the role of the Agricultural Land Reserve in supporting farming and long-term agricultural viability.

Agriculture and food security within the OCP area encompasses land-based production, marine harvesting, foraging, and the pursuit of Indigenous food sovereignty. This section emphasizes support for collaboration with cīšaaʔath (Tseshaht First Nation) and Hupačasath First Nations, recognizing the essential role of traditional harvesting practices and how land and water-based food systems are deeply interconnected.

Given the region's vulnerabilities to natural hazards and weather events, limited food self-sufficiency, and dependence on external supply chains, the objectives and policies in this section aim to strengthen local food system resilience and support more reliable access to locally sourced food year-round. This includes supporting collaborative actions with First Nations, government partners, and community organizations to reduce barriers to food production and harvesting, protect essential resources for food production such as water, and improve the capacity of the region to prepare for and respond to disruptions to the food system.

5.8.2 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) Strengthen agriculture and local food systems by protecting farmland and supporting farmers to expand farming uses, production, and processing on agricultural lands.
- c) Protect, sustain, and enhance water resources and systems for agricultural use.

- d) Enable a sustainable and resilient food and agriculture system to promote increased self-sufficiency.

5.8.3 POLICIES

The ACRD shall:

Regional Food Systems

- a) Collaborate with provincial and federal authorities, neighbouring First Nations and municipal governments, community organizations and other interested parties on regional agriculture and food security initiatives, including public education to promote the relationship between food systems, human well-being, and environmental protection.
- b) Work to understand and support c̄išaaʔath̄ (Tseshaht First Nation) and Hupačasath First Nation priorities related to food sovereignty and food security.
- c) Collaborate with provincial and federal authorities, neighbouring First Nations and municipal governments, industry, community groups, residents, property owners, and other interested parties to develop long-term solutions to sustainably manage organic waste through the generation of soil 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, self-sufficiency and reduce reliance on imported food.
- f) Consider opportunities to address barriers to accessing safe, affordable, nutritious and culturally appropriate food for all Electoral Area “D” residents.

Local Food Systems and Food Security

- g) Encourage edible landscaping, community gardens, small-scale agriculture, and greenhouses in existing settlement areas and on vacant or underutilized parcels, in conjunction with WildSafe and FireSmart principles.
- h) Support agricultural workers, including farmers, harvesters, and seasonal workers



participating in local food production, harvesting and processing systems.

- i) Support agricultural processing opportunities on Agriculturally designated land, as consistent with Agricultural Land Commission legislation, including:
 - i. opportunities for farm product processing facilities;
 - ii. opportunities for abattoir facilities.
- j) Protect traditional harvesting lands and practices that contribute to the Area's economic base, food security, character, cultural significance, and sense of place.
- k) Support the implementation of actions and recommendations from the Alberni Valley Food Security Emergency Plan.
- l) Pursue grant funding for refrigerated and frozen cold storage space equipped with back up generators outside of the tsunami inundation zone.
- m) Support the implementation of recommendations and findings from the Alberni Valley Livestock Emergency Plan.
- n) Consider updates to the *Zoning Bylaw* to ensure small-scale land- and marine-based food production/harvesting, processing, warehousing, distribution, and other related activities required to enhance the local food system are permitted in those zones deemed appropriate by the ACRD for such uses.

Agricultural Land Reserve

- o) Prioritize agriculture as the primary use on lands designated as Agriculture.
- p) Discourage the exclusion of agricultural lands from the Agricultural Land Reserve.
- q) Discourage the subdivision of land within the Agricultural Land Reserve into parcels too small to support economically viable agricultural activities.
- r) Regulate temporary uses of Agriculture lands under Agricultural Land Commission regulations and ensure temporary uses will not impair future agricultural viability.
- s) Support applications to add Rural, Rural Central Lake, and Agriculture designated properties to the Agricultural Land Reserve.

Water Availability, Quality, and Protection

- t) Support the implementation of recommendations and findings from the Alberni Valley Agricultural Water Plan.



- u) Consider opportunities to provide community water service to agricultural lands in Sproat Lake and Area, where appropriate.
- v) Ensure that regional water planning efforts account for the needs of agriculture and local food systems and proactively identify and amend any existing regulations that create obstacles to obtaining water access.
- w) Identify opportunities to ensure the protection of water resources from agricultural runoff to protect water quality, fish and wildlife habitat, and ecologically sensitive areas.
- x) Consider opportunities to improve the use and storage of water in support of both backyard and on-farm solutions including:
 - i. incentivizing residents and property owners to install on-site rainwater collection systems;
 - ii. supporting farmers in developing new dugouts and cisterns;
 - iii. supporting changes to production methods that support more efficient use of water.



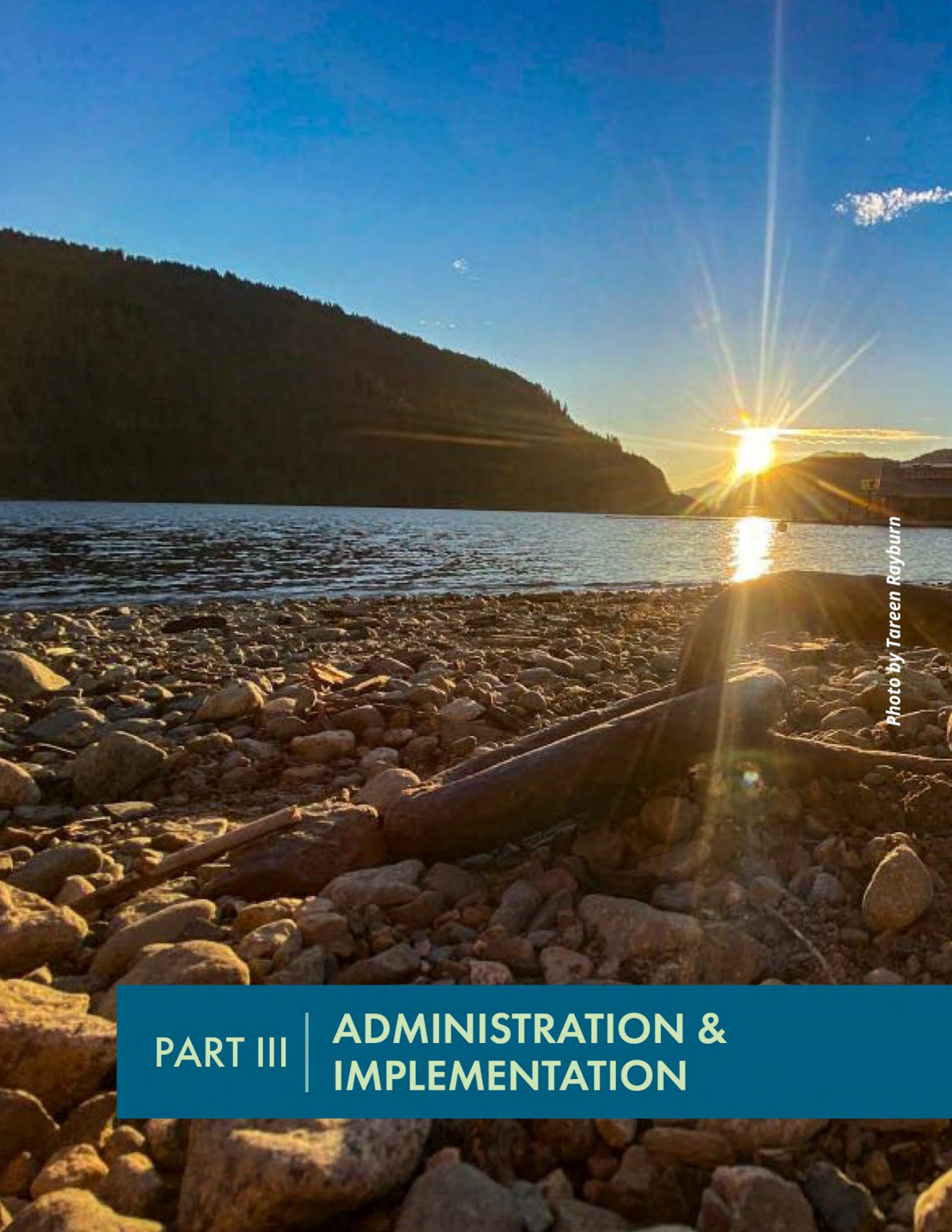


Photo by Tareen Rayburn

PART III | ADMINISTRATION & 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:

- temporarily 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 potentially act as a bridge to a permanent change of use.

TUPs may be issued for temporary uses proposed in any land use designation within the Plan Area while not superseding ALC regulations on ALR lands.

6.2 POLICIES

The ACRD shall:

- a) 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 designation;
 - iii. compatibility with the overall policy direction of the OCP;
 - iv. potential impact of the proposed use on any environmentally sensitive areas; and
 - v. potential impact of the proposed use on existing infrastructure and servicing capacity.
- b) Consider applications for TUPs subject to the following requirements:
 - i. the proposed use is temporary or seasonal, or may be a bridge to 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 Area “D”;
 - iv. proposed site alterations are deemed temporary in nature; and
 - v. the proposed use will not cause any noxious or undesirable sights, odours, sounds, vibrations, radiation, or interferences.
- c) Apply any conditions to a TUP, including but not limited to:
- i. hours of operation,
 - ii. minimum/maximum gross floor area, and maximum lot coverage,
 - iii. landscaping, screening and fencing, site rehabilitation,
 - iv. other required permits or agreements (e.g., development permits, housing agreements, etc.), or
 - v. any other matters deemed appropriate by the ACRD.
- d) Issue a TUP for a period of up to three years.
- e) Consider applications to renew an approved temporary use once, for an additional period of up to three years.





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*. This section of the LGA describes why 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. These activities include:

- 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 or 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 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 Sproat Lake and Area. 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
Subdivision	<p>a) Subdivision involving only lot line adjustment or a lot consolidation. For 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>
Construction Activities and Alteration of Land	<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</i> - Non-conforming Use and Other Continuations. (A building permit may still be required).</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 sq. m. in size where a building permit is not required and where the building or structure is located within an existing landscaped 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"> i. the trail provides the most direct route of feasible passage through the DPA; 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; iii. erodible banks or other erosion prone areas must be avoided; iv. the trail will be built do BC Parks standards for the type of trail proposed, and built using established Best Management Practices; v. the trail must be a maximum 1.5 metres in width;



ACTIVITIES	EXEMPTIONS
	<ul style="list-style-type: none"> 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); vii. no vehicles are permitted; viii. all invasive plants are removed ongoing for the lifespan of the trail. <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"> i. emergency actions for flood protection and erosion protection; 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>; iii. any emergency works to be undertaken in accordance with Provincial and Federal regulations. <p>Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the ACRD or Ministry must be reported to the ACRD and applicable 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 hand-held, non-fuel operated or power tools.</p> <p>l) Removal of trees deemed hazardous or subject to</p>



ACTIVITIES	EXEMPTIONS
	<p>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, or the overall integrity of the ecosystem. Removal of hazardous trees that also 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> <p>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 and any structures that may require a building permit for construction.</p>

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 C 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

Sproat Lake and Area has many aquatic ecosystems in the form of foreshore and riparian areas that are critical to the overall ecological health of the area, including the Somass River, Alberni Inlet, Sproat River, Sproat Lake, Great Central Lake, and several small lakes and creeks. In addition, Area “D” has several forested areas that comprise a significant proportion of the community. These terrestrial and aquatic ecosystems provide habitat for a variety of wildlife. The Environmental Protection DPA aims to conserve Sproat Lake and Area’s ecological functions 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.

DPA I areas include all lands within 30.0 m of the natural boundary from all major streams including Sproat Lake, Great Central Lake, Boot Lagoon, Taylor River, Ash River, Stamp River, Somass River, Sproat River and the Alberni Inlet. Also included are Nook Creek, Demens Creek, Heath Creek, McCoy Creek, and Santu Creek. DPA I includes all lands within 15.0 m of the natural boundary of minor streams and all other named and unnamed creeks, lakes and wetlands. These distances are measured horizontally in both upland and foreshore directions from the natural boundary of the stream.

7.4.3 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.

7.4.4 GUIDELINES

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

.1 All applicants must submit:

- a) A detailed site plan (scale 1:250 or larger) showing existing and proposed development, grading, streams, environmental features, roads, trails, driveways, yards, and areas to remain free from development.
- b) An environmental assessment report prepared by a QEP for the purpose of identifying sensitive biophysical features, aquifers, riparian areas, rare or endangered species, wildlife habitats, and any other important ecological features 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 ecologically important areas within the development site on a site plan, including wetlands and streamside protection and enhancement areas (SPEAs), and criteria from Wetlands of British Columbia: a guide to identification developed by the BC Ministry of Forests to define the boundaries of the wetlands 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 proposed 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 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 the required security deposit to ensure the landscape works are completed and maintained in accordance with plans submitted.
- a) Applicants are encouraged to consider pruning 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 including mature and old growth western red cedar and yellow cedar 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 to confirm that all potentially negative environmental impacts have been effectively addressed and that all landscape plantings are thriving.
- .2 Development proposals must demonstrate that soil conditions have been considered in both building and site design.
 - .3 Impervious surfaces must be limited, including, but not limited to, the overall building footprint, roof size, and area of paved surfaces.
 - .4 All drainage occurring because of development must be managed on-site.
 - .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 recommend to remain undeveloped:
 - 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 post-development written confirmation 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. Restored or rehabilitated areas must be protected through registration of a covenant under the *Land Titles Act* prepared at the applicant's expense and to the satisfaction of the Regional District to ensure that the areas remain free from development.
- .11 Landscaping, rehabilitation, and restoration activities shall use native species and be in accordance with FireSmart principles where practicable. New plantings are highly encouraged, particularly those that support pollinators.
- .12 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).
- .13 Any development, construction, or land alteration that may disturb critical habitat, active nesting sites, or breeding areas for wildlife are not permitted unless properly guided by a QEP.
- .14 Any development, construction, or land alteration that may negatively impact ground or surface water quality will not be permitted.
- .15 The design and construction of any new roads and trails shall occur in a manner that limits disturbances to natural areas.
- .16 Building and structure design should incorporate the existing terrain as much as possible.
- .17 Development should aim to preserve or enhance any existing wildlife corridors identified on the site by a QEP.
- .18 Applicants are encouraged to provide landscaping features that aid existing, or



provide new, habitat (e.g. bat boxes), as recommended by a QEP.

- .19 In the absence of satisfactory protection of ecologically important areas, no development or alteration is permitted.
- .20 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 QP, 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 or appurtenant to any single lot.
- .21 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.
- .22 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.
- Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- .23 Structures in contact with the water shall be constructed of stable materials,



including finishes and preservatives that will not degrade water quality.

- .24 All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- .25 Any Styrofoam, 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.
- .26 Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- .27 Piers should be constructed with a minimum clearance of 0.5 metres above the elevation of the natural boundary of the adjacent waterbody.
- .28 Preference is given to the placement of mooring buoys and floats instead of docks.
- .29 Dock lighting should be limited to prevent light spill onto lakes and riparian areas to avoid disruption of fish habitat, including spawning areas. Care should be taken in shallow, nearshore environments, and areas close to mouths of rivers.
- .30 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

An Environmental Protection Development Permit is not required if the proposed development falls within the exemptions listed below:

ACTIVITIES	EXEMPTIONS
Subdivision	a) Subdivision where: <ul style="list-style-type: none">i. required minimum lot sizes are achieved exclusive of the environmentally sensitive areas(s), as identified by ACRD mapping or confirmed by a BC Land Surveyor or QEP;ii. no development activities including grading, clearing, trenching, or installation of pipes, relating to the creation of any lots will occur within the environmental protection DPA(s);iii. a covenant under the <i>Land Title Act</i> is registered to protect the natural environment in a manner that is consistent with the applicable DPA guidelines.



ACTIVITIES	EXEMPTIONS
<p>Construction Activities and Alteration of Land</p>	<ul style="list-style-type: none"> b) Development on lands subject to the Private Managed Forest Land (PMFL) program in accordance with the <i>Private Managed Forest Land Act</i>. c) Development in an environment protection area as shown on Schedule C where a report from a QEP confirms one of the following applies: <ul style="list-style-type: none"> i. which does not exist due to mapping inaccuracy; ii. is no longer deemed ecologically important due to natural processes (e.g., wildfire, flood, forest succession); iii. is no longer deemed ecologically important due to the loss of functions and conditions caused by a development previously approved by the ACRD; iv. no longer exists because of development previously approved by the ACRD. <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> 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. 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. f) All park or parkland ancillary uses not containing commercial, residential, or industrial activities.



7.5 NATURAL HAZARD AREAS PROTECTION (DPA II)

7.5.1 DESIGNATION

The Natural Hazard Areas Protection DPA encompasses lands identified on Schedule D 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 Natural Hazard Areas Protection DPA is designed to preserve and restore the integrity of shorelines and steep slopes, with the goal of minimizing and mitigating risks to new developments in areas most susceptible to flooding, subsidence, erosion, and tsunami-related hazards. This DPA is particularly important given that some lands near the Somass River and Alberni Inlet have experienced flooding and continue to be at risk for flood hazards, as well as, in certain regions, erosion or sloughing. Steep slopes also pose a high risk for erosion and slippage, especially if tree cover is significantly reduced. Such hazardous conditions on steep slopes can often be avoided by retaining adequate tree cover and minimizing surface water runoff.

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 (scale 1:250 or larger) showing existing and proposed development, grading, streams, environmental features, roads, trails,



driveways, yards, and areas to remain free from development.

- b) An assessment report prepared by a QP 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 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 QP indicates that a hazardous condition would result.
 - .3 Where development is proposed within 30 metres of the top of the ridge or the base of a steep with an incline of 30 percent or more, no development or alteration of land will be permitted without a report prepared by a QP verifying that the land can be used safely for the proposed use.
 - .4 Where a shoreline stabilization device is proposed or required, the applicant must submit an assessment report prepared by a QP 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 as a result 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.
- .8 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 will be used to determine the value of the required security deposit to ensure the landscape works are completed and maintained in accordance with plans submitted.
- a) Existing native vegetation 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.
- b) Replacement trees, shrubs, and groundcover vegetation must be native species. Any trees retained on site must be shown on the required landscape plan.
- c) 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 all plantings are thriving.

7.5.5 EXEMPTIONS

A Natural Hazard Area Protection Development Permit is not required if the proposed development falls within the exemptions listed below:

ACTIVITIES	EXEMPTIONS
Subdivision	<ul style="list-style-type: none"> a) The subdivision is a lot consolidation that does not result in the creation of a vacant lot or parcel and does not involve construction in any nature, including the installation of underground infrastructure or utility services or the construction of roads.
Construction Activities and Alteration of Land	<ul style="list-style-type: none"> b) Development or alteration of land that is to occur outside the designated DPA, as determined by a BC Land Surveyor. c) Construction of a single trail, subject to the following as shown on a landscape plan: <ul style="list-style-type: none"> i. the ground must be stable, as indicated in a geotechnical assessment conducted by a Professional Engineer; ii. sensitive habitat will not be impacted by the presence of the trail; and iii. no vegetation greater than 5.0 metres in height and no trees greater than 10.0 centimetres in diameter as measured from 1.37 metres above natural grade, are to be removed.



7.6 FORM AND CHARACTER (DPA III)

7.6.1 DESIGNATION

The Form and Character DPA encompass lands identified on Schedule E 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

Visitors and residents traveling to Sproat Lake and Area or onward to the west coast follow Highway 4, leading visitors and residents through Area D's agricultural and residential areas, and through lush, mature forests. Most of the commercial lands in Sproat Lake and Area "D" are concentrated along this highway corridor. The scale and character of the built environment has an impact on the impression formed by both residents and visitors to the western portion of the Alberni Valley. The objective of this development permit designation is to ensure that the development, of existing sites or lots, form a positive impression to the greatest extent possible. The intent is to encourage enhancement of the built environment by high-quality design and screening, and to minimize the visual impacts of such development on the transportation network.

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 multi-unit residential, commercial, or industrial building or structure;
- Alteration of land, including earth works and other forms of landscaping associated with a multi-family residential excluding duplexes, commercial, or industrial use.

7.6.4 GUIDELINES

All applicable development activities occurring within the Form and Character DPA, unless exempt under Section 7.2 or Section 7.6.5, are subject to the following:

- .1 Commercial developments adjacent to Highway 4 should place their main



- structures adjacent to the highway and locate parking and loading at the rear, away from the travelling public.
- .2 A minimum 3-metre-deep landscaped strip measured from the property boundary should be established and maintained on frontages along Highway 4 and adjacent to neighbouring residential, institutional and agricultural uses.
 - .3 The scale and shape of proposed development should not detract from the rural nature and the welcoming character of the area, neighbouring developments as well as to the specific site. Buffering and screening with natural materials is required to reduce visual impact. Developers are encouraged to follow FireSmart landscaping principles.
 - .4 The shape, siting, roofline and exterior finish of buildings should be sufficiently varied to avoid visual uniformity yet reflect a west coast style and tradition. The use of wood-style fibre cement board as external cladding and metal roofing in accordance with FireSmart principles is encouraged where appropriate.
 - .5 Encourage the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design (LEED) principles and standards.
 - .6 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 soil conditions;
 - f) hydrology, drainage and flood plain considerations;
 - g) native vegetation – encourage the retention of existing trees and shrubs;
 - h) existing view planes.
 - .7 Where the development is located adjacent to residential uses, the residential aesthetic should be reflected.
 - .8 Off-street parking is provided in accordance with the *Zoning Bylaw* and should balance safety and visual aesthetics.
 - .9 Off-street loading spaces are to be provided in accordance with the *Zoning Bylaw*.
 - .10 All signage should be unobtrusive and comply with the requirements of the ACRD Sign Bylaw and the Ministry of Transportation and Transit.

- .11 Bicycle racks for use by the general public should be provided near entries to commercial spaces.
- .12 Any outdoor lighting should be 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 is to be prepared in accordance with FireSmart principles, and as an integral part of the design and layout and provided to the ACRD. The landscape plan should describe plant species to be used as well as ground cover specifications.

7.6.5 EXEMPTIONS

In addition to the exemptions listed in Section 7.2, a Form and Character Development Permit is not required for:

ACTIVITIES	EXEMPTIONS
Subdivision	a) Subdivision where the following criteria are met: <ul style="list-style-type: none"> i. required minimum lot sizes are achieved exclusive of the environmentally sensitive area(s), as identified by ACRD mapping or confirmed by a QEP in writing; 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); and iii. where a covenant is registered to protect the natural environment in a manner that is consistent with the applicable DPA guidelines. applicable DPA guidelines.
Construction Activities and Alteration of Land	b) Form and character of buildings and structures that do not involve commercial, industrial, multi-family residential, or intensive residential uses. c) Interior renovations within an existing building. d) Regular maintenance and minor exterior repairs such as replacing windows, doors, trip, or roofing with similar materials/colours. 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.



ACTIVITIES	EXEMPTIONS
	<ul style="list-style-type: none"> f) Replacement of signage in accordance with the ACRD Sign Bylaw. g) Demolition of buildings or structures. h) Any development that is not commercial, industrial or multi-family residential in nature. i) External alterations that do not alter or affect overall visual impact of the character of the building.

DRAFT





Photo by Roland Smith

APPENDIX A: COMMUNITY CONTEXT

8.0 COMMUNITY CONTEXT

8.1 GEOGRAPHY AND NATURAL ENVIRONMENT

The Sproat Lake and Area landscape is characterized by large lakes, including Great Central Lake and Sproat Lake, old growth forests, snowcapped mountains, abundant wildlife, and rich biodiversity. The OCP area provides excellent recreational opportunities and is valued by members of the community for its natural beauty and rural character. The Area encompasses a portion of the Somass River floodplain, including the Sproat River, the west side of the Stamp and Somass Rivers, the Somass Estuary, and the watershed of Sproat Lake, Great Central Lake, Nahmint Lake, and many other minor lakes and rivers. Public parks in the area include three Provincial Parks – Sproat Lake, Taylor Arm and Fossli. Several community parks are under the jurisdiction of the ACRD, including Cougar Smith, Faber Park, Bishop Park and Klitsa Park.

The Area's location lends itself to many environmentally sensitive areas and habitats, including the Somass Estuary. Great Central Lake and Sproat Lake are critical for the sockeye salmon run that is both environmentally and economically important to the entire Alberni Valley. Old growth forest is culturally important to Hupačasath First Nation, cīšaaʔath (Tseshaht First Nation), industry and the public. The area is susceptible to natural hazards such as tsunami inundation along the Somass River, high winds, landslides, earthquakes, excessive precipitation and seasonal flooding.

8.2 FIRST NATIONS

Sproat Lake and Area is located within the traditional territories of the cīšaaʔath (Tseshaht First Nation) and the Hupačasath First Nations and neighbours both of their reserve lands.

The ACRD includes lands governed by the Maa-nulth Final Agreement, a modern Treaty negotiated and implemented in 2011 by the Government of Canada, the Province of British Columbia, and the Maa-nulth First Nations. Some parts of Electoral Area "D", outside of the OCP area are included in the Maa-nulth Final Agreement. The administrative boundaries of the ACRD are located adjacent to lands of four of the five Maa-nulth Treaty First Nations: Yuułuʔiłʔath (Ucluelet First Nation), Huu-ay-aht First Nations, tukʷaaʔath (Toquaht Nation), and Uchucklesaht Tribe Government. The fifth nation, Ka:'yu:'k't'h'/Che:k'tles7et'h' (Kyuquot/Cheklesath First Nation) is located north of the administrative boundary of the ACRD.



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

8.3 KEY COMMUNITY TRAITS

The established community in Sproat Lake and Area primarily consists of residential lots surrounding Sproat Lake, residential and agricultural areas near the Sproat and Somass Rivers, and recreational areas on the east end of Great Central Lake. While the Area is home to numerous permanent residents, the availability of outdoor recreational activities (such as camping, hiking, and boating) across the region, including nearby Provincial Parks, attracts seasonal residents and tourists. Consequently, the Area hosts many vacation homes and short-term tourist accommodations, all of which influence the availability and affordability of housing supply.

Additionally, Sproat Lake and Area is comprised of agricultural land and rural properties. Within the broader Electoral Area boundary, the lands to the north, west, and south of the OCP Area are largely forestry resource lands. Along the eastern border of the OCP Area are the Beaufort and Beaver Creek Electoral Areas and the City of Port Alberni.

Sproat Lake and Area is primarily accessible from eastern Vancouver Island by car via Provincial Highway 4, which connects to the Island Highway (Highway 19) just south of Qualicum Beach and west of Parksville. Alternatively, the Area can be reached by air travel through the Alberni Valley Regional Airport (AVRA).

8.4 COMMUNITY PROFILE

The current OCP boundaries for Sproat Lake and Area constitute approximately one third of Electoral Area 'D'. Data reported in the community profile is derived from Electoral Area 'D' as a whole, as Census Canada and BC Stats do not collect data that is specific to the OCP Area. As a result, information stated here may differ slightly from actuality.

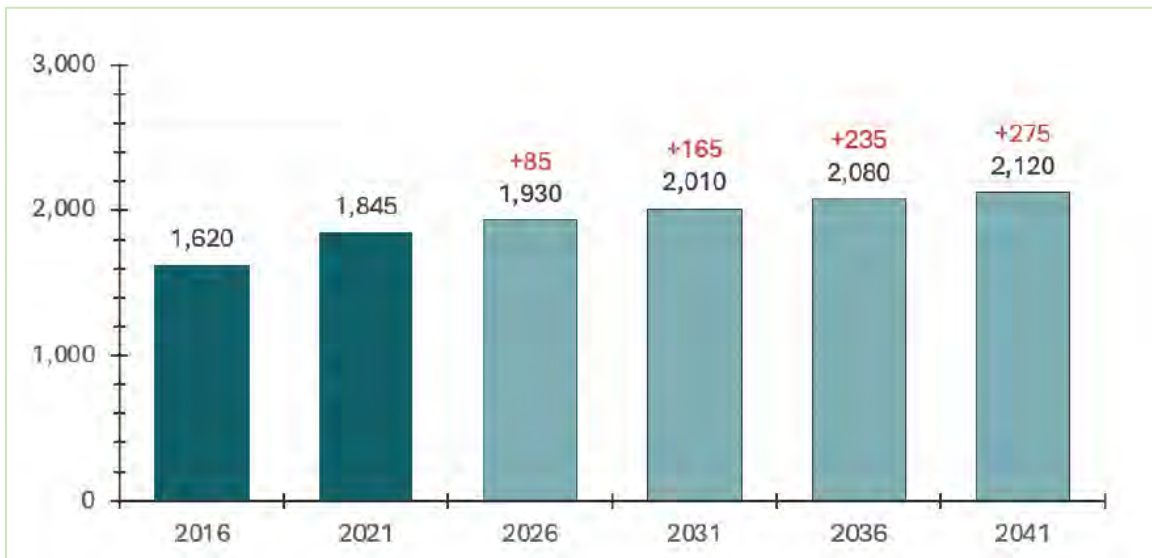
8.4.1 DEMOGRAPHICS

Population

The 2021 Census reported a total population for Sproat Lake and Area of 1,843 permanent residents. This marks a 14% increase (227 people) since the 2016 Census, which recorded

1,616 residents. Prior to the 2021 Census, the population of Sproat Lake and Area was steadily declining from its peak of 2,053 residents in 1996. BC Stats estimates that the total population in 2026 was approximately 1,930 individuals, which is comparable to the population levels observed before 2011 (Figure 3).

Figure 3. Historical and Anticipated Population Growth in Sproat Lake and Area from 2016 - 2041



The total population reported by the 2021 Census for Sproat Lake and Area does not include any residents of reserve communities located within the Area's geographical boundaries, as Census data is reported separately for 'on reserve' communities. The total population reported by the 2021 Census for each 'on reserve' community located within Sproat Lake and Area is summarized in the table below. When considering the population of reserve communities in addition to the population reported for Sproat Lake and Area, the total number of people residing in the Area is 2,454.

Table 1. Total Population of On Reserve Communities Located within Sproat Lake and Area

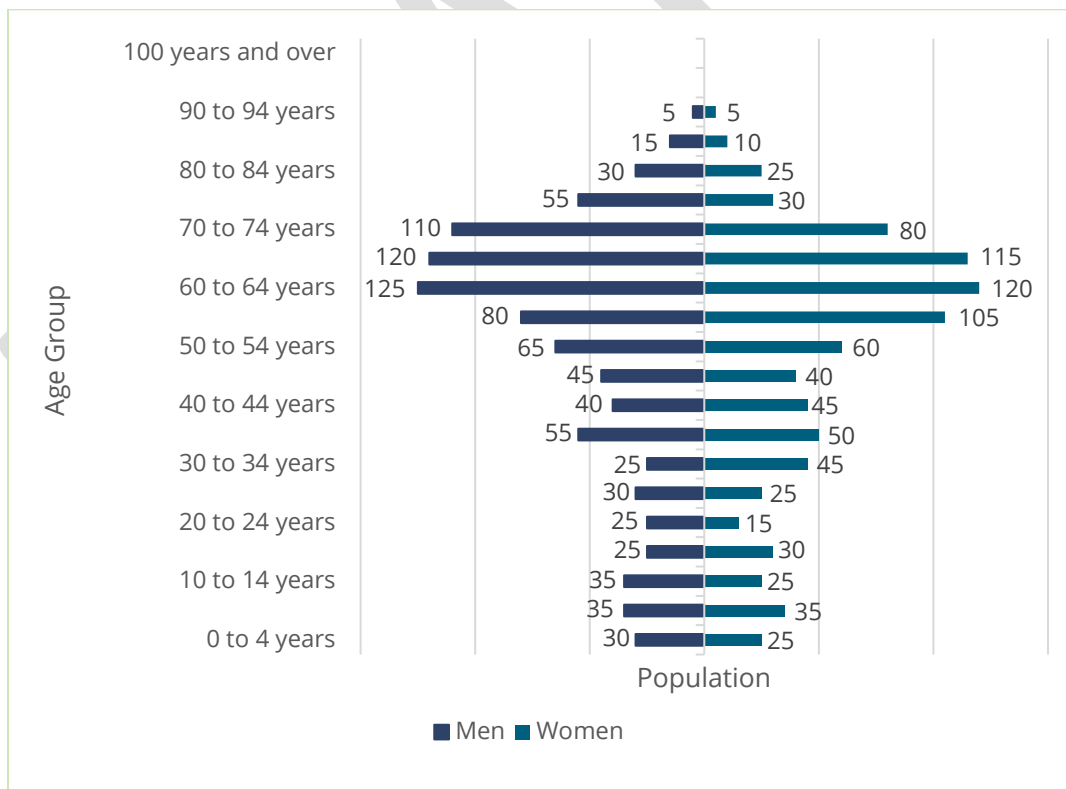
COMMUNITY	TOTAL POPULATION
Klehkoot (Hupačasath First Nation)	15
Tsahaheh (Tseshah First Nation)	596

Age

The median age in Sproat Lake and Area was 58.8 in 2021; this represents a significantly older population than the province of BC, which reported a median age of 42.8 in 2021.

Sproat Lake and Area’s population is distributed as follows: 13.0% aged 19 and younger, 29.7% aged 20-54, and 56.3% aged 55 and over (Figure 4). Of these broader age groups, the largest cohort is residents aged 60-69, representing 25.5% of the total population. Sproat Lake and Area represents an ageing population.

Figure 4. Total Sproat Lake and Area Population By Age Group and Gender (2021)



Households

The average household size remained at 2.1 people from 2016 to 2021. However, the total number of Sproat Lake and Area residents residing in private households shifted from 1,610 persons to 1,820 persons over that same period. (Table 2).

Table 2. Household Size and Percentage of Persons in Private Households in Sproat Lake and Area Compared to the Province of BC (2021)

	SPROAT LAKE AND AREA	ACRD	PROVINCE OF BC
Average Household Size	2.1	2.2	2.4

8.4.2 CULTURAL CHARACTERISTICS

Per the 2021 Census, 98.3% of Sproat Lake and Area residents are Canadian citizens, with 65.9% 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 is third generation or more (Table 3).

Table 3. Percentage of Canadian Citizens & Generational Status for Sproat Lake and Area Compared to the Province of BC (2021)

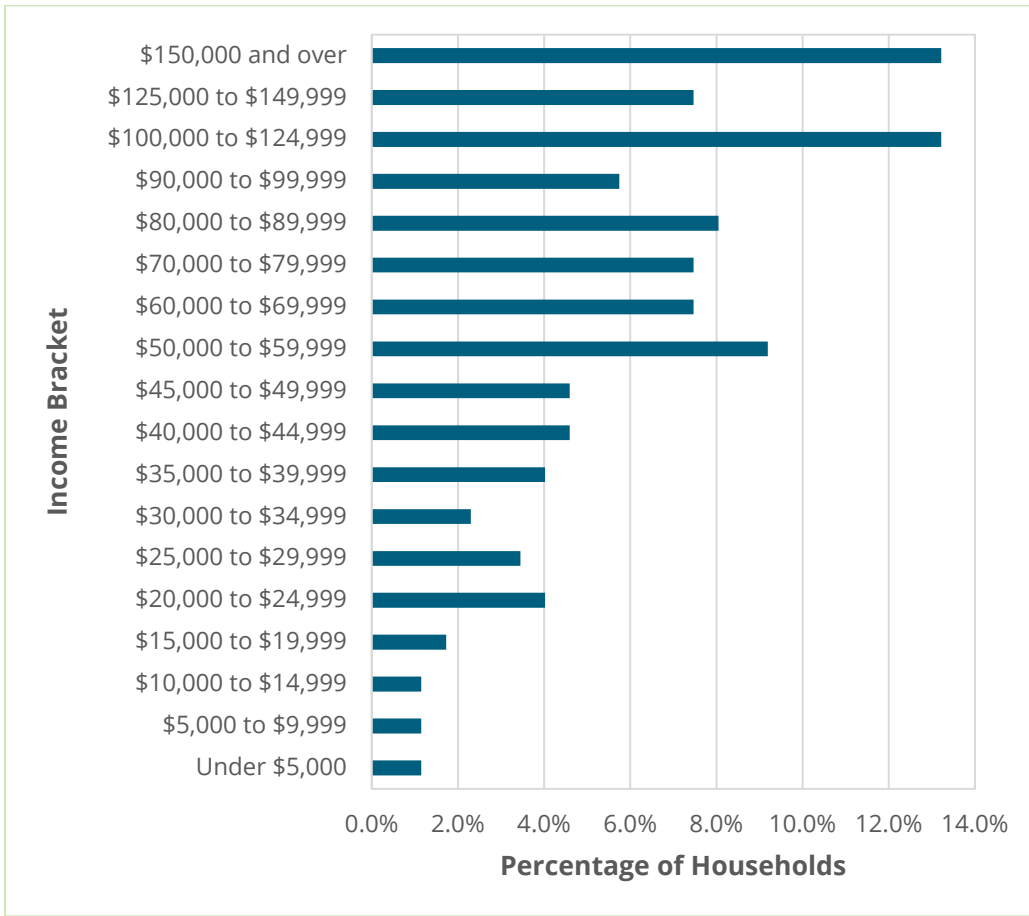
		SPROAT LAKE AND AREA	PROVINCE OF BC
Percentage of Population that are Canadian Citizens		96.9%	88.7%
Generation Status	First Generation	11.5%	33.7%
	Second Generation	22.3%	21.7%
	Third Generation or More	65.9%	44.5%

8.4.3 ECONOMIC PROFILE

Income

Based on 2021 Census income data, the largest household after-tax income groups in Sproat Lake and Area are \$100,000 to \$124,999 and \$150,000 and over, each comprising 13.2% of households. The smallest household after-tax income groups are \$10,000 to \$14,999, \$5,000 to \$9,999, and \$5,000 or less – which each represent 1.1% of Sproat Lake and Area households (Figure 5).

Figure 5. Sproat Lake and Area Household After Tax Income (2020)



The average total income of Sproat Lake and Area households in 2021 was \$109,000. This average is influenced by 40.2% of Sproat Lake and Area households which earn more than \$90,000 per year. Comparatively, the average total income of households across the Province in 2021 was \$108,600 – as influenced by the 47.3% of BC’s households which earn more than \$90,000 a year (Table 4).

In 2021, the median total income of Sproat Lake and Area households was identical to that of BC households, which was \$85,000. In contrast, the median total income of households in the ACRD as a whole was \$63,200. This highlights a wealth disparity between Sproat Lake and Area and the rest of the ACRD.

Table 4. Average and Median Total Incomes of Households in Sproat Lake and Area Compared to the Province (2020)

	SPROAT LAKE AND AREA	ACRD	PROVINCE OF BC
Average Total Income of Households in 2020	\$109,000	\$73,200	\$108,600
Median Total Income of Households in 2020	\$85,000	\$63,200	\$85,000

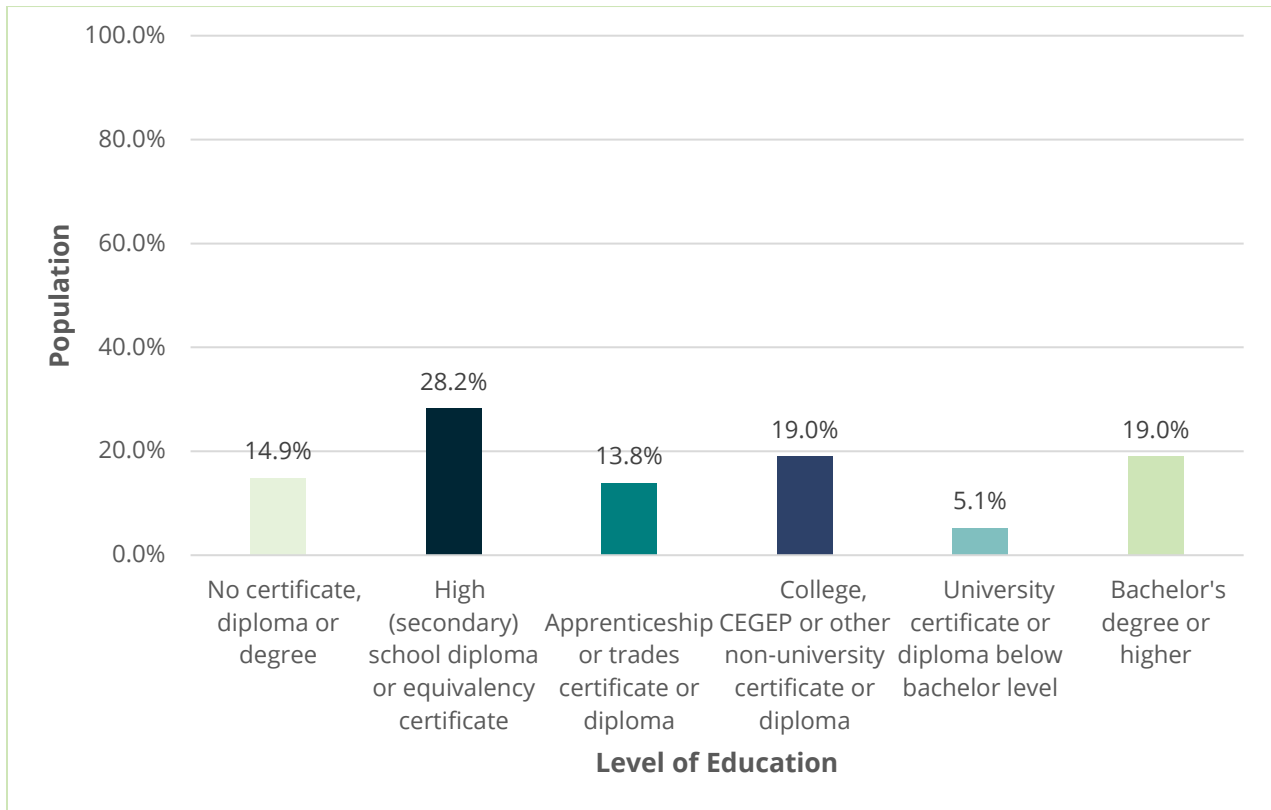
Educational Level

Over half of Sproat Lake and Area residents between the ages of 25 and 64 (56.9%) have obtained a postsecondary certificate, diploma, or degree. As shown in (Figure 6), 19.0% of all residents aged 25 to 64 hold a university degree at or above a bachelor’s degree level, which is slightly above the 17.3% reported in 2016, but below the 29.9% and 35.0% reported at the Provincial level in 2016 and 2021, respectively.

Slightly less than one third (28.2%) of Sproat Lake and Area residents aged 25 to 64 have achieved a secondary (high) school diploma or equivalency certificate as their highest level of education, while 14.9% of residents have no certificate, diploma, or degree. This demonstrates a slight decrease in the overall level of educational attainment for Sproat Lake and Area residents aged 25 to 64 since 2016, when 26.8% had achieved a secondary (high) school diploma or equivalency certificate as their highest level of education, and just 10.1% had not completed any certificate, diploma, or degree.



Figure 6. Highest Level of Educational Attainment of Sproat Lake and Area Residents Aged 25 to 64 Years in Private Households (2021)



8.4.4 INDUSTRY

According to the North American Industry Classification System (NAICS) from 2017, health care and social assistance was Sproat Lake and Area's largest industry, representing 16.4% of all industries in the Area. The next top four industries were agriculture, forestry, fishing and hunting (9.9%), construction (9.9%), retail trade (9.4%), and manufacturing (8.2%). Sproat Lake and Area's three smallest industries were mining, quarrying, and oil and gas extraction (1.2%), utilities (1.2%), and wholesale trade (1.2%) (Figure 7).

Figure 7. Industries in Sproat Lake and Area (2017)



In 2021, the classification categories for industries were revised, so direct correlation to industry data from past Census profiles is not possible; however, assumptions can be made about general trends. The most recent data available from 2021 identifies the top occupations of the labour force for Sproat Lake and Area, which are: sales and service (24.0%), trades, transport and equipment operators (18.7%), and health occupations (15.2%)

8.4.5 HOUSING PROFILE

Historic Housing Starts

Between 2014 and 2025 a total of 149 building permits were issued in Sproat Lake and Area for new residential dwellings, with 80% of permits for single-detached residences and 20% of permits for movable dwellings (mobile and modular) (Table 5).

Table 5. Building Permits Issued for New Residential Dwellings Between 2014 and 2025 in Sproat Lake and Area

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Single-Detached	7	6	9	8	13	15	7	11	17	16	2	9	120
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	2	1	4	4	1	3	7	3	1	1	2	0	29

Of existing dwelling units, 69.6% (871) in Sproat Lake and Area were occupied by a usual resident in 2021, meaning that about 30% of dwellings in Sproat Lake and Area may not be used for permanent occupation. In comparison, the provincial average of private dwellings that are occupied permanently was 92.3% in 2021. This discrepancy between existing dwellings and full-time residency highlights the seasonal and short-term nature of residential activity in Sproat Lake and Area. A significant proportion (85%) (Table 6) of occupied dwellings in Sproat Lake and Area are single-detached residences; 92% of which are owner-occupied, while 8% are occupied by renters. Mobile homes account for 12% of the housing stock. Less than 1% of occupied dwellings in Sproat Lake and Area are row or semi-detached apartments.

Table 6. Occupied Dwellings by Structure Type in Sproat Lake and Area (2021)

	TOTAL	SINGLE DETACHED	ROW	SEMI-DETACHED	DUPLEX	APARTMENT (<5 floors)	APARTMENT (5+ floors)	MOBILE
Total	875	745	0	0	0	10	0	105
Proportion of Total	100%	85%	0%	0%	0%	1%	0%	12%
Owner	91%	92%	-	-	-	-	-	100%
Renter	9%	8%	-	-	-	-	-	0%



Projected Population Growth

The population of Sproat Lake and Area has been steadily increasing since 2016 and is anticipated to continue growing, as illustrated by Table 7. According to the Housing Needs Report for Sproat Lake and Area based on historical growth patterns and current urban-rural migration trends, projected population is anticipated to reach 2,120 by 2041. This represents a 15% population increase.

Table 7. Historical and Anticipated Population from 2021-2041

	TOTAL	0-14	15-24	25-44	45-64	65-84	85+
Historical Population							
2016 population	1,620	155	95	230	645	455	30
2021 population	1,845	180	100	315	645	570	40
% change ('16-'21)	+14%	+16%	+5%	+37%	+0%	+25%	+33%
Anticipated Population							
2026 population	1,930	180	110	350	575	650	50
%change ('21-'26)	+5%	+0%	+10%	+11%	-11%	+14%	+25%
2041 population	2,120	190	120	450	605	620	130
% change ('26-'41)	+10%	+6%	+9%	+29%	+5%	-5%	+160%
% change ('21-'41)	+15%	+6%	+20%	+43%	-6%	+9%	+225%

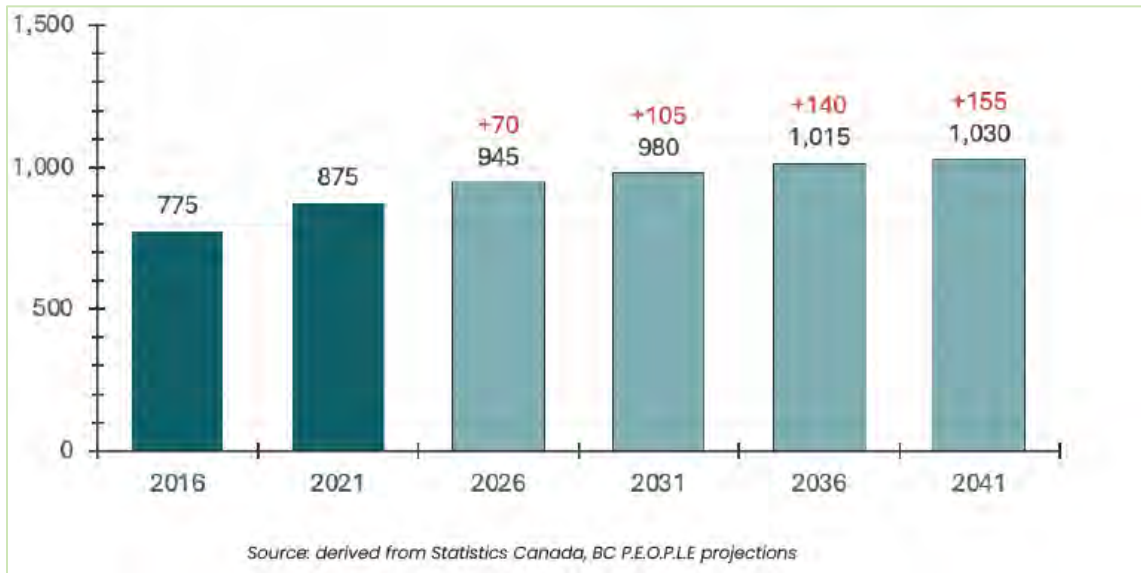
Source derived from Statistics Canada, BC P.E.O.P.L.E projections

Anticipated Housing Needs

The total number of private households in Sproat Lake and Area 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 Sproat Lake and Area will reach 1,030 by 2041, an increase of 155 from 2021 (Figure 8).



Figure 8 Historic and Projected Households from 2016-2041



Notwithstanding the number of private households projected for Area D, the Area’s anticipated dwelling demands for the next five, and 20 years illustrate that there are numerous factors contributing to housing attainability for Sproat Lake and Area residents. Over half (59%) of the estimated 297 units required by 2041 are necessary to address projected population growth in Sproat Lake and Area (Table 8). As well, approximately 2.3% 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 D.

Table 8. Five and 20-year Anticipated Dwelling Demand for Sproat Lake and Area

DWELLING DEMAND COMPONENT	FIVE-YEAR	TWENTY-YEAR
Extreme Core Housing Need	2	7
Homelessness	10	20
Suppressed Household Formation	23	91
Anticipated Growth	90	178
Rental Vacancy	0	1
Demand Factor Adjustment	0	0
TOTAL	125	297

Significant factors contributing to anticipated dwelling demand are affordability (cost) and adequacy (appropriateness given household size, age, and ability), though the age and quality of Sproat Lake and Area’s existing housing stock also contributes significantly to the

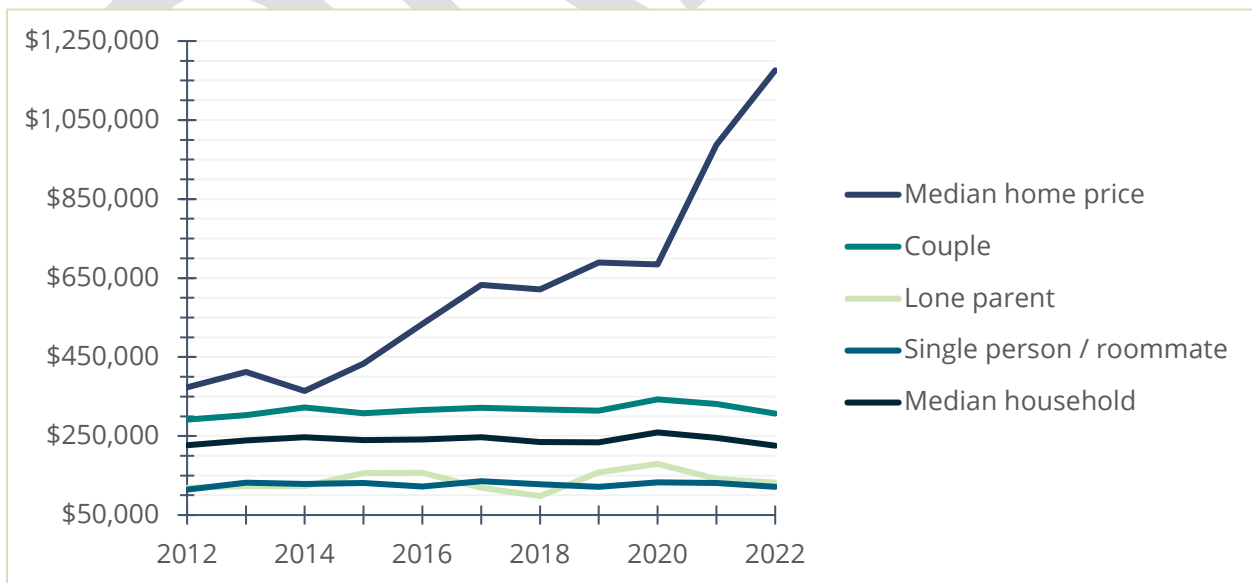
attainability of appropriate housing. In 2021, approximately 12% of households were living in unaffordable dwellings while 8% of households were living in inadequate dwellings. Moreover, 3% of Area D households were in Core Housing Need (Table 9).

Table 9. Share of households experiencing a specific housing indicator by tenure, 2021

HOUSING CRITERIA & CORE HOUSING NEED	TOTAL HOUSEHOLDS	PERCENTAGE OF TOTAL HOUSEHOLDS
Inadequate dwellings	65	7.7%
Unsuitable dwellings	0	0.0%
Unaffordable dwellings	100	11.8%
Households in Core Housing Need	25	3.0%
TOTAL HOUSEHOLDS	845	

The affordability of home ownership in Sproat Lake and Area changed dramatically between 2012 and 2022. During this period, the median home price increased from \$373,200 to \$1,176,000 – representing a 215.1% change over 10 years, or an annual increase of 21.5%. This rapid and substantial increase in median home price does not reflect a correspondingly rapid or sizable increase in average household income for Sproat Lake and Area residents. Rather, the discrepancy between median home price and housing affordability has grown significantly, as illustrated in Figure 9.

Figure 9. Change in Housing Affordability: Median Home Price Compared to Housing Affordability for Various Household configurations in Sproat Lake and Area (2021)



The affordability of rental housing in Sproat Lake and Area has not changed as dramatically as the affordability of home ownership. Rather, the monthly shelter costs for renters increased by 13.9% between 2011 and 2021, as opposed to the 34.5% increase in monthly shelter costs for homeowners during that same period (Table 10).

Table 10. Change in Housing Affordability: Average Monthly Shelter Costs in Sproat Lake and Area from 2011 to 2021

	2011	2016	2021
Owner	\$913	\$1,014	\$1,228
Renter	\$1,053	\$826	\$1,200

8.4.6 REGIONAL HEALTH STATISTICS

Alberni-Clayoquot Local Health Area

Island Health presents relevant, aggregated information relating to the Local Health Area (LHA) which includes the Alberni Valley, the West Coast, and Bamfield. As a result, the following data does not represent Area “D” specifically. These data summarise the population’s housing, employment status, income and education attainment and are indicators of overall public health.

A large percentage of the population in the LHA are spending greater than 30% of their household income on housing and 36% of renter households and 13% of owner households are living in unaffordable housing. Residents of the LHA have a median after-tax household income of \$62,800 which exacerbates housing affordability.

The population of the LHA is ageing. The population of those 75 years and older is anticipated to grow by 51% by the year 2044. Life expectancy at birth (75.5 years) is lower than the BC average where individuals life expectancy at birth is 81-82 years.

Residents of Area D are concerned about food security and recognise the importance of agriculture and food production in the Alberni Valley. Food costs are increasing and monthly food bills have reached an average of \$1366 for a family of 4 in the LHA. This is the most expensive on Southern Vancouver Island. In 2023, nearly 1 in 5 adults have worried about having enough food to eat over the past year causing a significant amount of stress. 8% of seniors aged 75+ worry they will run out of food before they can buy more, while 10% of youth in grades 8-12 say they have gone to bed hungry at least some of the time (2023). This additional stress and worry has further impact on health outcomes.



While these statistics are aggregated to reflect the entire region, they help to illustrate how overall public health is impacted by a wide range of factors. Some of these topics such as housing and affordability and agriculture and food security are included in the Sproat Lake and Area Official Community Plan.

Employment Lands

In accordance with section 473 of the *Local Government Act*, this section identifies the approximate amount and type of existing and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses in Sproat Lake and Area” at the time of this Plan’s adoption. Understanding these land uses provides context for policies in the Area D OCP that support a diverse and resilient local economy while ensuring that employment uses are appropriately located and compatible with surrounding land use.

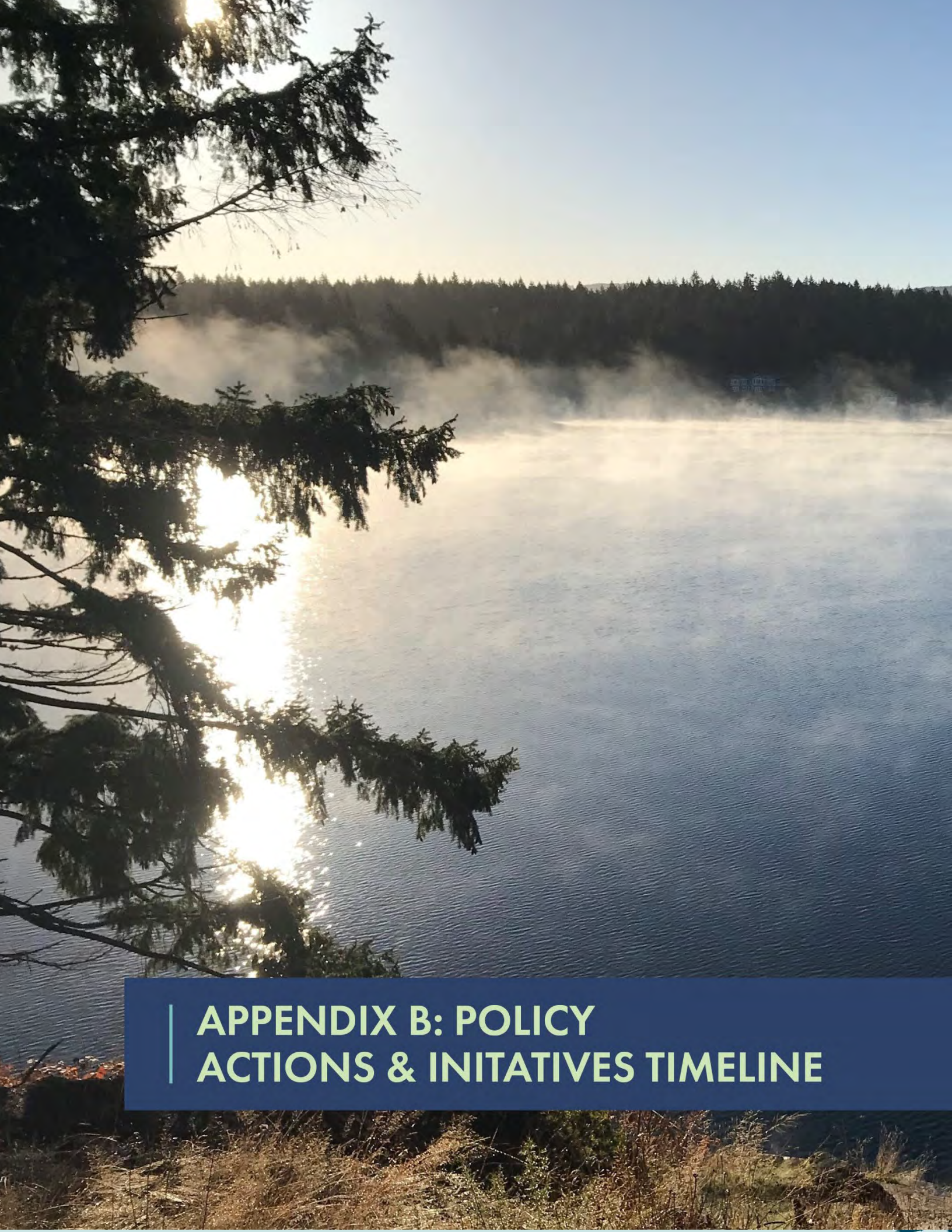
Existing Employment Lands

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Projected Employment Lands

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**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 (2030 – 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 Sproat Lake and Area have expressed an interest in maintaining a minimal level of regulation.

ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
General Land Use			
Update the <i>Development Procedures Bylaw</i> to include First Nations referrals for archaeologically significant sites.	4.1.3 (d)	Short-Term	ACRD
Monitor and update short-term rental regulations as applicable to reflect community sentiments and feedback.	5.6.3 (r)	Short-Term	ACRD
Update the <i>Zoning Bylaw</i> to: <ul style="list-style-type: none"> • better regulate and restrict development in areas identified as locations at greater risk of flooding, 	5.4.3 (aa) 5.5.3 (d) 5.6.3 (n) 5.7.3 (g) 5.8.3 (n)	Short-Term	ACRD



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
<p>tsunami inundation, or sea level rise;</p> <ul style="list-style-type: none"> • reflect the servicing constraints of lots in Sproat Lake and Area; • enable additional flexibility for a principal residence and a detached accessory dwelling unit on a lot; • reflect community sentiment on Short-Term Rentals; • support home occupations on all Agriculture, Rural, Rural Central Lake and Residential designated lands, provided the uses are compatible with the surrounding character and feel of the neighbourhood; and • ensure small-scale land- and marine-based food production/harvesting, processing, warehousing, distribution, and other food security related activities are appropriately permitted. 			
Reconciliation			
Collaborate with c̓išaaʔath (Tseshaht First Nation) and Hupačasath First Nation to further coordinate and identify opportunities to harmonize development plans and land designations, where alignment exists.	5.1.3 (b)	Ongoing	ACRD, FNs
Meaningfully engage affected First Nations respecting development applications and amendments to the OCP.	5.1.3 (c)	Ongoing	ACRD, FNs
Liaise with First Nation communities	5.1.3 (d)	Ongoing	ACRD, FNs



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
regarding external funding opportunities for archaeological site mapping.			
Coordinate and collaborate with cīšaaʔath (Tseshaht First Nation) and Hupačasath First Nation on matters related to fee-simple lands held by the Nations.	5.1.3 (g)	Ongoing	ACRD, FNs
Partner with First Nations to share in celebrating and enhancing public awareness of cultural histories and traditional territories through the integration of accessible signage, place-naming, art, plantings and language into public spaces and ACRD communication materials.	5.1.3 (h)	Ongoing	ACRD, FNs
Parks and Recreation			
Prioritize opportunities to undertake facility improvements for existing parks, trails, and open spaces in Sproat Lake and Area.	5.2.3 (b)	Short-Term	ACRD
Ensure that all new park and trail development is designed and constructed such that the impact on the natural environment is minimized by developing a parks and trails master plan.	5.2.3 (c)	Ongoing	ACRD
Explore opportunities to increase accessibility in parks for all ages and abilities, including the consideration of options for paved or smoothed trails where appropriate.	5.2.3 (d)	Medium-Term	ACRD, BC
Advocate to the Ministry of Transportation and Transit for the incorporation of new roadside trails, multi-use paths and highway crossings.	5.2.3 (i)	Medium-Term	ACRD, MOTT
Explore opportunities to facilitate the	5.2.3 (g)	Ongoing	ACRD



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
integration of edible landscaping, community gardens, and other small-scale forms of agriculture throughout new and existing parks and open space.			
Explore opportunities to partner with c̓išaaʔath (Tseshaht First Nation) and Hupačasath First Nation on all aspects of park and trail development.	5.2.3 (h)	Ongoing	ACRD, FNs
Explore opportunities to establish a new playground in the Lakeshore area.	5.2.3 (j)	Long-Term	ACRD
Explore opportunities to increase access to and expand the boundary to Cougar Smith Park.	5.2.3 (j) (ii)	Medium-Term	ACRD
Establish a Parks and Trails Master Plan for Sproat Lake and Area.	5.2.3 (c)	Medium-Term	ACRD
Monitor opportunities for parkland acquisition in Sproat Lake and Area.	5.2.3 (r)	Ongoing	ACRD
Engage c̓išaaʔath (Tseshaht First Nation) and Hupačasath First Nation as interest and capacity allow to collaborate and identify appropriate areas for incorporating the nuučaanuł (Nuu-chah-nulth) language, history, and culture into naming, signage, and information in public spaces and parks.	5.2.3 (u)	Ongoing	ACRD, FNs
Work with provincial authorities, residents and property owners, and other interested parties to identify, improve, and provide accessible signage, in appropriate locations, for public access to the foreshore and streams in accordance with the ACRD's Parks Signage Strategy.	5.2.3 (x)	Ongoing	ACRD, BC
Explore opportunities to improve	5.2.3 (z)	Long-Term	ACRD, BC



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
public access to the waterfront for recreation purposes.			
Pursue improvement of the boat launches at Sproat Lake Provincial Park and Great Central Lake.	5.2.3 (aa)	Medium-Term	ACRD, BC
Advocate for improvements to access, walking, and biking trails.	5.2.3 (y)	Ongoing	ACRD, BC, private landowners
Environment			
Engage and collaborate with c̓išaaʔath (Tseshaht First Nation) and Hupačasath First Nation to understand and identify opportunities to support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems.	5.3.3 (a)	Ongoing	ACRD, FNs
Collaborate with provincial authorities, First Nations, the City of Port Alberni, community groups, residents and property owners, and other interested groups on regional initiatives including biodiversity corridors, protection of forests, climate adaptation, GHG emissions reduction, regional food security, and shared ecosystem management priorities.	5.3.3 (b) 5.3.3 (bb) 5.8.3 (a-d)	Ongoing	ACRD, FNs, BC, Port Alberni
Redesignate environmentally sensitive lands to the Conservation land use designation.	5.3.3 (c)	Long-Term	ACRD
Collaborate with private landowners and Crown corporations to better balance the competing priorities of preserving environmentally significant areas and extracting their resources.	5.3.3 (h)	Ongoing	ACRD, BC
Maintain and improve water quality	5.3.3 (m)	Ongoing	ACRD, BC



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
in Great Central Lake, Sproat Lake, and other lakes in the area.			
Work with federal and provincial authorities to implement and enforce boating rules and best practices.	5.3.3 (o)	Ongoing	ACRD, BC, Canada
Commission, and update as necessary, studies to understand the impacts of water use on Sproat and Great Central Lakes.	5.3.3 (k)	Medium-Term	ACRD, FNs,
Lobby relevant agencies for continued upkeep and maintenance of both provincial and privately-owned weirs.	5.3.3 (p)	Ongoing	ACRD,
Partner with Island Health to facilitate additional monitoring of private septic systems.	5.3.3 (m)	Medium-Term	ACRD, Island Health
Assess if communal water, sewer, and on- and off-site drainage should be considered.	5.3.3 (s)	Long-Term	ACRD
Collaborate with c̓išaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation, local businesses, community groups, residents and property owners, and other interested parties to explore opportunities to promote solid waste reduction and circular economy initiatives.	5.3.3 (w)	Ongoing	ACRD, FNs
Implement a modernized tipping fee structure that targets users disposing of high volumes of waste.	5.3.3 (y)	Medium-Term	ACRD
Implement the recommendations of the Solid Waste Management Plan.	5.3.3 (z)	Ongoing	ACRD
Support regional emissions reductions through the development and implementation of climate plans.	5.3.3 (bb)	Ongoing	ACRD
Emergency Management			
Explore partnership opportunities	5.4.3 (a)	Ongoing	ACRD, FNs, BC Port



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
with federal and provincial agencies, ongoing collaboration with c̓šaaʔath̓ (Tseshah̓t First Nation), Hupačasath First Nation, the City of Port Alberni, private landowners, as well as community groups and other organizations to improve emergency response and hazard management efforts for Sproat Lake and Area.			Alberni
Identify and explore opportunities to support improved cellular service in areas with poor reception.	5.4.3 (b) (ii)	Long-Term	ACRD
Review existing designated emergency routes to identify opportunities to improve access and response times.	5.4.3 (b)	Medium-Term	ACRD, MOTT
Prioritize updates to the ACRD Disaster and Emergency Management Plan.	5.4.3 (d)	Medium-Term	ACRD
Support the continuation of the Sproat Lake Marine Patrol program.	5.4.3 (h)	Ongoing	ACRD
Improve public access to the waterfront for emergency purposes in Sproat Lake and Area.	5.4.3 (j)	Medium-Term	ACRD, BC
Collaborate with provincial authorities, neighbouring First Nations, the City of Port Alberni, and community groups on regional wildfire risk reduction efforts.	5.4.3 (p)	Ongoing	ACRD, FNs, BC, Port Alberni
Continue implementation of the <i>Community Wildfire Resiliency Plan</i> .	5.4.3 (q)	Ongoing	ACRD
Identify community/forest interface areas that are at the highest risk of wildfires and undertake wildfire risk reduction in these interface areas.	5.4.3 (r)	Short-Term	ACRD, FNs, BC,
Collaborate with provincial authorities, c̓šaaʔath̓ (Tseshah̓t First Nation) and Hupačasath First Nation,	5.4.3 (t)	Ongoing	ACRD, FNs, Port Alberni



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
municipal governments, and community groups to develop long-term solutions to sustainably manage organic waste materials collected through wildfire risk mitigation initiatives.			
Implement FireSmart principles.	5.4.3 (q) 5.4.3 (r) 5.4.3 (s)	Ongoing	ACRD
Consider opportunities and incentives that support volunteerism and increase the number of volunteers at the Sproat Lake Fire Department.	5.4.3 (w)	Long-Term	ACRD
Collaborate with provincial authorities, c̓šaaʔaḥ (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, and community groups on sea level rise and flood risk. Collaborate with provincial authorities, c̓šaaʔaḥ (Tseshaht First Nation), Hupačasath First Nation, the City of Port Alberni, and community groups on sea level rise and flood risk.	5.4.3 (x) 5.4.3 (y) 5.4.3 (z)	Ongoing	ACRD, FNs, BC, Port Alberni
Continue to implement the Somass Watershed Flood Management Plan.	5.4.3 (y)	Ongoing	ACRD
Prioritize infrastructure replacement or repair in areas identified as locations at greater risk of flooding or sea level rise.	5.4.3 (z)	Short-Term	ACRD
Develop a floodplain bylaw.	5.4.3 (aa)	Short-Term	ACRD
Growth Management			
Create a subdivision and development servicing bylaw for all electoral areas.	5.5.3 (d)	Medium-Term	ACRD
Collaborate with provincial authorities, c̓šaaʔaḥ (Tseshaht First	5.5.3 (g)	Ongoing	ACRD, FNs, BC



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
Nation), Hupačasath First Nation, community groups, residents and property owners, and other interested parties to improve the provision and accessibility of services, civic facilities, and amenities.			
Housing and Affordability			
Collaborate with provincial authorities, c̓išaaʔat̓h (Tseshaht First Nation) and Hupačasath First Nation and municipal governments, and other interested parties on regional housing initiatives.	5.6.3 (c) 5.6.3 (e)	Ongoing	ACRD, FNs, Port Alberni
Collaborate with c̓išaaʔat̓h (Tseshaht First Nation) and Hupačasath First Nation to understand and support their priorities related to housing affordability and attainability.	5.6.3 (d)	Ongoing	ACRD, FNs
Explore opportunities to incentivize rental housing.	5.6.3 (k)	Medium-Term	ACRD
Explore additional opportunities that support improved delivery of housing.	5.6.3 (m)	Medium-Term	ACRD
Employment and Economy			
Collaborate with provincial authorities, neighbouring First Nations and municipal governments, and other interested parties regarding regional economic development initiatives.	5.7.3 (a)	Ongoing	ACRD, FNs, BC, Port Alberni
Collaborate with c̓išaaʔat̓h (Tseshaht First Nation) and Hupačasath First Nation to understand and support their priorities related to economic development and tourism.	5.7.3 (b)	Ongoing	ACRD, FNs
Work with the City of Port Alberni, c̓išaaʔat̓h (Tseshaht First Nation) and	5.7.3 (k)	Medium-Term	ACRD, FNs, Port Alberni, Chamber



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
the Hupačasath First Nation, the Chamber of Commerce and other agencies to promote greater use of the Alberni Valley Regional Airport and the availability of land at the airport for compatible businesses and services.			of Commerce
Convene in conversation with organizations that are carrying out operations on resource lands and applicable 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 (w)	Ongoing	ACRD, FNs, BC
Agriculture and Food Security			
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 efforts.	5.8.3 (a)	Ongoing	ACRD, FNs, BC, Canada, Port Alberni, Alberni Valley Food Security Society, Alberni Farmers' Institute
Collaborate with c̓išaaʔath̓ (Tseshaht First Nation) and Hupačasath First Nation to understand and support their priorities related to food sovereignty and food security.	5.8.3 (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.	5.8.3 (d) 5.8.3 (e) 5.8.3 (h) 5.8.3 (i)	Ongoing	ACRD, Alberni Valley Food Security Society, Alberni Farmers' Institute
Consider opportunities to address both physical and intangible barriers to accessing safe, affordable, and nutritious food for Sproat Lake and Area residents.	5.8.3 (f)	Short-Term	ACRD, BC



ACTION	SECTION REFERENCE(S)	TIMEFRAME	IMPLEMENTING PARTIES
Protect agricultural and traditional harvesting lands.	5.8.3 (j) 5.8.3 (o) 5.8.3 (p) 5.8.3 (q)	Ongoing	ACRD, ALC
Implement the actions and recommendations from the <i>Alberni Valley Food Security Emergency Plan</i> .	5.8.3 (k)	Ongoing	ACRD, FNs
Implement the recommendations and findings from the Livestock Emergency Plan for the Alberni Valley.	5.8.3 (m)	Ongoing	ACRD, BC
Regulate the temporary use of Agriculture lands.	5.8.3 (r)	Ongoing	ACRD
Implement the recommendations and findings from the <i>Alberni Valley Agricultural Water Plan</i> .	5.8.3 (t)	Ongoing	ACRD, FNs, City of Port Alberni
Identify and amend regulations that may create obstacles to obtaining water access.	5.8.3 (v)	Long-Term	ACRD, BC
Consider opportunities to improve the use and storage of water.	5.8.3 (x)	Medium-Term	ACRD

