AREA C OCP UPDATE

What's the future for Area C?

OCPIZZA PARTY

DICUSSION GUIDE & HANDBOOK

AREA C (SOUTH LONG BEACH) OFFICIAL COMMUNITY PLAN UPDATE

Submit your completed handbook by February 28, 2025.

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

CONTENTS

INTRODUCTION **5**

WHAT IS AN OFFICIAL COMMUNITY PLAN? 5
WHY UPDATE THE PLAN NOW? 5
WHAT DOES THIS MEAN FOR YOU? 5
WHAT IS THE PURPOSE OF THIS HANDBOOK? 5

COMPLETING THE HANDBOOK **6**

HOST INFORMATION **8**

HANDBOOK PARTICIPANT SIGN-IN **9**

HANDBOOK PARTICIPANT INFORMATION **10**

TOPICS FOR SELECTION **11**

PARKS & RECREATION **12**

INTRODUCTION 12
WHAT DOES THE CURRENT OCP SAY? 12
WHAT WE HEARD 12

PARKS & RECREATION **13**

YOUR TURN! 13

PARKS & RECREATION **14**

PARKS & RECREATION **15**

HOUSING & AFFORDABILITY **16**

INTRODUCTION 16
WHAT DOES THE CURRENT OCP SAY? 16
WHAT WE HEARD 16

HOUSING & AFFORDABILITY **17**
YOUR TURN! 17
HOUSING & AFFORDABILITY **18**
HOUSING & AFFORDABILITY **19**
TRANSPORTATION **20**
INTRODUCTION 20
WHAT DOES THE CURRENT OCP SAY? 20
WHAT WE HEARD 20
TRANSPORTATION **21**
YOUR TURN! 21
TRANSPORTATION **22**
TRANSPORTATION **23**
COMMUNITY RESILIENCE **24**
INTRODUCTION 24
WHAT DOES THE CURRENT OCP SAY? 24
WHAT WE HEARD 24
COMMUNITY RESILIENCE **25**
YOUR TURN! 25
COMMUNITY RESILIENCE **26**
COMMUNITY RESILIENCE **27**
COMMUNITY RESILIENCE **28**
GROWTH MANAGEMENT **29**

INTRODUCTION 29
WHAT DOES THE CURRENT OCP SAY? 29
WHAT WE HEARD 29
GROWTH MANAGEMENT 30
YOUR TURN! 30
GROWTH MANAGEMENT 31
GROWTH MANAGEMENT 32
EMPLOYMENT & ECONOMY 33
INTRODUCTION 33
WHAT DOES THE CURRENT OCP SAY? 33
WHAT WE HEARD 33
EMPLOYMENT & ECONOMY 34
YOUR TURN! 34
EMPLOYMENT & ECONOMY 35
EMPLOYMENT & ECONOMY 36
ADDITIONAL COMMENTS 37
THANK YOU! 37

INTRODUCTION

Thank you for taking the time to share your valuable ideas!

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

WHAT IS AN OFFICIAL COMMUNITY PLAN?

An OCP establishes a community vision over a short (five year) and long-term (10 to 20 year) period while addressing topics such as land use, parks and recreation, the environment, housing, and more. An OCP helps determine where people will live, work, and play, and how they move around. It also contains high-level policies that guide community planning decisions.

WHY UPDATE THE PLAN NOW?

The current OCP was adopted in 2007 and has influenced local land use for over 17 years. A lot has changed, and we want to start the discussion with you!

WHAT DOES THIS MEAN FOR YOU?

It's important that the community vision in an OCP is created with and supported by the community. An OCP influences the neighbourhoods you live in, for topics like where parks are located, the types of homes that are built, and how the environment is protected.

This OCP will also influence regional land use, so it's important that the community and First Nation members are involved throughout the update process.

WHAT IS THE PURPOSE OF THIS HANDBOOK?

To plan the future of Area C together, we need to discuss numerous topics, involve the community, and consider many different viewpoints. This community handbook is intended to guide group discussions and collect feedback, while also allowing you to join the conversation in the comfort of your own home. Get together with your family, friends, neighbours, or community groups! You may also complete this handbook on your own.

WHO DOESN'T LOVE FREE FOOD?

As a thank you, the ACRD is offering a $40 food reimbursement to the first 12 to complete this handbook. To receive this reimbursement, you must complete the conditions outlined on page 6.

COMPLETING THE HANDBOOK

Complete the steps outlined below to receive a **$40 food reimbursement**. Please note that only the first 12 handbooks received by the ACRD will qualify! To qualify, you **must form a group of three or more people** and **complete at least two topic selections** (see page 11). Have your handbook submitted by **February 28, 2025.**

1. **Organize:** Invite your family, friends, or neighbours to join your group of three or more in completing this handbook. Make sure to organize pizza or snacks to fuel your guests for the handbook discussions, and to qualify for the reimbursement. Completing this handbook on your own is also okay.

2. **Prepare to meet:** Choose a way to discuss with your group, this can include meeting up in person or online, but we encourage in person so that everyone can enjoy the food! You can share a copy of the handbook with your group ahead of time. This handbook can either be filled out digitally or printed.

3. **Host & Discuss:** Make sure to complete the participant sign-in and information sheets (pages 9 and 10). Next, chose your two topics for discussion, and ensure everyone has a chance to share their input. It may be helpful to identify a notetaker and summarize your group's key ideas.

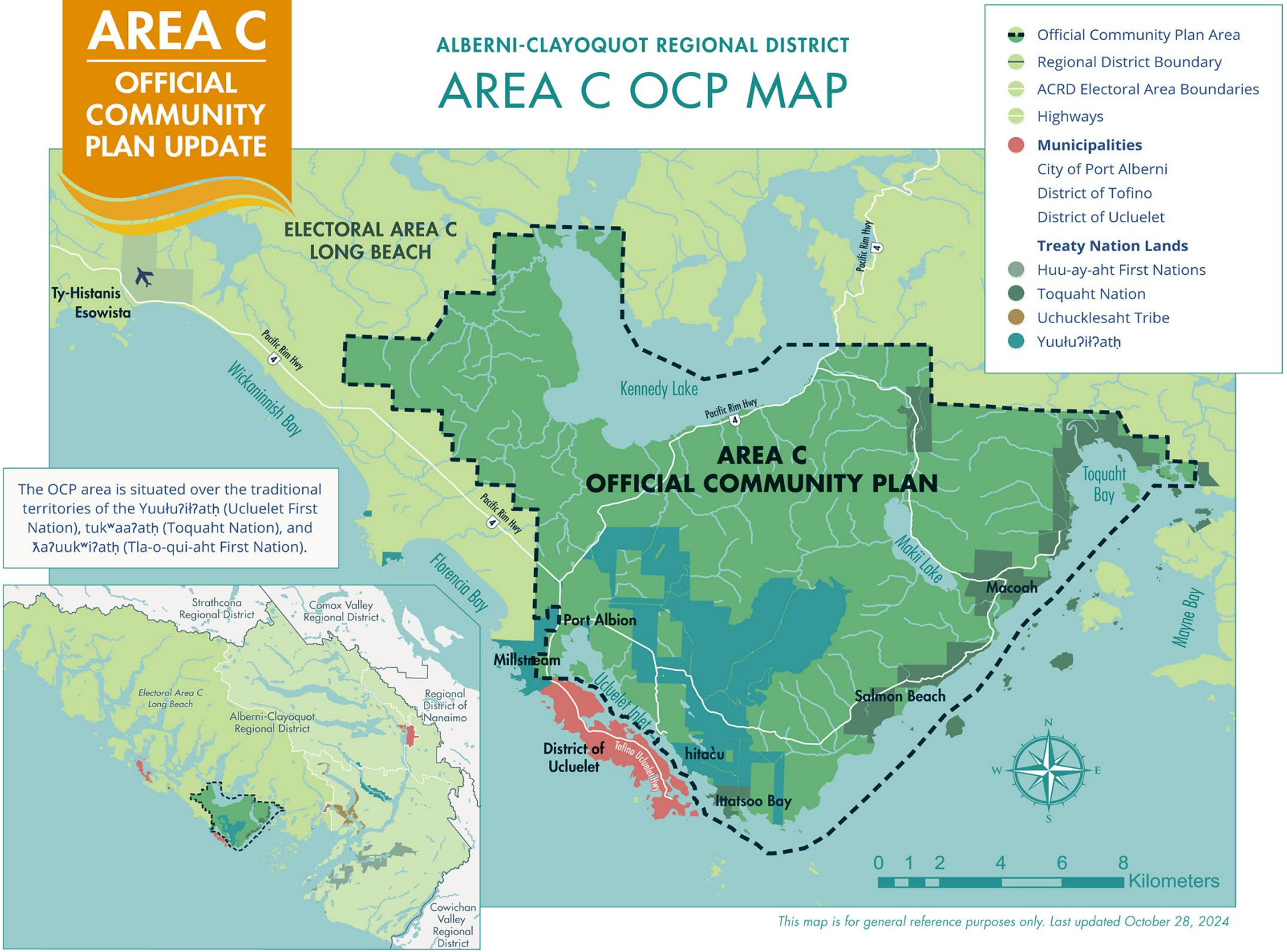
4. **Submit:** Submit your completed handbook by **February 28, 2025**, along with any food receipts. You can either submit the handbook and receipts by email or mail. If emailing, contact ocp@acrd.bc.ca and be sure to include your host name and mailing address. If mailing, use the following address:

   Attention: OCP Project Team
   Alberni-Clayoquot Regional District
   3008 5th Avenue,
   Port Alberni, BC V9Y 2E3

AREA C
OFFICIAL COMMUNITY PLAN UPDATE

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

AREA C OCP MAP



The OCP area is situated over the traditional territories of the Yuułuʔiłʔatḥ (Ucluelet First Nation), tukʷaaʔatḥ (Toquaht Nation), and ƛaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation).

This map is for general reference purposes only. Last updated October 28, 2024

HOST INFORMATION

Please provide complete information below to receive reimbursement.

Host Name(s):

_____

_____

Host Mailing Address:

_____

_____

Host Email Address:

_____

_____

HANDBOOK PARTICIPANT SIGN-IN

Before continuing, let us know who is participating in the handbook discussions.

HOST	PARTICIPANT	NAME	EMAIL ADDRESS (optional) for subscribing to project page updates
☐	☐		
☐	☐		
☐	☐		
☐	☐		
☐	☐		
☐	☐		
☐	☐		
☐	☐		

Note: The personal information collected in this survey is collected in accordance with Section 26 (c, d, e) of the Freedom of Information and Protection of Privacy Act (FOIPPA) for the purposes of consideration regarding the Alberni-Clayoquot Regional District Area C Official Community Plan Update Project only. Direct any questions about the collection, use and disclosure of this information to foi@acrd.bc.ca.

HANDBOOK PARTICIPANT INFORMATION

Answer the following questions about you!

PARTICIPANT NAME	DO YOU LIVE IN AREA C? (if so, what community?)	HOW LONG HAVE YOU LIVED IN AREA C?

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TOPICS FOR SELECTION

Select the topics your OCPizza Party group would like to discuss for the future of Area C.

Make sure to complete **at least two topics**, or more! Each topic will take approximately 30 to 45 minutes to complete.

TOPIC	PAGE NUMBER(S)	COMPLETE
Parks & Recreation	**12 - 15**	☐
Housing & Affordability	**16 - 19**	☐
Transportation	**20 - 23**	☐
Community Resilience	**24 - 28**	☐
Growth Management	**29 - 32**	☐
Employment & Economy	**33 - 36**	☐

PARKS & RECREATION

INTRODUCTION

Parks and recreation are essential topics to address in the Area C OCP update. Their positive impact on community wellness and health are well known, and they provide meaningful opportunities for residents to be active and social.

Electoral Area C is home to public parks such as Pacific Rim National Park Reserve, Kennedy Lake Park, a small community park on Willowbrae Road, and a portion of the West Coast Multi-Use Path (MUP) regional park. The natural beauty of these areas supports local tourism, and enhances the identity of Area C.

WHAT DOES THE CURRENT OCP SAY?

The current Area C OCP includes objectives that:

- Ensure the specific location of future parks or protected areas are dedicated through the subdivision process and is determined as part of the review of new development and subdivision proposals.
- Prioritize parkland to include trails around Ucluelet Inlet, boat access to waterfronts and beaches, interconnected trail systems, pathways, and open spaces and parks.
- Encourage measures to reduce the risk of human and wildlife contact, including the promotion of a Bear Aware program and related public education.

WHAT WE HEARD

During the Fall 2023 Community Planning Engagement, the ACRD received survey responses from Area C residents on important OCP topics. Community members expressed a desire for:

- The ACRD to regulate docks.
- Local flora and fauna to be protected from the negative impacts of development (i.e. pollution, habitat loss).
- More playgrounds and spaces for children.
- More communal gathering places.

PARKS & RECREATION

YOUR TURN!

Do you agree with the What We Heard comments listed above?

Do you access any parks and/or recreational opportunities in Area C? If yes, please identify which one(s).

PARKS & RECREATION

Are there any barriers to accessing parks and/or recreational opportunities in Area C? If yes, please explain.

Do you have any suggestions for how parks and recreational opportunities in Area C can be improved?

PARKS & RECREATION

Do you have any additional comments about parks and recreation in Area C?

HOUSING & AFFORDABILITY

INTRODUCTION

Housing affordability continues to be a key issue in Area C, with the affordability of home ownership in the community dramatically changing between 2012 and 2022. During this period, the median home price increased from $244,600 to $549,900, representing a 124.8% change over 10 years, or an annual increase of 12.5%. The Area C OCP update will include policies that promote affordable housing within the OCP area.

WHAT DOES THE CURRENT OCP SAY?

The current Area C OCP includes objectives that:

- Promote rural lot sizes and densities.
- Retain the single-family focus in rural residential areas.
- Facilitate the development of affordable housing in South Long Beach.
- Focus new development in areas adjacent to existing residential areas and services.

WHAT WE HEARD

During the Fall 2023 Community Planning Engagement, the ACRD received survey responses from Area C residents on important OCP topics. Community members expressed a desire for:

- New OCP and zoning policies to NOT support long-term dwelling (living) in a Recreational Vehicle (RV) where the unit is connected.
- Accessory dwelling units (ADUs), which are self-contained homes located on lots with a primary house, to be allowed on parcels less than one acre (current ACRD regulation is a minimum of an acre parcel).
- Controlled housing growth due to limited services, such as fire protection and water.

HOUSING & AFFORDABILITY

YOUR TURN!

Is long-term dwelling (living) in a RV something that you'd like to see in your neighbourhood, where the unit is connected to services?

Should ADUs be allowed on lots less than one acre?

HOUSING & AFFORDABILITY

What type of housing is missing, but needed in Area C? (i.e. multi-family housing, ADUs)

In your opinion, what housing elements and/or aesthetics make a neighbourhood look good?

HOUSING & AFFORDABILITY

Do you have any additional comments about housing and affordability in Area C?

TRANSPORTATION

INTRODUCTION

As Area C is rural, the community's reliance on motor vehicles is high. However, the natural setting of Area C, combined with its larger geographic area, has a strong potential to support an active lifestyle for residents. There are numerous biking networks in Electoral Area C, including the West Coast Multi-Use Path (MUP) regional park.

The ACRD currently provides the West Coast Transit Service, which is a public transit system connecting the District of Tofino, the District of Ucluelet, the Yuułuʔiłʔatḥ Government community of hitaću, the Tla-o-qui-aht First Nation communities of Ty-Histanis and Esowista, ACRD Electoral Area 'C', and Parks Canada areas. Effective starting March 1, 2025, the provision of this service will be transferred to BC Transit. The public transit system reduces the number of single occupancy vehicles on the road, reducing greenhouse gas emissions in support of the Province's CleanBC Plan.

WHAT DOES THE CURRENT OCP SAY?

The current Area C OCP includes objectives that:

- Improve road and traffic safety and road maintenance.
- Encourage collaboration with the Ministry of Transportation to develop a long-range development plan for roads and marine access.
- Preserve and enhance the visual aspect of arriving at the "wild Pacific" coast.

WHAT WE HEARD

Since launching the Area C OCP Update Project, community members expressed a desire for:

- More eco-friendly transportation options.
- More transportation options to the West Coast from Port Alberni and between West Coast communities.

TRANSPORTATION

YOUR TURN!

Do you agree with the What We Heard comments listed above?

Do you have thoughts on where additional transit services are needed in Area C?

TRANSPORTATION

How can walking and cycling be improved in Area C?

How can road safety be improved in Area C?

TRANSPORTATION

Do you have any additional comments about transportation in Area C?

COMMUNITY RESILIENCE

INTRODUCTION

Area C can be prone to hazard events such as wildfires, low air quality, drought, and coastal and shoreline flooding. To ensure that Area C is a resilient community, this section explores the topics of climate adaption, emergency preparedness, and food systems (including agriculture and animals).

WHAT DOES THE CURRENT OCP SAY?

The current Area C OCP includes objectives that:

- Restrict development in natural hazard areas and other high-risk areas, such as steep slopes and the marine foreshore, that may require special management approaches.
- Recognize and address fire risks at the interface between forested areas and developed areas.
- Protect people and the built environment from risk of tsunami, flooding, erosion, landslides and other natural hazards.
- Manage and limit the impact of stormwater from current and new development.
- Establish emergency planning and procedures.
- Improve fire protection.
- Support home agriculture.

WHAT WE HEARD

During the Fall 2023 Community Planning Engagement, the ACRD received numerous survey responses from Area C residents on topics related to community resilience. Additional comments have been received since launching the Area C OCP Update Project. Community members expressed a desire for:

- Fire protection services in Area C.
- Rainwater harvesting to be encouraged to reduce impact of community drought.
- Small-scape food production to be allowed as home occupations.

COMMUNITY RESILIENCE

- More grant funding opportunities which promote farming.
- Reduced barriers for businesses to produce and process food and agricultural products.
- Improved community access to compost to enhance soil quality.
- Agri-tourism to not be restricted to agricultural land reserve only.
- Limits on livestock and/or poultry based on lot size.

YOUR TURN!

Do you agree with the What We Heard comments listed above?

COMMUNITY RESILIENCE

What climate action is needed in Area C?

How can Area C become more resilient to hazards such as wildfires, tsunamis, flooding, and highway closures?

COMMUNITY RESILIENCE

Are there any barriers to you growing, raising, preserving, and/or processing your own food? If so, please specify your neighbourhood.

Would you support limits on livestock and/or poultry based on lot size? If so, where?

COMMUNITY RESILIENCE

Do you have any additional comments about community resilience in Area C?

GROWTH MANAGEMENT

INTRODUCTION

Growth management directly influences the development that occurs within neighbourhoods and is a crucial topic of discussion for the Area C OCP update. Previously, we heard from residents that a lack of services in Area C (i.e. fire protection and limited water services) results in neighbourhoods being unsuitable for higher density development. Additionally, development is limited by the high financial costs that are associated with providing services to areas with a low population density. This means that, for neighbourhoods to reach their preferred density, it is necessary to find servicing solutions.

This section seeks input on community growth, servicing, and parking to better understand the needs of Area C residents.

WHAT DOES THE CURRENT OCP SAY?

The current OCP includes objectives that:

- Promote rural lot sizes and densities.
- Focus new development in areas adjacent to existing residential areas and services.
- Maintain and continue to develop public roads and public access.
- Enhance community water supply.
- Maintain and upgrade current services provided by the ACRD where necessary.

WHAT WE HEARD

During the Fall 2023 Community Planning Engagement, the ACRD received numerous survey responses from Area C residents on topics related to growth management. Additional comments have also been received since launching the Area C OCP Update Project. Community members expressed a desire for:

- Growth to be concentrated in areas that have services such as fire departments, hydro and sewer systems, and road maintenance.
- Improved health and senior services.
- Improved water services and road maintenance in Salmon Beach.

GROWTH MANAGEMENT

YOUR TURN!

Do you agree with the What We Heard comments listed above?

Do you have any ideas for how servicing in Area C can be improved?

GROWTH MANAGEMENT

Are there any locations in Area C where you think growth should be more concentrated? If so, why?

Are there any opportunities or challenges with parking of vehicles, RVs, boats and/or trailers on lots in your area? Please be specific.

GROWTH MANAGEMENT

Should there be parking regulations that differ depending on lot size or whether they are parked outside or within a building?

Do you have any additional comments about growth management in Area C?

EMPLOYMENT & ECONOMY

INTRODUCTION

The Area C OCP update provides an opportunity to strengthen existing industries and increase economic opportunities in the community. This can be achieved by introducing policies which support the creation and retention of jobs, as well as the use of local products and markets. Strengthening the economy in Area C can also improve the community's self-sufficiency by improving food security and access to local services.

Electoral Area C is known for its tourism, with scenic views and destinations such as Pacific Rim National Park Reserve and Kennedy Lake Park. Addressing tourism is an important part of updating the Area C OCP.

WHAT DOES THE CURRENT OCP SAY?

The current OCP includes objectives that:

- Promote existing recreational commercial uses.
- Allow for limited expansion of appropriate small-scale recreational commercial uses.
- Support home based economic activities in the South Long Beach OCP area.
- Protect and enhance industrial opportunities at the head of Ucluelet Inlet.
- Provide an opportunity for small-scale industrial uses related to forestry.

WHAT WE HEARD

During the Fall 2023 Community Planning Engagement, the ACRD received survey responses from Area C residents on important OCP topics. Community members expressed a desire for:

- Home occupations (businesses carried within the home) and home industries to be supported in their neighbourhoods.
- Home occupations and home industries to have strict regulation to ensure they do not result in noises, smells, or waste that impacts neighbours or neighbourhood character.
- Home occupations to be supported on lots of all sizes.

EMPLOYMENT & ECONOMY

YOUR TURN!

Do you agree with the What We Heard comments listed above?

How should tourism be addressed in Area C?

EMPLOYMENT & ECONOMY

Are there any home occupations or industries that should NOT be permitted in Area C? If so, in what community?

Can you identify any barriers to attaining employment in Area C?

EMPLOYMENT & ECONOMY

Do you have any additional comments on employment and the economy?

ADDITIONAL COMMENTS

Do you have any additional thoughts to share regarding the future of Area C? This can be for any topic!

THANK YOU!

Thank you for taking the time to share your ideas for the future of Area C! Your comments will be used to inform many aspects of the draft OCP, including but not limited to, its vision and goals, community growth concept, and policies.

Stay tuned for project updates by visiting www.letsconnectacrd.ca/area-c-ocp and subscribing!