1. INTRODUCTION

What is an Official Community Plan?

An Official Community Plan (OCP) provides direction and guidance on items relating to land use, transportation, housing, environment, infrastructure, parks, agriculture, economic development, and arts and culture, amongst other community-related items. These forward-thinking plans give shape and overall function to a municipality. They are influenced by other strategic plans, policies, and bylaws, and provide direction to both new and existing versions of these key documents.

While OCPs are written in the form of a plan, it is important to note that unlike master plans (e.g. Parks and Recreation Master Plan, Utilities Master Plan, etc.), OCPs are bylaws that are adopted by Council through the process of readings and facilitation of a public hearing to ensure that public input is considered before the plan comes into effect. OCP update processes typically involve significant community engagement to guide the creation of a long-term community vision and goals that will shape the plan's policy direction.

LEGISLATIVE REQUIREMENTS

Local governments in British Columbia are granted the authority to adopt an OCP under the *Local Government Act*. This legislation outlines what must be included in an OCP, along with other items that a local government may choose to include. It also outlines the requirements for consultation with the public.

What is the OCP's Relationship to Other Plans and Strategies?

The OCP is influenced by provincial legislation and sets the tone for other strategic documents and bylaws implemented by the Alberni-Clayoquot Regional District (ACRD).

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ACRD Electoral Area C – Background Report

Why is the OCP Being Updated?

The current OCP for Area C – South Long Beach was adopted in 2007. Much has changed globally and locally since then and the OCP is no longer reflective of the community's context and long-term priorities. Advancements in truth and reconciliation (e.g. implementation of the Maa-nulth Treaty in 2011) and a shortage of long-term rental housing stock influenced by a high number of short-term rental properties are both examples of topics to be addressed during the OCP update.

What is the Process for the OCP Update?

The OCP update process commenced in Summer 2024, with target adoption for late 2025 / early 2026. The update will occur in a phased approach comprising of the following:

- **Project Initiation:** The first phase focuses on establishing a Communications & Engagement Plan, launching a project page on Let's Connect ACRD, and advertising the project to spread awareness.
- **Background Research:** This phase aims to understand the current context of the South Long Beach OCP Area through reviewing materials and statistics. These findings will aid in identifying key priorities and areas of focus for the OCP update.
- **Vision and Goals:** Setting a long-term vision for the community through an extensive engagement process will be the objective for the third phase. The vision and goals will set the tone for the OCP and the subsequent policy direction. They will clearly outline how the community would like to evolve over the next 20 years.
- **Create the Plan:** A series of land use scenarios will be developed in the fourth phase to determine an approach for future growth and development. A preferred scenario will be selected via conversations with the community. This scenario will guide the subsequent policy direction outlined in the plan. A draft OCP will be presented to the community for review and input at the end of this phase.
- **Plan Completion:** The final phase will focus on refining the OCP to best reflect the community's priorities and prepare the plan for adoption by the ACRD Board.

What is the purpose of this Background Report?

This report aims to provide a foundation for the OCP update, by outlining key information on the current conditions of the community and the existing policy framework that will inform the priorities and focus areas of the OCP.

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2. COMMUNITY CONTEXT

Official Community Plan Area

The Area C Official Community Plan (OCP) area encompasses approximately 6% (27,219 ha) of the broader Electoral Area 'C' (Area C)'s total land base (474,800 ha), representing the settled portion located to the northwest of Barkley Sound.

Though the OCP provides an overall community planning vision for the lands within the OCP area, the Plan has no authority over Treaty First Nations' lands and has limited authority over Federal or Provincial Crown lands, and forestry activities conducted on privately owned lands classified as Managed Forest and governed by the *Private Managed Forest Land Act*.

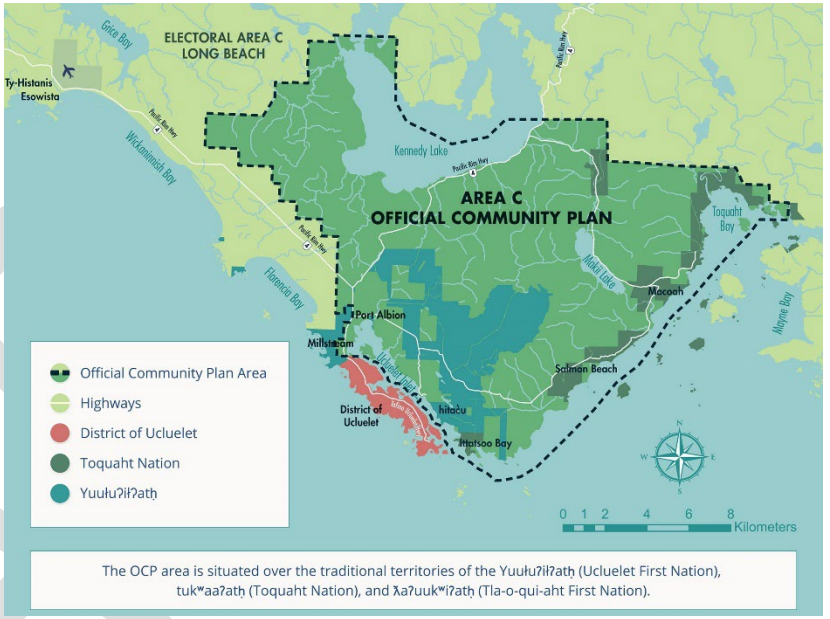

FIGURE 1. OFFICIAL COMMUNITY PLAN AREA FOR AREA C

Geography & Natural Environment

Located on the west coast of Vancouver Island, Area C's landscape is characterized by rocky shorelines interspersed with beaches and sheltered inlets, glaciated mountains, vast tracts of forest, and an abundant supply of rivers, streams, and lakes. The region's rugged and largely untouched topography provides excellent recreational opportunities and is valued by members of the community for its remoteness, natural beauty, and wilderness character. Public parks in the area include the Pacific Rim National Park Reserve, Kennedy Lake Provincial Park, and a small community park on Willowbrae Road, as well as a portion of the West Coast Multi-Use Path (MUP).

The Area's location in a coastal environment lends itself to many environmentally sensitive areas and habitats (e.g., wetlands, estuaries, watersheds, old growth forest management areas, salmon spawning areas, etc.). In addition, the Area is subject to a number of natural hazards, including tsunamis, earthquakes, landslides and severe weather events such as extreme heat, prolonged freezing temperatures, high winds or excessive precipitation and flooding.

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Local First Nations

Area C is part of the West Coast Region, which is located within the traditional territories of the hiškʷiiʔatḥ (Hesquiaht First Nation), ʕaaḥuusʔatḥ (Ahousaht), ƛaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation), Yuułuʔiłʔatḥ (Ucluelet First Nation), and tukʷaaʔatḥ (Toquaht Nation). The Region also includes the area governed by the Maa-nulth Final Agreement, a modern Treaty negotiated by the Government of Canada, the Province of British Columbia, and the Maa-nulth First Nations and implemented in 2011. The five Maa-nulth First Nations are Yuułuʔiłʔatḥ (Ucluelet First Nation), Huu-ay-aht First Nations, tukʷaaʔatḥ (Toquaht Nation), Ka:'yu:'k't'h'/Che:k'tles7et'h' (Kyuquot/Cheklesath First Nation), and Uchucklesaht Tribe Government, all located on the west coast of Vancouver Island. The administrative boundaries of the ACRD are located within the lands of four of the five Maa-nulth First Nations: Yuułuʔiłʔatḥ, Huu-ay-aht First Nations, tukʷaaʔatḥ, and Uchucklesaht Tribe Government. Ka:'yu:'k't'h'/Che:k'tles7et'h' is located north of the administrative boundaries.

The OCP area is located within the traditional territories of the Yuułuʔiłʔatḥ Government, Toquaht Nation, and Tla-o-qui-aht First Nation, and neighbours Yuułuʔiłʔatḥ Government and Toquaht Nation Treaty Settlement Lands (TSLs).

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

Key Community Traits

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

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

To access services which only exist locally in a seasonal capacity, permanent Area C residents are reliant on surrounding economic hubs such as the Districts of Tofino and Ucluelet or the City of Port Alberni.

Area C is primarily accessible from east Vancouver Island by car via Provincial Highway 4, which connects to the Island Highway (Highway 19) just south of Qualicum Beach and Parksville. Alternatively, the Area can be reached by boat, seaplane via private seaplane bases in Ucluelet (CAN3) and Tofino (YTP), or commercial air travel through the Long Beach Airport (CYAZ).

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The Long Beach Airport, while located outside the OCP area, is owned and managed by the ACRD. This facility is shared by First Nations, residents and visitors of the region, Area C, and the Districts of Ucluelet and Tofino.

Community Profile

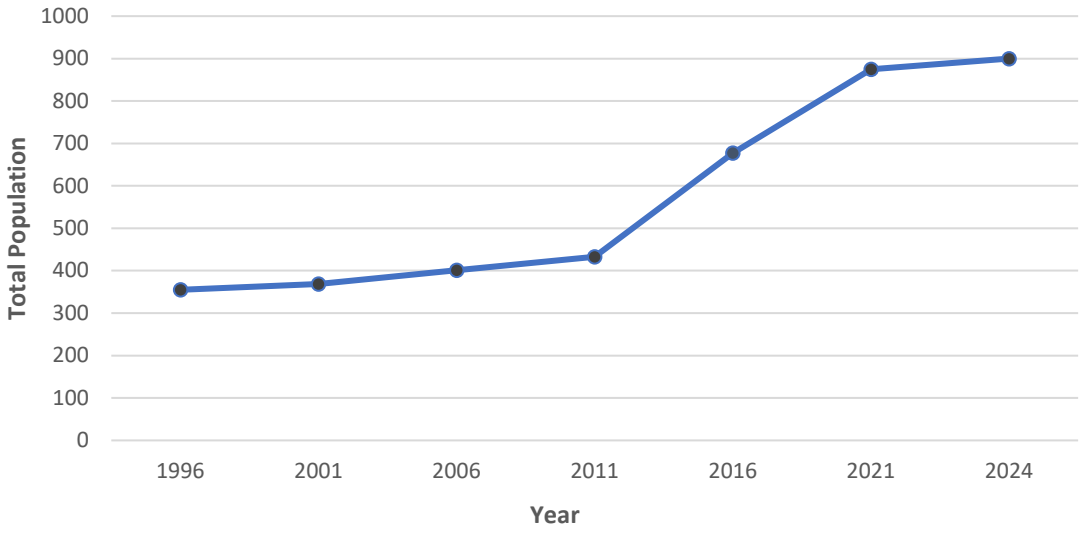
Data reported in the community profile is derived from Electoral Area C as a whole, as Census Canada and BC Stats do not collect data that is specific to the OCP Area. As a result, information stated here may differ slightly from actuality.

DEMOGRAPHICS

POPULATION

The 2021 Census reported a total population for Area C of 875 permanent residents, representing a 30% increase in population (198 persons) since the 2016 Census, from 677. In 2024, the population is estimated to be approximately 900 people (Figure 2).

FIGURE 2. POPULATION GROWTH IN AREA C FROM 1996-2024



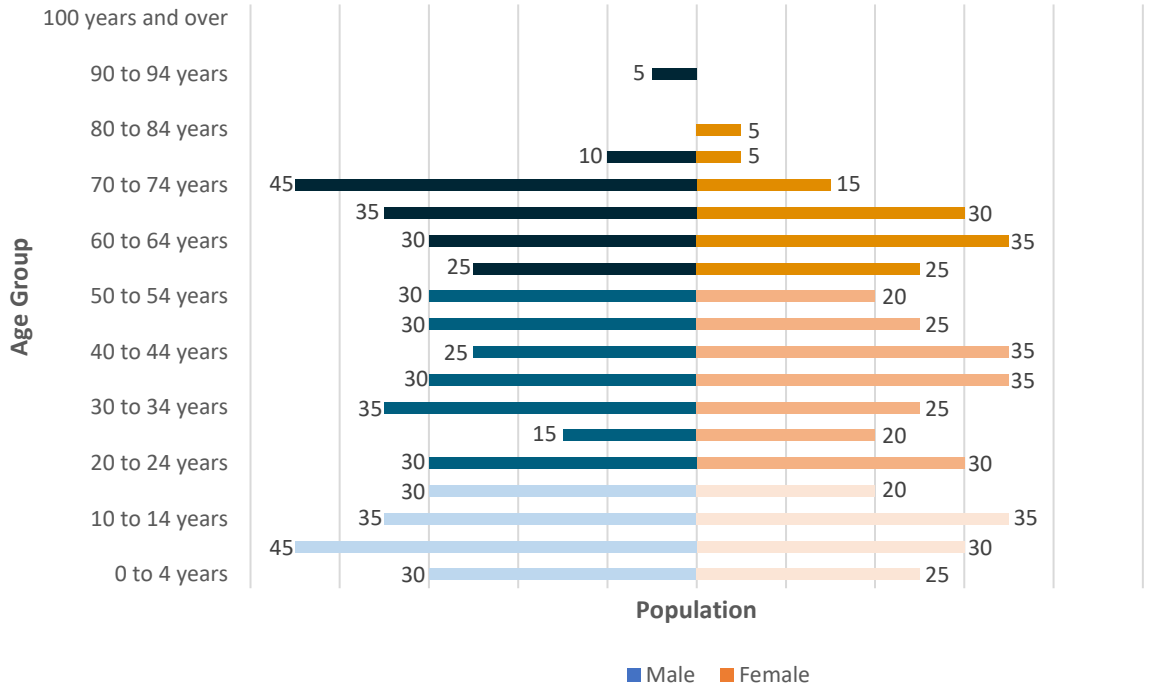
AGE

The median age in Area C saw a marginal decrease from 38.9 to 38.8 between 2016 and 2021. This represents a slightly younger population than both the ACRD and the province of BC overall, which reported median ages of 46.4 and 42.8 in 2021, respectively.

Area C's population is distributed relatively evenly across age groups, with 28.6% aged 19 and younger, 41.7% aged 20-54, and 30.3% aged 55 and over (Figure 3). Of these broader age groups, the largest cohorts are residents aged 5-9 and 10-14, representing 8.6% and 8.0% of the total population, respectively. Based on historical growth trends and 15-year enrollment projections to 2039 for School District 70, it is expected that the number of youths in the community aged 5 to 14 will continue to rise.

Conversely, though nearly one third of Area C is aged 55 and above, most of this age bracket is comprised of residents aged 55 to 75 – representing 27% of the total population as compared to just 3% of all residents being aged 75 and over.

FIGURE 3. TOTAL AREA C POPULATION BY AGE GROUP AND GENDER (2021)



HOUSEHOLDS

Average household size rose from 2.4 persons to 2.6 persons between 2016 and 2021. Correspondingly, the total number of Area C residents residing in private households[1] shifted from 645 persons to 830 persons over that same period. Despite these increases, the proportion of Area C residents who reside within the community for most of the year (non-seasonal/permanent residents) decreased from 95.3% to 94.9% between 2016 and 2021 – demonstrating that Area C is home to more seasonal and/or temporary residents than the overall Province, where 98.3% of the total population occupies a private household (Table 1).

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

	Area C	Province of BC
Average Household Size	2.6	2.4
Number of Persons in Private Households as a Percentage of Total Population	94.9%	98.3%

CULTURAL CHARACTERISTICS

CITIZENSHIP & ETHNIC GROUPS

Per the 2021 Census, 96.6% of Area C residents are Canadian citizens, with 83.4% of the total population identifying as third (or more) generation. 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 2).

Table 2. Percentage of Canadian Citizens and Generational Status for Area C Compared to the Province (2021)

		Area C	Province of BC
Percentage of Population that are Canadian Citizens		96.6%	88.7%
Generation Status	**First Generation**	8.0%	33.7%
	Second Generation	8.6%	21.7%
	Third Generation or More	83.4%	44.5%

[1] **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 (Statistics Canada, 2021).

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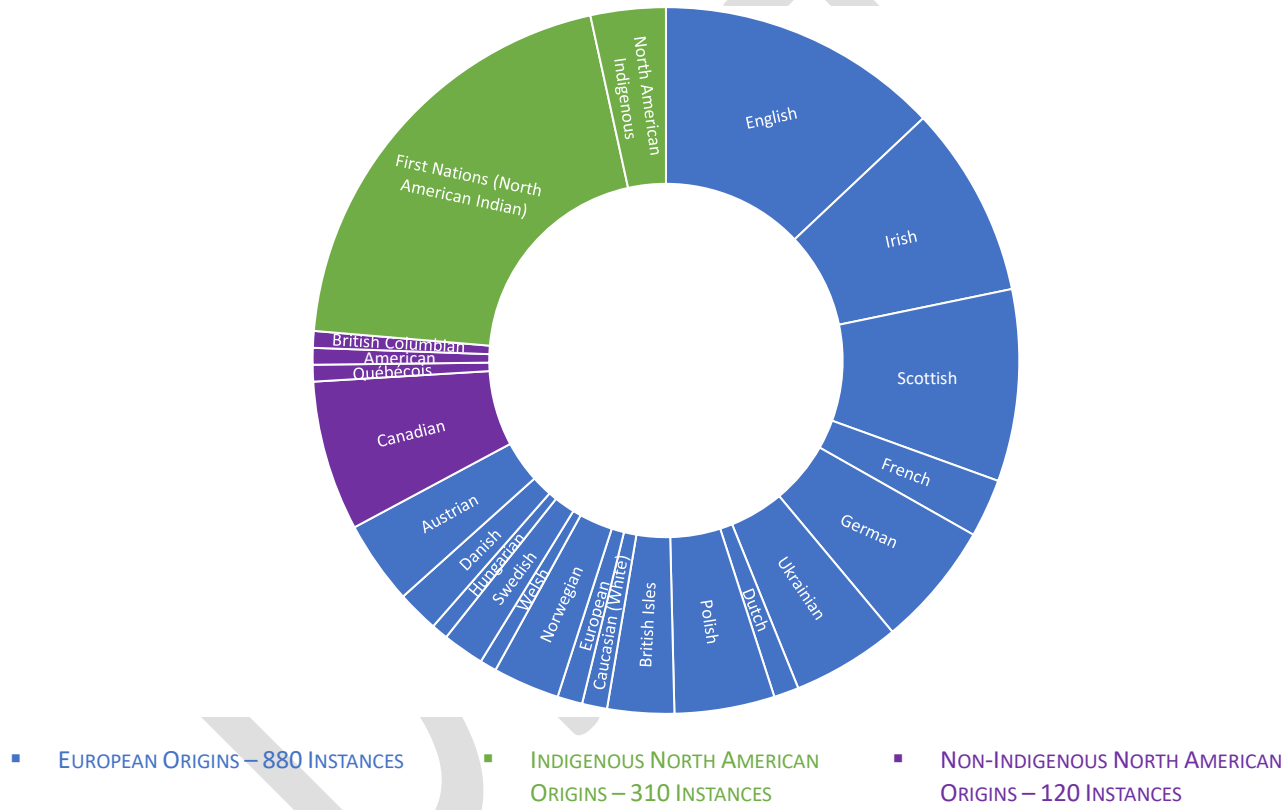
In the Census, Area C residents reported European, Indigenous North American, and non-Indigenous North American ethnic or cultural ancestries (Figure 4), with most residents reporting ancestry from more than one country or region of origin. The most highly reported ancestries were of European origins (880 instances), followed by Indigenous North American (310 instances) and non-Indigenous North American ancestries (120 instances).

FIGURE 4. ETHNIC OR CULTURAL ORIGINS REPORTED BY AREA C RESIDENTS (2021)

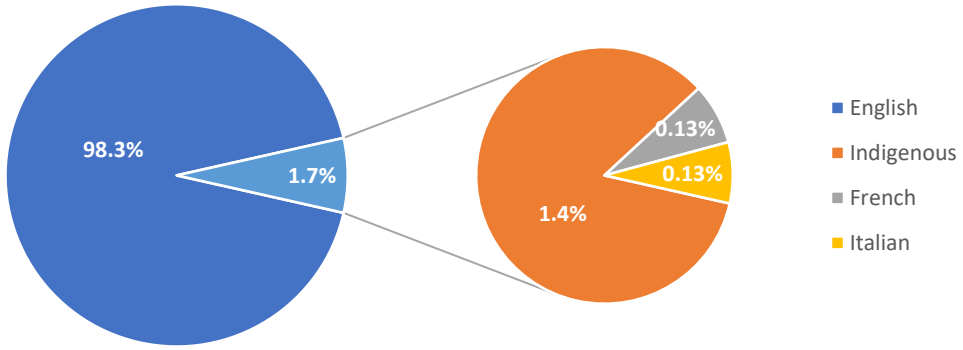


In Area C, 375 residents (42.9% of the total population) identify as having Indigenous ancestry. The majority of these residents (325, or 86.7% of those having Indigenous ancestry) identify has having solely First Nation ancestry, while the remaining population (50 residents, or 13.3% of those having Indigenous ancestry) identify as having both First Nation and non-Indigenous ancestry.

LANGUAGES

The most prominent language spoken in private households in Area C is English at 98.3%. Of the other languages spoken by Area C residents, as illustrated by Figure 5, Indigenous language(s) account for 1.4%, while both French and Italian account for 0.13%.

FIGURE 5. LANGUAGES SPOKEN IN PRIVATE HOUSEHOLDS IN AREA C (2021)

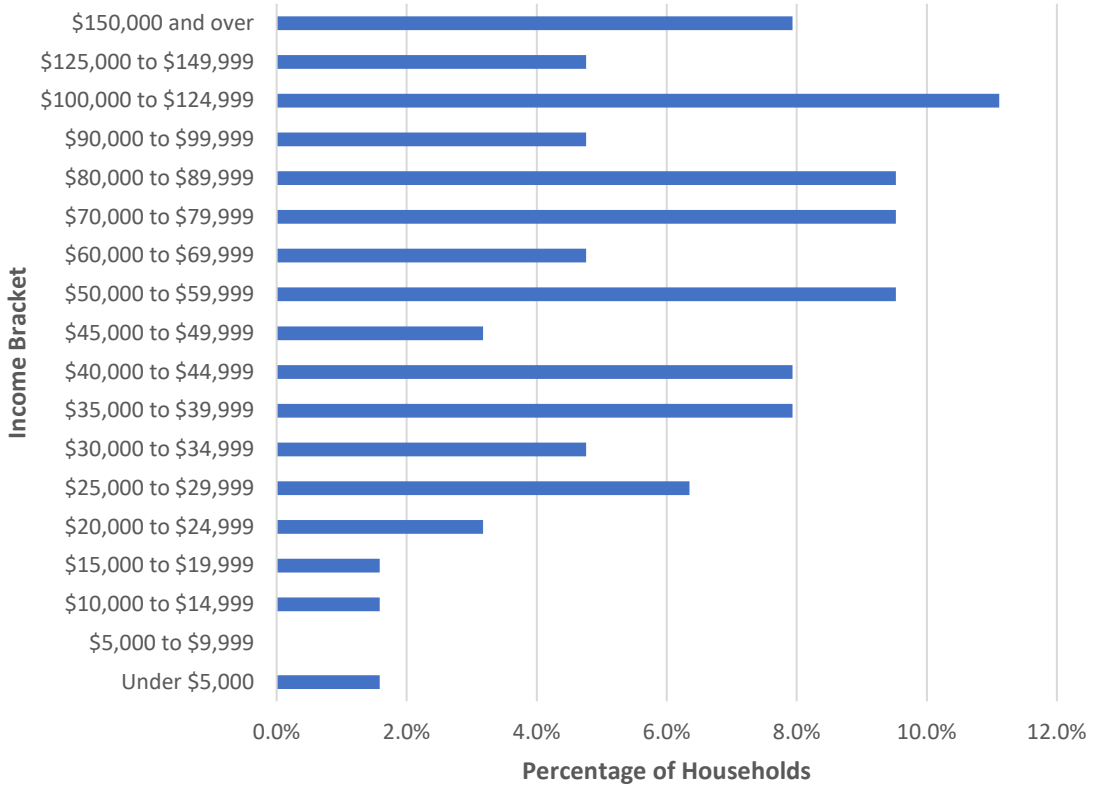


ECONOMIC PROFILE

INCOME

Based on 2020 Census income data, the largest household after-tax income group in Area C is $100,000 to $124,999 (11.1%), while the smallest household after-tax income groups are $15,000 to $19,999, $10,000 to $14,999, and $5,000 or less – which each account for 1.6% of Area C households (Figure 6).

FIGURE 6. AREA C HOUSEHOLD AFTER-TAX INCOME (2020)



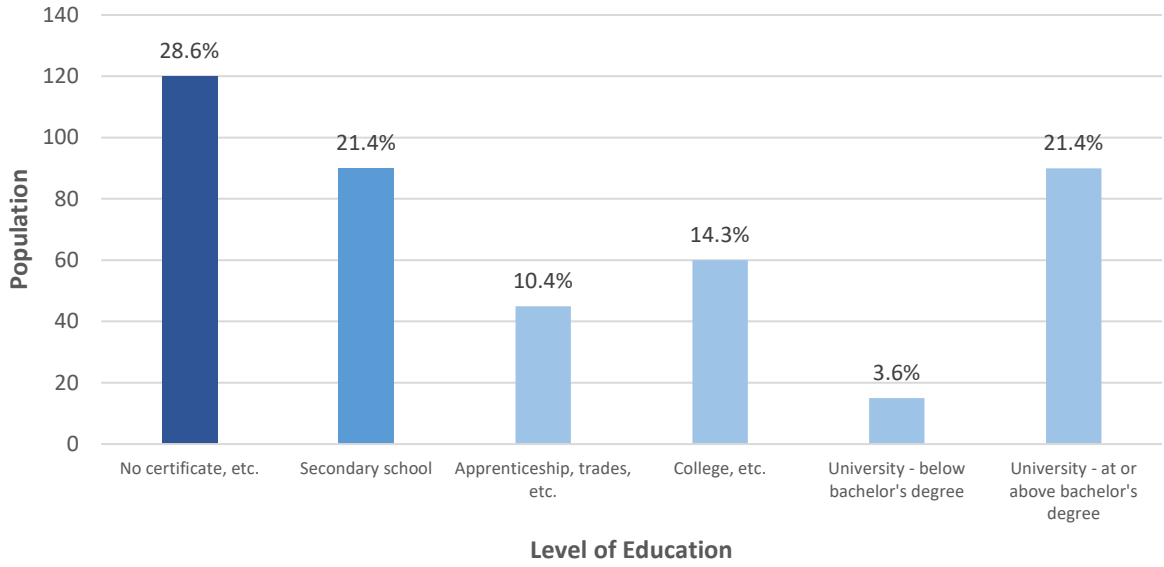
The average gross income of Area C households in 2020 was $89,200. This average is influenced by the 34.9% of Area C households which earn more than $90,000 a year. Comparatively, the average gross income of households across the province in 2020 was $108,600 – as influenced by the 47.3% of BC's households which earn more than $90,000 a year.

Conversely, the median gross income of Area C households in 2020 was $69,500, as compared to the median gross income of BC households in 2020, which was $85,000. This highlights that wealth disparity – while present in Area C – is not as prevalent in the Area as it is in the province overall.

EDUCATION LEVEL

Half of Area C residents between the ages of 25 and 64 (50.0%) have obtained a postsecondary certificate, diploma, or degree. As shown in Figure 7 below, 21.4% of all residents aged 25 to 64 hold a university degree at or above a bachelor's degree level, which is above the 18.3% reported in 2016.

FIGURE 7. HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT OF AREA C RESIDENTS AGED 25 TO 64 YEARS IN PRIVATE HOUSEHOLDS (2021)

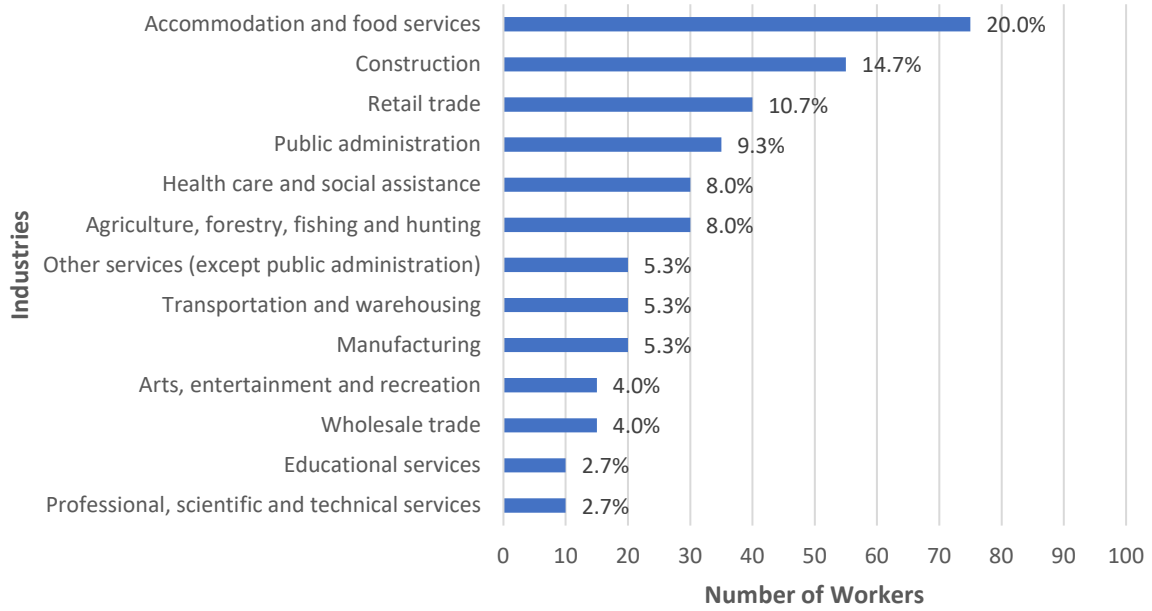


About one fifth (21.4%) of Area C residents aged 25 to 64 have achieved a secondary (high) school diploma or equivalency certificate as their highest level of education, while 28.6% of residents have not. This demonstrates a slight decrease in the overall level of educational attainment for Area C residents aged 25 to 64 since 2016, when 22.5% had achieved a secondary (high) school diploma or equivalency certificate as their highest level of education and just 23.9% had not completed any formal education.

INDUSTRY

According to the North American Industry Classification System (NAICS) from 2017, accommodation and food services was Area C's largest industry, representing one fifth (20.0%) of all industry in the Area, and highlighting the influence of tourism on the Area's economy. The next top four industries were construction (14.7%), retail trade (10.7%), public administration (9.3%), and health care and social assistance (8.0%).[2] Area C's five smallest industries were professional, scientific and technical services (2.7%), educational services (2.7%), wholesale trade (4.0%), arts, entertainment and recreation (4.0%), and manufacturing (5.3%), (*FIGURE 8*).

FIGURE 8. INDUSTRIES IN AREA C (2021)



In 2021, the classification categories for industries were significantly revised, so direct 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

[2] Statistics Canada. *2021 Census of Canada Census Profiles, Industry - Sectors - North American Industry Classification System (NAICS) 2017.*

force for Area C which are: sales and service (37.3%), trades, transport and equipment operators (21.3%), business, finance, and administration (9.3%), and natural and applied sciences and related (8%).[3]

When observing 2021 labour force statistics against industry data from 2017, it can be implied that accommodation and food services are still the top industry and/or employer for Area C, which are now included under the sales and service category. Construction, which now falls under the trades, transport and equipment operators category, remains a key industry and/or employer for Area C, along with public administration, which was previously the fourth largest industry in the Area, but now falls under the business, finance, and administration category which is the third largest employment category.

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[3] Statistics Canada. *2021 Census of Canada Census Profiles, Occupation - Broad category - National Occupational Classification (NOC) 2017.*

Housing Profile

Between 2014 and 2023, Area C issued a total of 39 building permits for new residential dwellings, with 100% of permits for single-detached residences (Table 3).

Table 3. Building Permits Issued for New Residential Dwellings Between 2014 and 2023 in Area C

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single-Detached	0	9	3	3	6	1	4	1	8	4	39
Row	0	0	0	0	0	0	0	0	0	0	0
Semi-Detached	0	0	0	0	0	0	0	0	0	0	0
Duplex	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
Apartment (5+ floors)	0	0	0	0	0	0	0	0	0	0	0
Mobile	0	0	0	0	0	0	0	0	0	0	0

Of the 680 existing residential dwelling units in Area C, just 325 (47.8%) were occupied by a private household in 2021 – meaning 355 (52.2%) existing residential dwelling units went unoccupied for more than half of the year. This discrepancy between existing dwellings and full-time residency further emphasizes the seasonal and/or short-term nature of residential activity in Area C.

A significant proportion (70.7%) of occupied dwellings in Area C are single-detached residences; 76% of which are owner-occupied, while 24% are occupied by renters. Conversely, row- and semi-detached dwellings – which make up the smallest proportions of occupied dwellings in the Area (representing 7.7% and 4.8% of existing housing stock, respectively) – are 100% renter-occupied (Table 4).

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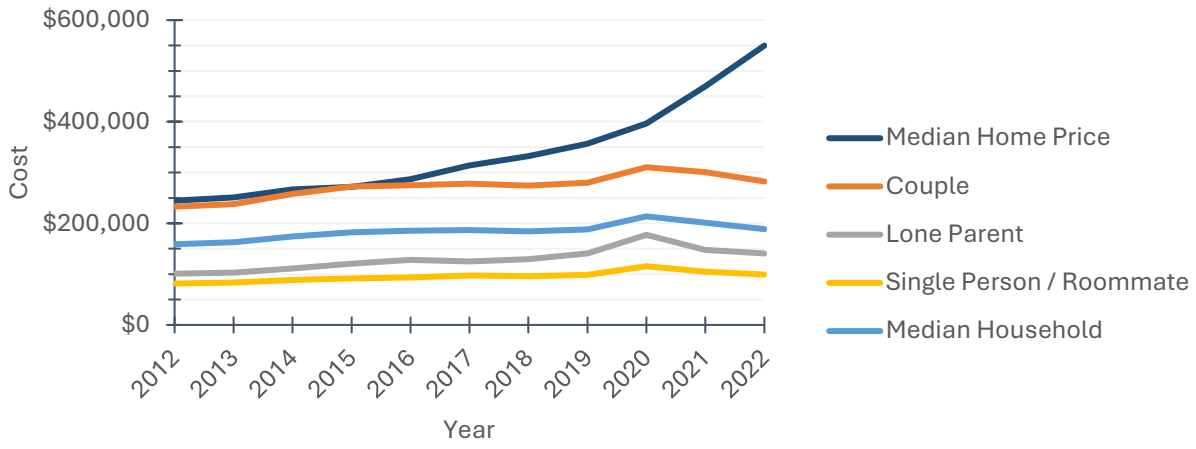
TABLE 4. OCCUPIED DWELLINGS BY STRUCTURE TYPE IN AREA C (2021)

	Total	Single-Detached	Row	Semi-Detached	Duplex	Apartment (<5 floors)	Apartment (5+ floors)	Mobile
Total	**325**	**230**	**25**	**15**	**0**	**0**	**0**	**35**
Proportion of Total	**100%**	**71%**	**8%**	**5%**	**0%**	**0%**	**0%**	**11%**
Owner	63%	76%	0%	0%	-	-	-	57%
Renter	38%	24%	100%	100%	-	-	-	43%

The affordability of home ownership in Area C changed dramatically between 2012 and 2022. During this period, the median home price increased from $244,600 to $549,900 – representing a 124.8% change over 10 years, or an annual increase of 12.5%. This rapid and substantial increase in median home price does not reflect a correspondingly rapid nor sizable increase in average household income for Area C residents. Rather, the discrepancy between median home price and housing affordability has grown significantly, as illustrated in Figure 9 below.

FIGURE 9. CHANGE IN HOUSING AFFORDABILITY: MEDIAN HOME PRICE IN AREA C COMPARED TO HOUSING AFFORDABILITY FOR VARIOUS HOUSEHOLD CONFIGURATIONS (2021)



Conversely, the affordability of rental housing in Area C has not changed as dramatically as the affordability of home ownership. Rather, the monthly shelter costs for renters increased by 3.9% between 2011 and 2021, as opposed to the 182.7% increase in monthly shelter costs for homeowners during that same period (Table 5).

TABLE 5. CHANGE IN HOUSING AFFORDABILITY: AVERAGE MONTHLY SHELTER COSTS IN AREA C FROM 2011 TO 2021

	2011	2016	2021
Owner	$474	$1,062	$1,340
Renter	$866	$769	$900

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3. EXISTING PLANS AND STRATEGIES

Many plans and strategies are relevant to future policy direction for the Area C – South Long Beach OCP Area. This section provides an overview of ACRD plans and strategies, as well as those produced by external partners, such as First Nation communities, that will inform and complement the Area C OCP. Some of the findings, recommendations, and key directions noted in these plans and strategies will inform the development of policy for South Long Beach, while others may need to be updated to respond to the resulting policy direction of the new OCP. These documents will work together to provide community direction on a multitude of topics, including land use, housing, climate action, the environment, and infrastructure amongst others.

Summary of Major ACRD Plans & Strategies

The following table provides summaries of ACRD plans and strategies that are relevant to this OCP update. A brief description of each plan / strategy is provided with context on how the document may inform the OCP or items to consider as part of the update process. The ACRD has several plans and strategies that provide direction on priorities and decision-making for the broader regional community. It is important to note that only those relevant to the Area C – South Long Beach OCP Area are discussed.

Document	Date	Relevance to Area C
Emergency Services		
Area 'C' Long Beach – Community Wildfire Resiliency Plan	2023	In addition to identifying potential wildfire threats and the associated risks/impacts for Area C, the *Community Wildfire Resiliency Plan* includes strategies to minimize Area C's susceptibility to wildfire threats, including specific recommendations related to education, legislation and planning, development, interagency cooperation, cross-training, emergency planning, and vegetation management. Of note, the Plan recommends that Area C develop a spatially-based Wildfire Development Permit Area within their OCP as a means of encouraging the use of fire-resistant exterior construction materials for new construction; imposition of minimum setbacks from forested edge and top of slope (based on FireSmart principles); and, use of FireSmart landscaping.
Community Vulnerability and Resiliency Index	2023	The *Community Vulnerability and Resiliency Index* identifies potential hazards specific to the geography and demographics of Area C, as well as opportunities to build regional resilience related to emergency preparedness, response, and recovery. For Area C, households which currently have unaffordable shelter costs (26% of Area C households), as well as any individuals living in tents, RVs, and cars were identified as the most vulnerable/have the least coping capacity for response and recovery to hazards.

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		Critical infrastructure in Area C includes the Long Beach Airport, the Port Albion Dock, the Millstream Water System and the BC Hydro substation.
Hazard, Risk & Vulnerability Assessment	May 2023	The *Hazard, Risk & Vulnerability Assessment* identifies potential hazards relevant to the ACRD, as well as any existing or future risk treatment options associated with such hazards. <u>Moderate priority hazards identified for Area C include</u>: • Air Quality • Coastal/Shoreline Flooding • Cyber Security Threat • Drought • Extreme Cold • Freezing Rain or Drizzle • Ground Transportation Route Interruption • Hazardous Materials Spills • Human Disease and Public Health Crisis • Landslide/Debris Flow • Marine Vehicle Incident • Nuclear Incident • Plant Disease and Pest Infestation • Space Weather • Telecommunications Interruption • Wildfire <u>High priority hazards identified for Area C include</u>: • Earthquake • Hurricane/High Wind Event
Long Beach Electoral Area Emergency Plan	2020	The local emergency plan establishes that risk reduction can be effectively implemented by developing land-use policies and OCPs which integrate the Hazard, Risk, & Vulnerability Analysis (HVRA) lens to reduce risks and improve public safety.
Risk Reduction Strategy Report	April 2023	The *Risk Reduction Strategy Report* identifies risk reduction strategies for key hazards which are likely to create significant or recurring risks for the region. For Area C, events with major and significant risks (that are rated possible or likely to occur) are the following: earthquake (6.0) (occurrence is possible), hurricane/high wind event (likely), wildfire (possible), and telecommunications interruption (possible). Infrastructure

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		improvements and public awareness campaigns to prepare the community for these events are critical. Additional considerations for the Area include the possibility of unhoused populations and isolation from other major populations and infrastructure if a major hazardous event were to occur.
West Coast Evacuation Route Base Guide	March 2023	The *West Coast Evacuation Route Base Guide* specifies agency roles and responsibilities and includes planning considerations in the event of an evacuation within the west coast region, including Area C. The guide is meant to be used in conjunction with existing community emergency plans. It provides considerations for issuing an evacuation alert/order/rescind, moving at risk populations away from a hazardous environment, location of region-wide muster sites, security protocols in evacuation zones, transportation management, public communications and dissemination of information strategies, and other considerations.
Parks and Trails		
Parks & Trails Strategic Plan	March 2015	The *Parks & Trails Strategic Plan* for serves as a long-term framework for developing and enhancing regional parks and trails in the ACRD. The plan, established with input from community members, seeks to balance recreational use, environmental protection, and economic benefits, guiding growth for ten years. Key goals include fostering governance that reflects the District's diversity, pursuing land acquisitions to expand parks, promoting economic development through tourism, and creating sustainable planning and management strategies for park facilities. Community engagement highlighted the importance of accessible and diverse outdoor recreation activities that preserve the natural environment, encourage healthy lifestyles, and boost the regional economy. While each electoral area has policies within its OCP directing local level actions for parks and trails, the Parks & Trails Strategic Plan aims to meet the needs of the entire ACRD. The plan provides recommendations for ACRD policies to manage and develop existing and future community and regional parks as well as suggestions for managing recreation resources in partnership with landowners, governments, outdoor groups, and First Nations. Of note, each electoral area OCP has indicated the following: “The Regional District will build or assist in building, acquire, provide or otherwise encourage through development approvals not less than one kilometer of pathway of trail per year within the Plan area”.
Parks Services 2023 Annual Report	May 2024	The ACRD established its regional parks service in 1970 and operates 5 community park services, including one for Long Beach. The Parks Services 2023 Annual Report provides detailed data on park usage, volunteer contributions, and financial information.

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		Area C has 0.93 hectares of parkland and 1.48 kilometres of trails, including Willowbrae Park and South Long Beach Multi-Use Pathway. In the 2024 South Long Beach Community Parks budget, there is $166,588 in the parkland reserve fund for new parkland acquisition. Key items highlighted in the annual report for Area C include: <u>Completed Projects</u>: • Construction of the West Coast Multi-Use Pathway, which included the final connection between Tofino and Ucluelet. <u>Ongoing and New 2024 Projects</u>: • Development of parks commission procedures/guidelines • Asset inventory and condition assessments • Parks signage improvements <u>Future or potential projects</u>: • Parkland acquisition policy • Parks donation and dedication policy/program • Consolidating parks regulatory bylaws
Planning & Development		
2023 Waste Composition Study	January 2024	The *Waste Composition Study* was conducted to analyze the composition of materials across residential, commercial, and self-haul sources disposed at the Alberni Valley Sort'nGo Centre and West Coast Landfill. Conducted by Tetra Tech Canada, this study updates findings from a previous 2019 analysis to prepare for an upcoming update to the ACRD Solid Waste Management Plan. Findings emphasize the need for improved waste diversion programs, especially for compostable and recyclable materials, which could theoretically divert over 50% of the total waste from landfills. The report's recommendations target increasing recycling access, enhancing public awareness of waste management, and collaborating with stakeholders to optimize regional waste diversion efforts.
Fall 2023 Community Planning Engagement Summary Report	November 2023	The Community Planning Engagement project took place from October to November 2023 to collect initial public input and options for reviewing and updating 6 Electoral Area Official Community Plans (OCPs). The *Fall 2023 Community Planning Engagement Survey Response Report* provides the raw responses from the online survey #1. A summary was presented to the Electoral Area Directors Committee in late November 2023.

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		Approximately 300 community members participated at the workshops and open houses held throughout the ACRD, and the online survey had almost 250 responses. The survey included general visioning questions to understand what participants appreciated about their community, changes they'd like to see, and how they envision the future of their community. The following themes emerged: • General desire for fewer regulations in the rural areas, provided a common-sense approach can be employed to respond to nuisance issues; • More opportunities for public engagement on community planning matters throughout the region and appreciation for the opportunities provided during this engagement; • Maintaining a community-minded approach to community planning initiatives; and • Improving communication with the public on the Electoral Area OCPs and Zoning Bylaw. The following feedback was provided from residents in Area C in response to zoning themes: • Residents appreciate the quiet and rural nature of small town communities and the access to water. • Residents felt there is a lack of housing variety, playgrounds, and informal meeting/gathering spaces. • Residents felt more green development would benefit the community. • Residents expressed mixed opinions on whether to have a single regional zoning bylaw or adopt individual bylaws for each area. Some residents noted that implementing a single regional bylaw could be challenging due to the diverse uses possible on different lot sizes. <u>Recreational Vehicles (RVs), and Housing</u> • Support for long-term dwelling in RV, if connected to services and depending on lot size. ○ Provide for range of housing options (for family, affordable, short-term, farm help, staff housing). • Concerns for long-term dwelling in RV included monitoring and enforcement <u>Accessory Dwelling Units (ADUs)</u> • Support: ADUs provide opportunity for more permanent housing to meet high demand and opportunities for rental income. • Support for more flexibility: ○ Allowing ADUs on lots <1 acre (current ACRD regulation = 1 acre minimum).

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		○ Allowing more than 1 ADU per lot. ● Challenges: availability and capacity of utility services (i.e. sewer) <u>Home Occupations and Home Industry</u> ● ● Support if lot size requirements can be reduced to <2 acres (current ACRD regulation = 5 acre minimum) ○ Desire to support more working from home options, diversify economy, and affordability. ● Concerns: NIMBYism <u>Agriculture and Animals</u> ● In support of limits: limit nuisances and noise, pollution/runoff ○ Additional regulations for keeping of fowl and swine (current ACRD regulations regulate cows and horses)
Garbage Composition Study Alberni Valley Landfill & West Coast Landfill	July 2019	The *Garbage Composition Study* is a baseline garbage composition study at the Alberni Valley Sort'nGo Centre (Alberni Valley Landfill; located in Area D) and the West Coast Landfill (located in Area C). The focus of the work is to determine the composition of material entering both landfills, establish the percentage of divertible materials, and produce garbage composition profiles for each sector (residential, self-haul, and ICI). The OCP may wish to encourage program development and future outreach and education campaigns regarding waste diversion and reduction.
Long Beach Airport Water System Water Emergency Preparedness Plan	January 2023	The ACRD is responsible for providing adequate supplies of clean potable water to its citizens within community water systems, even in the event of an emergency or disaster. Disruptions in water quality and delivery may result from emergencies such as natural disasters, accidents, or intentional acts. The *Water System Emergency Response Plan* acts as a guide for the ACRD to respond to a water system emergency in the Long Beach Airport's Water Distribution System. The plan outlines actions to provide early response to an emergency condition, ensure that water quality and public health are not compromised, ensure that water for firefighting is available, restore normal water system operation, and protect the natural environment from impacts associated with the system operation in the event of an emergency.
Millstream Water System Asset Management Plan	May 2019	The *Millstream Water System Asset Management Plan* is part of the ACRD Asset Management program to facilitate informed decision-making and effective allocation of resources for infrastructure. It provides an overview of current state inventory of infrastructure assets, condition assessments, levels of service, and prioritized improvement plans. The purpose of an Asset Management Plan is to deliver sustainable, cost-effective

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		services to ACRD communities in a socially, economically, and environmentally responsible manner, while providing the level of service agreed upon by the Board. Millstream is a small residential community located 3.5 km north of the District of Ucluelet, in Area C. The existing water system was constructed in 1969. The Millstream Water System network includes: a water treatment building, a 650 m^3 reservoir, 989 m of A/C Piping, 96 m of PVC Piping, 19 m of corrugated metal piping, 2 fire hydrants, and 43 service connections. The Plan identifies the following recommendations and next steps to improve asset management practices: • Increase documented and regimented condition assessments; • Update and monitor asset conditions and rankings on an ongoing basis; • Update and monitor operation and maintenance costs on an ongoing basis; • Update inventory for disposals, additions and changes in useful life; • Implement a system-wide asset ID system for specific components and link with GPS; • Identify funding sources for capital water projects; • Implement ArcGIS using the newly acquired data; and • Create a risk framework and assist in ranking priorities.
Short Term Vacation Rentals Consultation Summary & Recommendations	November 2017	Nightly, weekend, and weekly short term vacation rental (STR) accommodations on residential properties primarily concentrated within the Sproat Lake (Area D), Bamfield and Long Beach (Area C) Electoral Areas, are mainly located on properties not zoned for rental accommodation. The ACRD recognizes that STRs provide economic opportunities but also needs to address the public health and safety concerns they may pose and the impact on housing availability. The *Short Term Vacation Rentals Consultation Summary & Recommendations Report* recommends to: • Prepare a policy document for consideration by the Board requiring that Short Term Rental (STR) applications are first considered by Temporary Use Permit (areas that allow for TUP applications would need to be designated in each Electoral Area's OCP); • Draft an amendment to the Development Procedures Bylaw to increase the application fee for a STR Temporary Use Permit; and • Include a potential increase to bylaw enforcement resources to the 2018 budget discussions.

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Short Term Vacation Rentals TUP Policy	January 2018	The intent of the *Short Term Vacation Rentals TUP Policy* is to provide guidance to the public and the ACRD when considering Temporary Use Permit (TUP) applications for short term vacation rentals (STRs). If the ACRD issues a TUP, a term limit of not greater than three years shall apply (two years in the South Long Beach 'Area C' OCP area) to TUPs issued for STR use on land within an OCP area.
Solid Waste Management Plan	November 2007	The Solid Waste Management Plan discusses existing capacity for waste management and initiatives for reducing waste, increasing recycling, and protecting the environment. Solid waste management is a component outlined in the 2024-2027 Strategic Plan under "2.0 Managing our Assets and Infrastructure." This document outlines the status of solid waste operations in 2006 and presents an updated plan for solid waste management in the ACRD. The Plan includes programs, policies and infrastructure to meet the objectives of: • Reducing the amount of waste requiring disposal; • Increasing the level of recycling activity throughout the regional district; and • Ensuring that any residual waste is disposed of in a manner that protects environmental and social well-being. In 2024/25, the ACRD is undertaking a comprehensive review and updated of the Solid Waste Management Plan.
Strategic Plan (2024-2027)	February 2024	The Strategic Plan establishes the following objectives to guide future planning and development for Area C: • Complete the West Coast and Regional Transit service reviews; • Develop airport development plans in collaboration and/or partnership with First Nations whose land the airport operates on; • Establish policies that provide criteria and process for regional collaboration that fosters the development, effective use of, or climate related upgrades, to new or existing water/sewer utilities; • Develop protocol agreements with regional First Nations communities to support reconciliation and partnering efforts; and • Advance options for legislative change that facilitate the option for adding non-treaty nations to the ACRD Board in accordance with the Declaration on the Rights of Indigenous Peoples Act (DRIPA) legislation
West Coast Landfill 2023 Annual Report	May 2024	The *West Coast Landfill 2023 Annual Report* provides a detailed overview of the operations and projects in 2023 and future plans for the West Coast Landfill. The West Coast Landfill is operated by the ACRD and services the District of Tofino, District of Ucluelet, Parks Canada,

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		Area C, and the First Nations communities of the Toquaht, Yuułuʔiłʔatḥ, Ahousaht, Tla-o-qui-aht, and Hesquiaht. Future projects highlighted in the report that may be relevant for the OCP update include: • Installation of additional cover buildings for the organics composting facility in 2024; • Onboarding of a waste education group to support in-region waste education efforts; • Update of the Solid Waste Management Plan (SWMP) with further public engagement and development; • Installation of flow monitoring for the leachate system and a 3-phase power upgrade; and • Future initiatives include an organics ban, construction and demolition waste diversion, and the design of a new leachate treatment facility.
Zoning Bylaw Update	August 2023	The ACRD developed a draft updated Zoning Bylaw that would replace the existing *Zoning Bylaw No. 15* which was originally adopted in 1973. Updating *Zoning Bylaw No. 15* with a new comprehensive Zoning Bylaw focused on addressing known problems, improving bylaw components that are unclear, and providing more certainty and relevancy than the current Zoning Bylaw. An updated Zoning Bylaw also aims to better align with and implement policies of the individual area OCPs. The ACRD is currently undertaking updates to the six Electoral Area OCPs prior to revisiting comprehensive updates to the Zoning Bylaw.
Social Development		
Accessibility Plan	2024	The *Accessibility Plan* for the ACRD outlines a comprehensive approach to improving accessibility across various areas, including services, public spaces, employment, and transportation. Developed in line with the *Accessible BC Act*, the plan aims to address and remove barriers that affect people with disabilities, fostering an inclusive community. The Plan identifies specific actions to incorporate when developing OCPs in the ACRD, including: <u>Information and Communications</u>: ○ Ensuring that community engagement and public facing documents are accessible, with options for virtual participation, plain language materials, and accessible meeting formats. ○ Reviewing current processes for completing plans to better consider and incorporate the unique needs of people with disabilities. This includes:

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		Buildings, Infrastructure, and Public Spaces: ○ Prioritizing accessible design for infrastructure and public spaces to prioritize physical access and safety, addressing barriers in areas like sidewalks, pathways, and signage. Transportation: ○ Integrating accessible and equitable transportation options and considering the needs of users with disabilities. Emergency Planning: ○ Planning public education campaigns including how residents and visitors with disabilities can access emergency services and how neighbours can support fellow residents with disabilities in the event of an emergency, as well as about the importance of visual and auditory alarms in key spaces.
Child Care Needs Assessment	2019	Collaborative *Child Care Planning Across Alberni-Clayoquot* is both a report and a call to action to recognize the importance of appropriate childcare in creating enriching environments for young children and in supporting parents in their employment, education, and other goals, all of which contribute to a strong social and economic fabric. It also recognizes the role that local governments - municipalities, regional districts, Nuu-Chah-Nulth communities and school districts - have in facilitating access to quality childcare. The Area C OCP should include childcare policies which address the top 3 barriers to childcare identified in the study: 1. Lack of sufficient childcare spaces, requiring families be put on a waitlist; 2. Cost of childcare relative to household income; and 3. Scheduling of childcare programming which does not align with the families' needs. Area C's current OCP supports home-based occupations but lacks clear statements of support and/or opportunities for amenity provision around child and family services. These policies include: 4.3.2 Rural Residential Policies: a) Permitted uses within areas designated Rural Residential include single-family homes, mobile homes and group homes, home based businesses and home industry (see Section 5.10). 5.10.2 Home Based Business and Home Industry Policies: a) Home based businesses are permitted in all primary residences provided:

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		i) such activities result in no noise, light, glare, vibration, fumes, odours, dust or smoke that can be detected from outside the home; ii) provision adequate water and sewerage are demonstrated; iii) adequate off-street parking is provided; and iv) the homeowner resides in the residence. The plan also highlights best practices from other municipalities to include in future OCP updates, as follows: • Providing grants or tax exemptions to childcare providers; • Making space available in municipal facilities - at nominal or below market rates - for the provision of childcare; • Securing built childcare spaces or cash in lieu from developers through the development approval process; • Providing information/links to childcare resources on their websites; • Providing planning tools to existing and prospective childcare operators; • Establishing family-friendly policies for municipal employees (e.g. compressed work weeks; flexible scheduling to accommodate employees' childcare needs); and • Considering the provision of childcare in the context of neighbourhood planning by evaluating the need for childcare in proposed developments.
Long Beach Electoral Area 'C' Housing Needs Report	November 2021	The Long Beach Electoral Area 'C' Housing Needs Report contains statistics on population, income, and household data for Area C as well as future housing projections. Housing concern trends for Area C include the following: <u>Market Rental Housing Availability & Cost</u> • Primary market data for Tofino and Ucluelet (there is limited rental market data for Electoral Area 'C') indicates that overall rent prices have grown. This trend of growth by unit size, indicates that rents for 1-bedroom may have increased 20%, 2-bedrooms 39%, and 3+ bedrooms 59% since 2012. <u>Housing Need</u> • In 2016, 60 Electoral Area 'C' households (26%) lived in a home that put them outside of their financial means (24% of renters and 25% of owner households). Owner households were far more likely to live in overcrowded situations (18%, compared to 12% of renter households). Property condition was more of an issue for renter households (18%, compared to 11% of owner households).

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		• With that in mind, as of 2016, about 47% of all renter households in Electoral Area 'C' and 28% of owner households were in Core Housing Need (or 33% overall). Housing hardship was most prevalent among lone parent households as they tend to have lower incomes overall and have increased expenses related to children, which compounds the problem of housing costs. Single/ roommate households also experienced elevated rates of financial difficulty revolving around shelter. <u>Changes in Affordability</u> • By 2016, the affordable cost and actual (median) cost of a home looked to have hit a near equilibrium in Electoral Area 'C'. This would not last, as the difference between the two began to expand. By 2020, the disparity was an estimated $162,400 difference. In 2020, the median income earning first-time home buyer could afford about 60% of the median home price. • Through community engagement, key concerns identified were housing costs increasing and limited rental options for permanent and seasonal residents. The Report proposes the following recommendations and priority actions for improving housing affordability: 1. Deepen housing partnerships and educate residents; 2. Promote and protect housing affordability in the market; 3. Work with partners to expand non-market and supportive housing options; 4. Address growth in population aged 65 years and over; and 5. Manage growth. The Report also provides valuable information regarding developable land in Area C. It estimates that approximately 15% of all lots in Area C are vacant (lots without buildings assessed by BC Assessment) and have rural or residential zoning to permit and accommodate residential uses. The Report also notes zoning that does not support long term housing in Area C. For example, approximately 380 lots in Salmon Beach include a current build-out of a few hundred cabins and RVs. Zoning in this area only permits seasonal recreational use, for which a dwelling cannot be occupied for more that 180 days per year. Interim updates to the Area C Housing Needs Reports are being considered by the ACRD Board in December 2024 and more detailed housing needs updates incorporating agency and community engagement is planned for the first half of 2025.

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Transportation		
West Coast Cycling Network Plan	October 2019	The *West Coast Cycling Network Plan* aims to support affordable and sustainable transportation options within and between communities, through contributing to existing cycling plans for the West Coast (between the District of Tofino and the District of Ucluelet). This plan presents a strategy to develop cycling routes and provide cycling amenities with the objective of supporting community needs and fostering a more sustainable, west coast inspired, tourism experience. The Area C OCP update should reference the West Coast Cycling Network Plan and its recommendations to ensure alignment with the plan's transportation objectives. The plan specifically includes the following recommendations for the South Long Beach OCP: • Require all Recreational Commercial, Parks and Recreation, and any future public or institutional lands to include bicycle parking (Bike lockers, racks, etc.); • Amend Section 4.10.2 Port Albion Policies to include "the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure to provide cycling and active transportation infrastructure and signage on Port Albion Road"; • Amend section 6.2.1 Roads and Transportation Objectives to include "to work with the Ministry of Transportation and Infrastructure and BC Transit on a multi-modal transportation network"; • Amend section 6.2.1 Roads and Transportation Objectives to include "to encourage cycling and active transportation as encouraged transportation options"; • Amend section 6.2.1 Roads and Transportation Objectives to include "to work with the Ministry of Transportation to establish safe cycling and active transportation routes along key identified roadways, including Port Albion Road"; • Amend section 6.2.2 Roads and Transportation Policies to include "the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure to capitalize on any roadway maintenance and construction to improve cycling and active transportation options"; • Amend section 6.2.2 Roads and Transportation Policies to include "the Alberni-Clayoquot Regional District will ensure that cycling, active transportation, and multi-modal transportation plans are not compromised to enhance vehicular transportation";

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		• Amend section 6.2.2 Roads and Transportation Policies to include "the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure to prohibit parking within constructed or signed cycling routes"; • Amend section 6.2.2 Roads and Transportation Policies to include "the Alberni-Clayoquot Regional District will work with the Ministry of Transportation and Infrastructure and BC Transit to integrate cycling infrastructure with any new transit developments to create an accessible, integrated, and safe multi-modal transportation network"; • Amend section 6.2.2 b) to include "safe pedestrian and cyclist access" to improve the Junction intersection; and • Develop bicycle parking guidelines and include requirements for bicycle parking in Community Service, Recreational Commercial, and Parks & Recreation land use designations.

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Summary of Other Relevant Plans & Strategies

Document	Date	Relevance to Area C
ʕaaḥuusʔatḥ (Ahousaht First Nations)		
Strategic Plan	November 2015	The *Strategic Plan* was developed to guide and highlight the priorities of Ahousaht from 2021 to 2025. Strategies included in the Plan which present opportunities for alignment with policies included in Area C's OCP include: • Improve access to health services through the provision of a remote nurse practitioner and/or general practitioner or doctor and the development of Community e-Health; • Collaborate with the Department of Fisheries and Oceans (DFO), Ahousaht Fishing Corporation, Taakwiiak, Hawiih Foru, and West Coast Aquatic to develop a protocol agreement related to the conservation and management of local fisheries; • Improve regional waste management, including upgrades to sanitary sewer infrastructure and the development of a composting program; • Undertake infrastructure improvements to improve local roadways and drainage; and • Improve access to educational opportunities throughout the region, including adult education facilities and programming, recreational facilities and programming, and development of a new community facility to function as a library, music hall, and community gathering/cultural space.
ƛaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation		
Comprehensive Community Plan	October 2022	Tla-o-qui-aht's *Comprehensive Community Plan* draws directly from their *5 Year Strategic Plan (2019-2024)* to provide updated strategic direction for the purpose of guiding future actions and activities for leadership, staff, and the community. Goals and actions identified within the Plan (beyond those identified in the Strategic Plan) which may lend to alignment with the similar goals and actions in the OCP for Area C are as follows: <u>Culture and Language</u> • Build a museum to depict the history and art of Tla-o-qui-aht • Increase art in public spaces <u>Lands and Resources</u> • Protect old growth, rivers, and ocean ecosystems • Address climate change in immediate and long-term planning

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		• Monitor archaeological impacts from development (ensure uncovered artifacts are repatriated appropriately) • Develop a long-term plan to address fish farms and float homes • Identify priority protection, enhancement, and restoration projects <u>Infrastructure and Public Works</u> • Conduct regular maintenance and assessments of existing infrastructure • Improve waste management (recycling and compost programs, roadside pickup, annual spring clean-up, etc.) • Beautify the community • Improve physical accessibility of the community <u>Housing</u> • Address housing arrears and housing affordability through partnerships with community services (to address social and financial barriers) • Facilitate improved tenant education and accountability through education/awareness campaigns <u>Emergency Preparedness</u> • Increase emergency preparedness in all communities, including earthquake and tsunami preparedness • Increase fire prevention and protection • Increase marine emergency response • Increase emergency medical response <u>Community Services</u> • Increase food security by providing food education/skills opportunities • Prove pregnancy and attachment support with community partners • Develop outdoor community gathering spaces • Increase medical resources for the community through partnerships <u>Community Safety and Justice</u> • Work with the community to identify ways to increase community safety
5 Year Strategic Plan (2019-2024)	November 2019	The *5 Year Strategic Plan (2019-2024)* was developed to provide strategic direction to Tla-o-qui-aht Leadership, staff, and community from 2019 to 2024. Strategies included in the Plan with potential for alignment with policies included in Area C's OCP include: <u>Culture and Language</u>

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		• Work towards building a culture and language resource centre and gathering place; • Develop multi-lingual signage and way-finding; <u>Lands and Resources</u> • Develop a Development Referral System (Consider opportunities to engage this Development Referral System to support true consultation and accommodation prior to development) • Develop and construct high quality fishery <u>Housing and Infrastructure</u> • Assess infrastructure and facility needs to facilitate project prioritization • Research the option to potentially develop a Tla-o-qui-aht Housing Authority (Consider opportunities to develop a collaborative/regional Housing Authority for the purpose of improving access to resources and supports related to housing) • Improve waste management • Improve access to information systems • Increase emergency preparedness <u>Community Services</u> • Build an elders facility • Increase transportation options • Improve access to health services, including mental health services <u>Education</u> • Build an Education Centre and/or local elementary school • Develop partnerships and MOUs with post secondary schools • Develop an adult education program <u>Community Safety and Justice</u> • Continue to build relationship and work with the RCMP and other community partners <u>Economic Development</u> • Research and develop sustainable business opportunities – trades, campground • Develop Value Added Forestry and Fisheries

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tukʷaaʔatḥ (Toquaht Nation)		
Official Community Plan Act	October 2023	The *Official Community Plan Act* establishes a long-term vision and associated objectives to guide the direction of land use for Toquaht Nation. The Act establishes four land use designations (Home Lands, Protected, Working Lands, and Foreshore and Marine), each of which has its own management objectives, supported activities and uses, and policies. Management objectives included in the Act which could be similarly reflected in the OCP for Area C are as follows: • Protect and steward sensitive traditional sites and culturally important areas; • Protect archaeological sites; • Support traditional and cultural activities; • Protect the land and water, including old growth forest areas, fish sensitive watersheds, and riparian areas around streams and waterways; • Encourage a diversity of housing options and tenures to meet a range of needs, including families with children, individuals, couples, youth, and Elders; • Anticipate future housing needs; • Support wellbeing through the provision of recreation and gathering spaces, cultural and educational spaces, and other amenities and services; • Support local and home-based businesses; • Manage and steward natural resources (including forestry, value-added light manufacturing, value-added forestry processing, and green power generation) for future generations; • Ensure natural resource or forestry operations meet the highest possible environmental standards; and • Maintain a healthy foreshore environment where ecosystems and cultural sites remain intact; Manage and steward the foreshore for future generations. As well, the Act includes development guidelines for four 'guideline areas': environmental protection, cultural protection, hazards (coastal, steep slopes,

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		wildfire), and residential and commercial development – all of which should align with future land use policies/objectives and DPA guidelines included in the OCP for Area C.
Strategic Plan (2021-2024)	2021	The *Strategic Plan* was developed to guide and highlight the priorities of Toquaht Nation from 2021 to 2024. Goals included in the Plan which present opportunities to align policies within Area C's OCP include: • Provide additional housing opportunities for citizens and workforce (create a multi-year Housing Strategy); • Improve connectivity (secure consistent, strong, and reliable high-speed internet and telephone services; lobby for services); • Update Economic Development Plan/Employment Strategy; • Enhance support to and engagement of Elders; • Enhance programs and services for children, youth, and families (create and implement Children and Youth Program); and • Support access to Mental Health Services (create strategy for citizens who live away from home; work with service providers to bring more supports to community).
Yuułuʔiłʔatḥ Government		
5 Year Community Health Strategy (2019-2024)	May 2019	The *5 Year Community Health Strategy* outlines health and wellness priorities and areas for action based on the input and vision of Yuułuʔiłʔatḥ citizens. Goals included in the Strategy which can be complemented by similar policies in Area C's OCP include: • Improve and increase access to health services (including development of a healthcare facility and recreational facilities); • Increase supports for wellness and mental health; • Improve local infrastructure; • Explore opportunities to increase transportation options, including buses, shuttles, and water taxis; • Increase monitoring and enforcement of local bylaws; and • Explore opportunities to develop community spaces, including a facility for seniors.
Official Community Plan Act	February 2017	The *Official Community Plan Act* establishes a long-term vision and associated objectives to guide the direction of land use for Yuułuʔiłʔatḥ. Goals identified in the Act that could be complemented by similar objectives within the OCP for Area C are as follows:

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		• Through management of lands and resources, [Yuułuʔiłʔatḥ] will shape a thriving economy that provides tax revenues, income, and long-term prospects for individuals and [the community as a whole]; • All decisions made will respect the environment, special features, animal life, and the landscape; and • All culturally significant lands will be protected now and in the future: no form of development will be permitted that will harm these lands or features. Additionally, the Act includes DPA guidelines for riparian areas protection, natural hazards areas protection, and coastal protection – all of which should align with future DPA guidelines included in the OCP for Area C.
West Coast Housing Need and Demand Study	November 2021	The *West Coast Housing Need and Demand Study* provides a qualitative analysis of current and future housing demand for Yuułuʔiłʔatḥ Government , with a particular emphasis on the Village of Hitacu. Information presented in the Study includes Census Data and key findings from engagement with the community, as follows: • There is significant and growing demand for Yuułuʔiłʔatḥ citizens to have affordable housing on Nation lands (waitlists for affordable housing are rarely below 30 people; in Hitacu, this accounts for approximately 10% of the total population); • Servicing pressures, financing challenges, and the high cost of building pose as major barriers to development; • Internal capacity challenges are also a considerable constraint to developing more housing on Treaty Settlement Lands; and • Housing and economic development are interrelated; despite an expressed desire from Yuułuʔiłʔatḥ Citizens to move back to Treaty Settlement Lands, they are prevented due to the lack of housing and employment opportunities. Yuułuʔiłʔatḥ Government also highlights that they are well-positioned to contribute to Regional Collaboration, and are interested in partnering with other

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		governments and/or organizations to develop land assets to better meet local and regional housing needs while also growing their economy.
Other		
Clayoquot Sound Biosphere Region's Vital Signs	2023	The *Clayoquot Sound Biosphere Region's Vital Signs Report* provides a snapshot of local communities and ecosystems. This report brings together data from a variety of sources to describe the health of the region in its broadest sense, encompassing education, housing, youth, the environment, economy, and more. The report helps the ACRD gauge where the region stands in achieving sustainability in all its forms: cultural, social, economic, and environmental. The report highlights the following environmental conditions relevant to Area C: • Salmon are threatened by increasing temperatures which result in more exposure to predation, marine contaminants, diseases, and invasive species • Attention to shorebird habitats, amphibian monitoring, and sea star wasting syndrome is necessary; • Infrastructure and sustainability in the Clayoquot Sound Biosphere Region requires improvement (e.g. number of electric vehicle charging stations, main mode of commuting, transportation inequality, marine debris recycling infrastructure); • Maternal health, emergency room admissions, regional health priorities, inclusion and accessibility, substance use, and access to healthy food can all be improved; and • Truth and reconciliation efforts should be prioritized, including further understanding on residential schools in the region.
West Coast Land Use Demand Study	March 2021	The *West Coast Land Use Demand Study* is a strategic analysis of current land use, vacant or underdeveloped land supply, and future growth and land demand. The Land Use Demand Study includes a thorough analysis of land use demand and growth in the Districts of Ucluelet and Tofino, and possible implications of growth on infrastructure and servicing, with the goal of supporting strategic decision-making and long-range planning for land development and infrastructure in the region. In comparison to both Ucluelet and Tofino, the ACRD has abundant underutilized and vacant lands, however these lands are largely constrained by infrastructure and limited access to remote locations and therefore have lower development

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		potential than other lands considered through this Study. Available underutilized lands in the West Coast Region of the ACRD are primarily focused around four locations: Salmon Beach, Port Albion, Long Beach Airport, and Millstream, and comprise approximately 202 acres of land. Some of the land development options identified in the study for Area C focused on industrial lands, include: <u>Airport Lands</u> • The four properties around Long Beach Airport, along Airport Road, were considered to have the highest potential opportunities to expand industrial land use supply in the West Coast Region. <u>Tofino-Ucluelet Highway Property (North)</u> • The vacant site near the Tofino-Ucluelet Highway close to the Port Albion Road junction is designated for industrial use and has waterfront access along the northern shore of Ucluelet Harbour, but has notable environmental value and may not be ideally suited for industrial development. <u>Tofino-Ucluelet Highway Property (South)</u> Lands currently zoned "Industrial Storage" and "General and Service Commercial" identified as potential for light industrial development, service commercial business looking to attract visitors, or storage given the central location.
Transportation Plan – District of Ucluelet	October 2011	The *District of Ucluelet Transportation Plan* provides background information on transportation and travel in Ucluelet (predominantly vehicle-oriented) and walking environments. The Transportation Plan aims to: • Develop a framework for safe and efficient movement of people and goods within the District; • Identify and prioritize transportation infrastructure needs within the District; • Develop a network of safe bicycle and pedestrian routes into and throughout the District; • Encourage active forms of transportation as a viable and routine alternative to the private automobile to reduce GHG emissions; and

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		• Integrate transportation and land use management initiatives to help sustain a compact and walkable community. While the plan is nearly 15-years old, the region's transportation context largely remains the same and the OCP update should consider integration of transportation networks with Ucluelet and accessibility.

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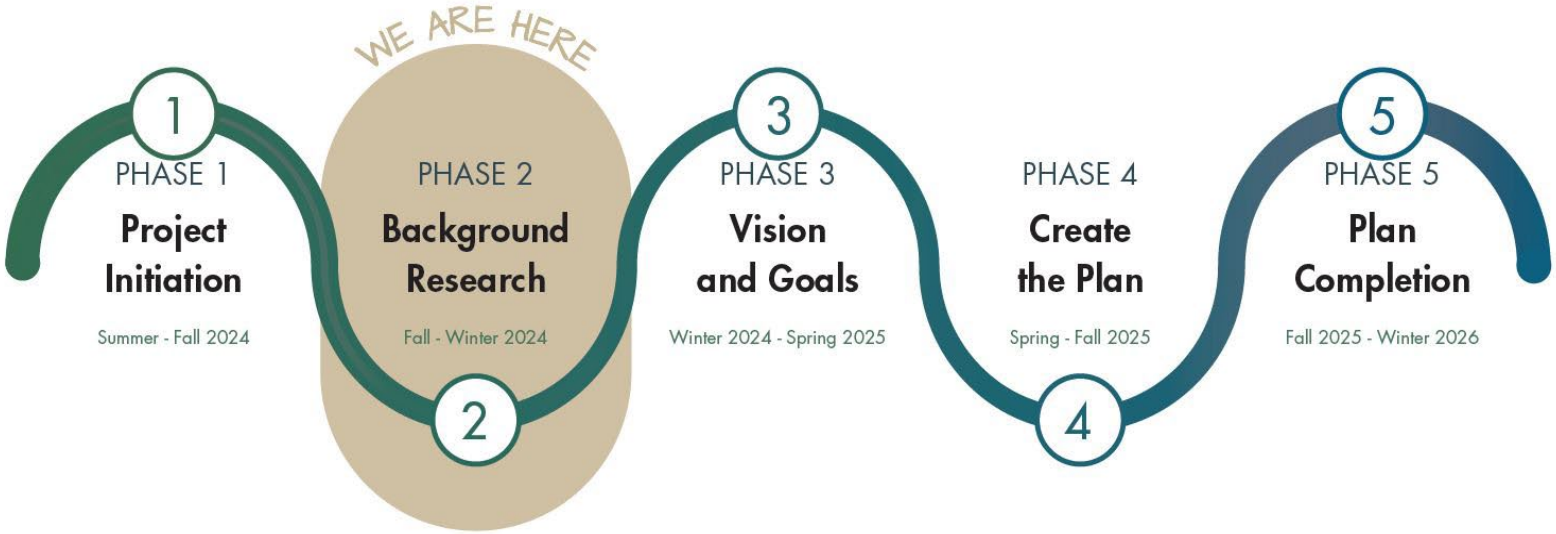
4. ENGAGEMENT SUMMARY REPORTS

In Summer 2024, the ACRD began the process of updating the South Long Beach (Area C) Official Community Plan (OCP). 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, housing, growth, and the environment. An OCP helps determine where people will live, work, and play, and how they move around.

Since starting the Area C OCP update process, the ACRD has undertaken a variety of engagement initiatives. This report will provide an overview of the community engagement that occurred in Phase 1 and 2 of the Area C OCP Update Project.

Timeline



Phase I & 2 Communications and Engagement Overview

ACRD staff have completed the following communications and engagement activities during Phase 1 and 2 of the Area C OCP Update Project.

Phase 1

Phase 1 included project initiation:

- Project introduction letters mailed to First Nations (Toquaht Nation, Tla-o-qui-aht First Nation, Ucluelet First Nation, Ahousaht First Nation, and Hesquiaht First Nation).

- Area C OCP Update Project in Let's Connect ACRD (https://www.letsconnectacrd.ca/area-c-ocp).
- "Ask a Question" in Area C OCP Update Project in Let's Connect.
- Flyer mailouts to Salmon Beach, Ittatsoo Bay, Port Albion, and Millstream communities.
- ACRD Regional Government Partners Newsletter advertising (to First Nations and other agencies and organizations).
- ACRD Keeping You Connected Newsletter (formerly Around Our Region) advertising (October 2024 edition).
- Tuff City radio advertising.
- Social media posts on Facebook, Twitter, and Instagram.
- Flyers displayed at ACRD Solid Waste Management Plan engagement.

Phase 2

Phase 2 includes background research:

- Ucluelet Co-op General Store pop-up event, held on Wednesday, November 6, 2024.
- Ongoing online engagement through Let's Connect ACRD.
- Ongoing promotion and advertising.

Engagement Approach

Phase 1 and 2 of the Area C OCP Update Project are focused on:

1. Introducing the project to the community.
2. Gathering initial input on key issues and opportunities in Area C.
3. Generating community engagement and ownership over the Area C OCP Update.

Visioning questions were posted on the Area C OCP Update project page on September 16, 2024, to gather input. These questions were also available in physical form during the November 6, 2024, Ucluelet Co-op General Store pop-up event.

The visioning questions are:

1. What do you appreciate about Area C?
2. What is missing in Area C?
3. What changes would you make to Area C?
4. How do you want Area C to look in 10 years or more?

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What We Heard

The following is a preliminary list of key themes identified by community members during Phase 1 and 2 engagements. These topics are not intended to be comprehensive but are instead to be discussed in future conversations with the community.

Protect the Environment: Residents are concerned about climate change and are passionate about protecting the natural environment. Natural assets in the OCP area include, but are not limited to, Millstream, Salmon Beach, Ittatsoo Bay, and a considerable portion of the Ucluelet Inlet.

Support Housing Affordability: Residents want more affordable and attainable housing in Area C. Housing choices should consider the existing character of the community and suit diverse residents' needs.

Improve Transportation: Transportation should be eco-friendly and safe. Biking trail networks and other active transportation assets are valued by community members.

Increase Access to Recreational Assets: Improving public access to recreational assets such as beaches and children's play spaces can increase community wellbeing.

Preserve Neighbourhood Character: Residents want future growth to be compact to ensure that their neighbourhood's character and natural assets are protected.

Ucluelet Co-op General Store Pop-up Event

On November 6, 2024, ACRD staff hosted a pop-up event at the Ucluelet Co-op General Store. This pop-up event offered the public an opportunity to have one-on-one conversations with staff to learn about the project in more detail.

Community members were encouraged to place a dot on a map to show where they live (see Figure 10), and a poster board sharing project information was displayed (see Figure 11 below). Project visioning questions were printed for community input, and a sign-up sheet for receiving project updates was included at the event. Various promotional merchandise, such as business cards, bookmarks, and stickers, were also available for community members to take home.

FIGURE 10. AREA C OCP MAP – PLACE A DOT WHERE YOU LIVE

A total of 25 community members interacted with staff at the pop-up event table. Nine residents took project business cards, and eight residents signed up to receive project updates. By the end of the engagement, the community map had a total of nine stickers with many residents coming from the communities of Port Albion, Millstream, and Ucluelet.

How Input Will Be Used

Input from community members will inform many aspects of the draft OCP, including but not limited to, its vision and goals, community growth, and policies.

What's Next?

A variety of engagement events and activities, including surveys and open houses are coming in 2025!

You can stay tuned for project updates by visiting: www.letsconnectacrd.ca/area-c-ocp.

FIGURE 11. ENGAGEMENT DISPLAY BOARD AT POP-UP EVENT

5. KEY CHALLENGES, OPPORTUNITIES, AND PRIORITIES FOR AREA C

The following section builds on the review of Area C's community context, existing ACRD plans and strategies, and plans and strategies from external partners to provide an overview of key challenges, opportunities, and priorities for the development of the updated Area C – South Long Beach OCP.

Challenges

Current and potential future challenges that may inform the update of the Area C OCP include:

- **Alignment with Regional Goals and Consideration for Zoning Bylaw Updates**
    - It is understood that the ACRD's priority for community planning projects is to complete comprehensive reviews and updates to all six Electoral Area OCPs prior to considering an updated regional Zoning Bylaw. Developing individual OCPs allows for tailored planning that addresses the unique needs, characteristics, and priorities of each community. This can lead to more effective and relevant overarching policies and regulations that reflect local values and aspirations. However, it is important to align the individual OCP with broader regional goals and objectives in the ACRD to ensure the Area C OCP can be coordinated with other area OCPs and aligned with future Zoning Bylaw updates.
- **Challenges Associated with Rural and Remote Communities**
    - Communities in the Area C region are difficult to reach, with several communities only accessible by remote logging roads, water taxi, or float plane. The OCP update needs to consider the unique challenges with access and navigation due to the region's complex geography by incorporating policies to improve accessibility.
    - Permanent residents are reliant on surrounding economic hubs such as the Districts of Tofino and Ucluelet or the City of Port Alberni for services that only exist locally in a seasonal capacity. The updated OCP should consider opportunities to enable year-round service delivery for services that residents access frequently.
- **Infrastructure Limitations**
    - The ACRD provides limited infrastructure in the West Coast region since most development in these areas is rural and dispersed. Areas with more existing development, such as Millstream, is connected to ACRD-managed water infrastructure with no community sewer service. This limited servicing and the rural nature of the region means that many of the vacant and underutilized sites are unlikely to benefit from many community services. The OCP update will need to consider the challenging nature of establishing new services in a regional district, where new servicing infrastructure cannot be created without an establishing bylaw supported by the community.

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- **Housing Affordability**
    - Though still less expensive than other communities in the broader region, there is a significant and growing housing affordability gap in Area C, particularly for younger people trying to enter the ownership market and older residents worried about their ability to downsize and remain in their community. In addition, the cost, availability, and condition of rental units in Area C are common challenges for permanent and seasonal residents. The OCP update will need to include housing policies that facilitate development of affordable housing.
- **Natural Hazards and Environmental Sensitivity**
    - Area C is subject to natural hazards, including tsunamis, earthquakes, landslides, and severe weather events such as extreme heat, prolonged freezing temperatures, or excessive precipitation and associated flooding. As well, the region includes many environmentally sensitive areas and habitats, such as wetlands, estuaries, watersheds, old growth forest management areas, and salmon spawning areas. The OCP update needs to include policies and objectives that address the Area C's unique natural features.
- **Development Costs**
    - The cost to build on the West Coast is higher than ever due to limited land availability, lack of servicing capacity, and construction costs. These factors make the development of housing, infrastructure, and services in the West Coast more difficult compared to other parts of the province.

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Opportunities

The following list identifies opportunities to address in the Area C OCP:

- **Enhanced Transportation Infrastructure**
    - The West Coast Cycling Network Plan's recommendations provide an opportunity to develop a comprehensive multi-modal transportation network for Area C's West Coast, connecting Tofino and Ucluelet. The plan provides clear active transportation policy directives that can inform transportation and sustainability policies throughout the OCP update. This includes integrating cycling infrastructure with new transit developments, establishing safe cycling and active transportation routes, and improving pedestrian and cyclist access at key intersections.
- **Development Permit Areas**
    - Develop a spatially-based Wildfire Development Permit Area as a means of encouraging the use of fire-resistant exterior construction materials for new construction, imposition of minimum setbacks from forested edge and top of slope (based on FireSmart principles), and use of FireSmart landscaping.
    - Review Area C's existing Development Permit Area guidelines to include policies relevant to updated information about areas susceptible to wildfires, earthquakes, and hurricane/high winds to ensure that development is done safely within areas where there is a natural hazard risk, as well as archeologically sensitive areas to ensure considerations are made for development on lands where these sites are present.
- **Planning for Climate Change Adaptation**
    - The District of Tofino and the District of Ucluelet have led the way in the region for prioritizing climate change resiliency as a foundation guiding principle and adopting an ambitious Climate Action Plan, respectively. The Area C OCP update is an opportunity to include climate change adaption principles and actions to address the highest climate risks over the short-, medium-, and long-term.
- **Infrastructure**
    - Critical infrastructure in Area C includes the Long Beach Airport, the Port Albion Dock, and the Millstream Water System, and BC Hydro Substation. Climate resiliency policies for updating critical infrastructure could include seismic upgrades; fire-resistant construction materials, building design, and landscaping; and conducting formal FireSmart assessments to critical infrastructure.

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- **Environmental Protection**
  - Develop policies to guide sustainable land use practices which minimize environmental impact. This includes implementing buffer zones around sensitive areas, controlling pollution, and encouraging sustainable forestry practices.
  - Consider designating environmentally sensitive areas such as wetlands, estuaries, and old growth forests as protected zones to help preserve critical habitats and biodiversity.
- **Land Development Potential**
  - The OCP update is an opportunity to review the development potential of Area C to meet the needs of community residents. By reviewing underutilized lots, zoning restrictions, and servicing limitations, the OCP update can outline policies that guide growth appropriately based on areas with development potential and market interest.

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Potential Priorities for Community Discussion

Based on the background review provided in this report, the following list identifies potential priorities for the Area C OCP update that will be reviewed with the community and First Nations:

- **Housing Policies**
    - Housing affordability for ownership and rental is a growing priority within Area C for permanent and seasonal residents. Cost, availability, and housing stock conditions are important factors to consider. The OCP update will need to prioritize policies and actions for improving housing affordability such as promoting and protecting housing affordability in the market, deepening housing partnerships, educating residents, working with partners to expand non-market and supportive housing options, addressing growth in population aged 65 years and over, and managing growth.
- **Short Term Rental Accommodation**
    - Area C has a large share of the short-term vacation rental accommodations on residential properties in the ACRD. With the implementation of the Short Term Vacation Rentals TUP Policy, the ACRD has direction for issuing Temporary Use Permits to allow for short term rentals. The OCP update is an opportunity to review how the TUP designations in the current OCP are working, and to identify potential policy updates to ensure that STRs provide sufficient economic opportunities in an area that relies on tourism. STRs should also address the limited availability and affordability of housing for permanent and seasonal residents, as well as the public health and safety concerns they may pose.
- **Economic Development and Employment**
    - Area C has many seasonal businesses, vacation homes, and tourist accommodations that affect local job markets. Due to the seasonal nature of tourism, developing policies that support stable employment opportunities is a key priority for the OCP update.
    - Permanent residents in Area C often rely on nearby economic hubs like Tofino, Ucluelet, or Port Alberni for services. Identifying opportunities for land development and sustainable growth to support the growing tourism industry while supporting the needs of permanent residents,seasonal residents, and local businesses will be an important objective for the OCP update.
- **Emergency Preparedness & Public Safety**
    - A critical priority for Area C continues to be hazard, risk, and vulnerability monitoring. The current OCP Natural Hazard Areas identify hazards as lands that are subject to forest fires or tsunami inundation, lands that are within the floodplain, and lands and slopes that are or may be unstable and susceptible to erosion, subsidence, slumping, slippage or sloughing. The OCP update will need to be

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informed by the most recent hazard and risk assessment information from documents such as the Hazard, Risk & Vulnerability Assessment.

- Building community resiliency through risk mitigation strategies, risk reduction, and emergency preparedness will be a priority for the OCP update. Considerations for hazard and risk reduction and mitigation strategies will need to be incorporated into the OCPs' objectives and policy directives such as public awareness and education, legislation and planning, critical infrastructure updates, interagency cooperation, cross-training, emergency planning, and vegetation management.
- Due to the remoteness of many communities and areas in Area C, accessing remote or at-risk populations during emergencies and/or natural disasters is challenging. The OCP should note considerations for protecting the safety of vulnerable persons (i.e. isolated persons, unhoused persons) for Area C in the event of an emergency or natural disaster.

- **Reconciliation and Partnerships**
  - Reconciliation and partnering efforts with First Nations have been identified as a priority in the ACRD Strategic Plan (2024-2027). The OCP update should include reconciliation objectives and policies to support meaningful partnerships with regional First Nation communities.
  - The Long Beach Airport, located on First Nation land but owned by the ACRD, is identified as an opportunity for development and expansion. Collaboration and/or partnership with neighbouring First Nations will be a priority in the OCP update.
  - The OCP update is an opportunity to establish policies that provide criteria and process for regional collaboration that fosters the development, effective use of, or climate related upgrades to new or existing water/sewer utilities.
  - Collaborate with local First Nations and other partners and stakeholders such as the Department of Fisheries and Oceans (DFO), Ahousaht Fishing Corporation, Taakwiiak, Hawiih Foru, and West Coast Aquatic on shared interests and advocacy efforts to inform fish habitat and sensitive ecosystem protection, as well as economic development.
- **Age-friendly Community Priorities**
  - The ACRD is growing, aging, and changing, with Area C representing a slightly younger population than that of both the province and the ACRD's other Electoral Areas. Given that Area C's population is distributed relatively evenly across age groups compared to other Electoral Areas, the Area C OCP needs to consider opportunities to accommodate growth which will support residents at all ages and stages of life.

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- **Maintain Rural Characteristics**
    - Feedback from ACRD residents through a variety of recent community engagement events related to the OCP update shows a desire to maintain rural characteristics. This could mean adapting a community-focused approach to the OCP update process and ensuring the updated OCP includes flexible land use regulations that support sustainable rural development.
- **Park Expansion and Improvements**
    - A priority for the OCP update will be to continue to build or assist in building, acquiring, and providing for park improvements and equitable access to parks. OCP policies can support the ACRD's goals of pursuing land acquisitions to expand parks, promoting economic development through tourism, and creating sustainable planning and management strategies for park facilities.
- **Accessible Transportation**
    - Due to Area C's rural nature and current reliance on vehicles to access services from nearby hubs like Tofino, Ucluelet, or Port Alberni, integrating accessible and equitable transportation options will be a priority for the Area C OCP.
- **Climate Change Adaptation**
    - The Area C OCP update should incorporate the latest climate risk assessments for the region and establish policies and principles to ensure effective adaptation to climate change.

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