



AREA C | OFFICIAL COMMUNITY PLAN

Schedule "A" - Bylaw No. P1539

Adopted: June 2026



LAND ACKNOWLEDGEMENT

In the spirit of truth, healing, reconciliation, and gratitude, we acknowledge that the West Coast Region and Area “C” is located within the traditional unceded territories of the hiškʷiiʔath̓ (Hesquiaht First Nation), ʕaah̓uusʔath̓ (Ahousaht), ʕaʔuukʷiʔath̓ (Tla-o-qui-aht First Nation), Yuuʕuʔiʔath̓ Government (Ucluelet First Nation), and ʕukʷaaʔath̓ (Toquaht Nation).

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

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

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

The ACRD is committed to:

- working together in the spirit of inclusivity, collaboration, and mutual respect;
- seeking opportunities to build and strengthen relationships with First Nation and Modern Treaty Nation governments;
- gaining a better understanding of the rich and vibrant culture of Nuu-chah-nulth peoples and supporting opportunities for collaboration in environmental stewardship, land and water management, and climate resilience planning;
- respecting the rights, governance structures, and ongoing stewardship responsibilities of First Nations and Modern Treaty Nations within their territories;
- engaging with First Nations and Modern Treaty Nations early in the land use planning, policy development, and major infrastructure initiatives that may affect their territories and interests.



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DEFINITIONS

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

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

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

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

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

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

Aquifer means:

- 1) a geological formation,
- 2) a group of geological formations, or
- 3) a part of one or more geological formations

that is groundwater bearing and capable of storing, transmitting and yielding

groundwater or as defined within the *Water Sustainability Act*.

Archaeological Site means a location containing physical evidence of past human activity that is automatically protected under the *Heritage Conservation Act*.

Bed and Breakfast means a home occupation use of a single detached dwelling rented for the temporary accommodation of not more than four guests, in accordance with the regulations for home occupation in this OCP.

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

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

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

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

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

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

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

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

Dock means a floating structure used for the purpose of mooring a vessel, watercraft or

boat(s) and for providing pedestrian access, and can consist of a single dock, wharf or pier, including walkway and access ramp.

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

Dwelling Unit means a building or self-contained portion thereof containing sleeping, sanitary, and cooking facilities, used or intended to be used as a residence for one household, but specifically excludes recreational vehicles.

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

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

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

Flood Construction Level means the observed or calculated elevation above the natural boundary of a waterbody to the underside of a floor system, or to the top of a

slab on grade, for buildings located within a designated flood area or within an area that is subject to, or likely to be subject to, flooding. In the case of a manufactured home, the ground level or top of the concrete or asphalt pad upon which a manufactured home rests.

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

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

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

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

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

Freshwater means lakes, rivers,

watercourses and similar bodies of inland waters.

Group Moorage Facility means a multi-berth moorage similar to a private moorage facility but for the personal use of a group, strata or association of residents from the surrounding community, and not for any commercial use.

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

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

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

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

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

Multi-Unit Dwelling means a residential use consisting of three (3) or more dwelling units such as an apartment, townhouse, or row house where each unit is occupied or intended to be occupied as the permanent

home or residence of one (1) household.

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

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

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

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

Passive Recreation means outdoor recreation activities that do not involve the

use of buildings, structures, camping, motorized vehicles or motorized equipment.

Private Household refers to a person or group of persons who occupy the same dwelling for more than six months of one calendar year and do not have a usual place of residence else in Canada or abroad, as defined by Statistics Canada.

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

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

- Registered Professional Biologists (RP Bio),
- Registered Professional civil, hydrological, or geotechnical Engineers (P Eng),
- Registered Professional Geoscientists (P Geo),
- Professional Agrologists (P Ag)
- Member of the Canadian Institute of Planners (MCIP)
- Registered Professional Foresters (RPF)
- Architects (MAIBC)
- Landscape Architects (BCSLA)
- Registered Onsite Wastewater Practitioners,
- BC Land Surveyors (BCLS),
- Registered Forest Technicians,
- or any other qualified professional registered to practice in the Province of BC as required.

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

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

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

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

Setback means the required minimum horizontal distance measured perpendicular from the respective lot line or natural boundary to any building, structure or use. No building, structure or use shall be located within a setback unless permitted by this Bylaw.

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

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

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

Stream means:

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

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

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

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

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

WildSafe means the provincial WildSafe

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

ABBREVIATIONS

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



PART I | BACKGROUND

1.0 INTRODUCTION AND PLANNING FRAMEWORK

1.1 LEGISLATIVE AUTHORITY AND PURPOSE

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

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

1.1.1 REQUIRED CONTENT

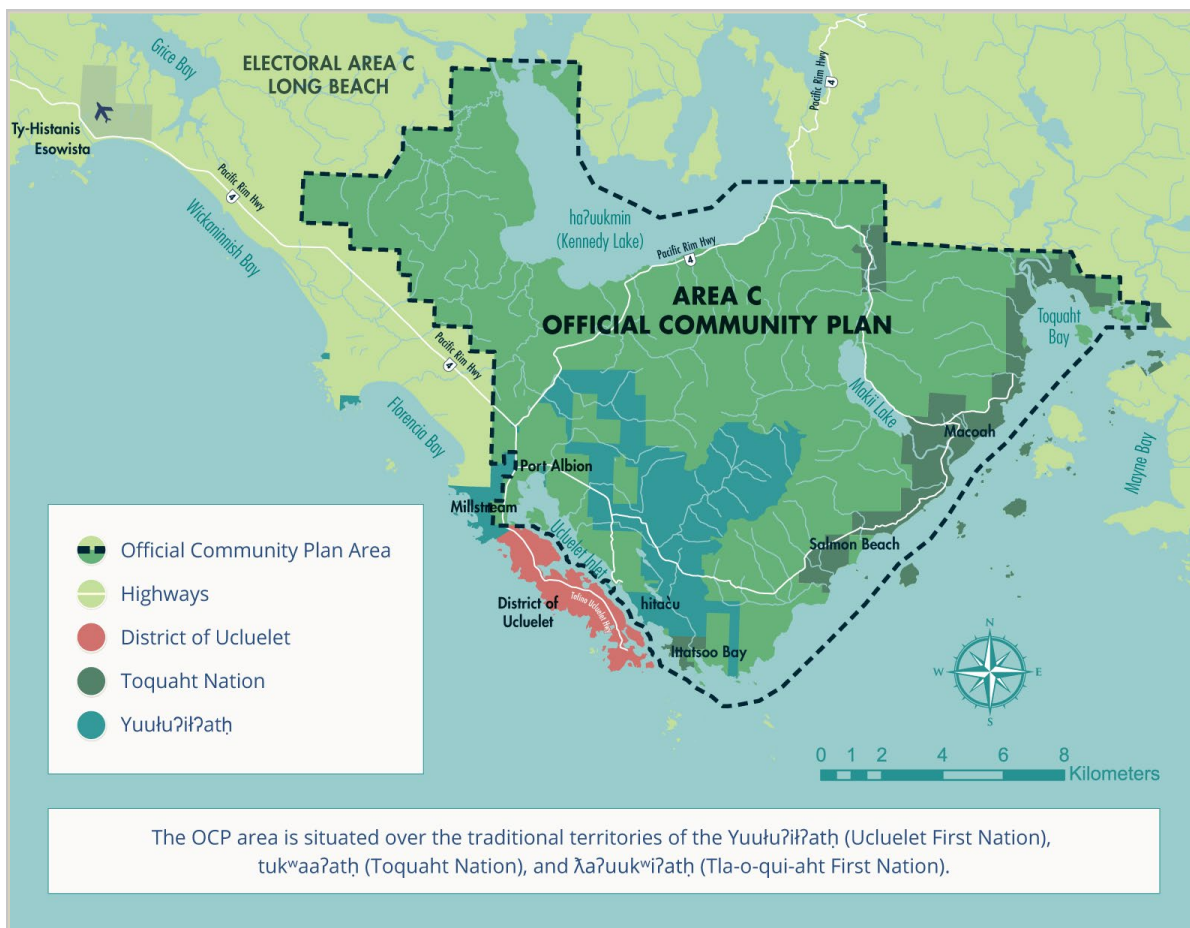
Section 473 of the *Local Government Act* requires that an OCP contain the following:

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

1.1.2 OFFICIAL COMMUNITY PLAN AREA

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

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



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

1.1.3 AMENDING THE PLAN

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

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

- periodic assessment of the Plan Area OCP to determine area revision;
- alignment to reflect changes made to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, etc.);
- alignment with new or revised Provincial plans and policies that relate to land use and community issues within the Plan Area;
- alignment with new or revised regional plans and policies;
- changes resulting from transportation planning or capital improvements;
- changes to population and demographic data updated by Census Canada and the Province;
- changes to the known geographic extent of Environmentally Sensitive areas, as determined through updates to existing data or the review of plans, reports, and applications submitted by applicants to the ACRD;
- changes suggested by First Nations, Modern Treaty Nations and the Nuuchahnulth Tribal Council.

1.2 OFFICIAL COMMUNITY PLAN PROCESS

The 2024-2026 Area “C” OCP update took place over five phases as shown in (Figure 2), with both in-person and virtual community engagement throughout all phases. The update was led by a team of ACRD project staff, with internal support from an ACRD staff Technical Advisory Group and external consultant support. Overall guidance was provided by the Long Beach Advisory Planning Commission, with additional direction and approvals from the ACRD Board of Directors. The vision, goals, objectives, and policies within this Plan are informed by the input provided by community members, First Nations and Modern Treaty Nations, and other external agencies over the course of the OCP process.

Figure 2. OCP Update phases.



Engagement opportunities for the general public included, but were not limited to, open houses, workshops, surveys, and pop-up events. Community input from engagement was analyzed to determine key themes and community sentiments which guided the development of the OCP vision, goals, and policies. Project advertising occurred through the *Let's Connect ACRD* project page, email updates to subscribers, social media posts (Facebook, Instagram, X (Twitter)), community sandwich boards, newspaper and radio advertisements, and direct mailouts to residents to reach a wide audience. To remain accessible, the ACRD engaged with the community throughout the project via email, questions asked through the *Let's Connect ACRD* page, phone conversations, and in-person discussions held at the ACRD office and in the community.

First Nations and Modern Treaty Nations engagement included dedicated meetings with government staff, early OCP referrals, and continuous project updates to support meaningful and ongoing collaboration.

2.0 HOW TO USE THIS OCP

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

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

2.1 VISION AND GOALS

2.1.1 VISION

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

2.1.2 GOALS

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

2.2 OBJECTIVES AND POLICIES

2.2.1 OBJECTIVES

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

2.2.2 POLICIES

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

2.3 TEMPORARY USE PERMITS

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

2.4 DEVELOPMENT PERMIT AREA GUIDELINES

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

2.5 SCHEDULES

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



PART II

GOALS, OBJECTIVES, & POLICIES

3.0 VISION AND GOALS

3.1 AREA “C” VISION

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

3.2 COMMUNITY VISION STATEMENTS

3.2.1 ITTATSOO BAY



Known as a picturesque off-grid community nestled in a natural coastal landscape where residents value quiet living away from the business of Ucluelet. Ittatsoo Bay will strengthen its sense of community over the next twenty years through community-led stewardship of the natural environment, improved emergency preparedness, enhancements to existing road and shore access, improvements to servicing infrastructure, and the provision of community gathering spaces.

3.2.2 MILLSTREAM



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

3.2.3 PORT ALBION



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

3.2.4 SALMON BEACH



Salmon Beach is known as a seasonal recreational retreat featuring boundless access to nature and a strong sense of community. Over the next twenty years, the community will explore opportunities to expand services and development by working towards collaboration with t̓uk̓waaʔath (Toquaht Nation) and provincial agencies. This may include improvements to servicing infrastructure, waste management, and overall community accessibility.

3.3 GOAL STATEMENTS

3.3.1 RECONCILIATION

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

Continue to build strong relationships with hiškʷiiʔath (Hesquiaht First Nation), ʕaahuusʔath (Ahousaht), ʕaʔuukʷiʔath (Tla-o-qui-aht First Nation), Yuuʕuʔiʔath Government (Ucluelet First Nation), and ʕukʷaaʔath (Toquaht Nation) to facilitate meaningful partnerships. Engage in collaborative decision-making, in accordance with the principles of the *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)* and the *Declaration on the Rights of Indigenous Peoples Act (DRIPA)*, on key priorities such as economic opportunities; historical, cultural, heritage, and archaeological initiatives; shared stewardship of culturally significant sites as well as the natural environment.

3.3.2 PARKS AND RECREATION

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

Improve access, connectivity to, and accessibility of existing and future parks, trails, open spaces, and community gathering spaces. Collaborate with adjacent communities to achieve this goal where necessary.

3.3.3 ENVIRONMENT

Preserve and protect natural areas and ecologically significant habitats.

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

3.3.4 EMERGENCY MANAGEMENT

Improve community emergency preparedness throughout Area “C”.

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

3.3.5 GROWTH MANAGEMENT

Preserve the rural wilderness character of Area “C”.

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

Concentrate new development in areas with existing infrastructure and services.

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

3.3.6 HOUSING AND AFFORDABILITY

Explore partnerships to develop affordable multi-unit housing.

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

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

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

3.3.7 EMPLOYMENT AND ECONOMY

Locate future commercial uses along the Tofino-Ucluelet Highway.

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

Foster a diverse and resilient local economy.

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

3.3.8 TRANSPORTATION, UTILITIES, AND SERVICES

Improve transportation infrastructure and transit service.

Collaborate with First Nations and Modern Treaty Nations, municipalities, and other appropriate agencies to support enhanced connectivity amongst communities within the region and with the east coast of Vancouver Island. This includes improvements to road networks, active transportation

infrastructure (including accessibility upgrades), air travel, and transit service.

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

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

3.3.9 AGRICULTURE AND FOOD SECURITY

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

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



4.0 LAND USE DESIGNATIONS

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

DESIGNATION	DESCRIPTION	PERMITTED USES
Rural	Large, unserviced lots intended for low density residential uses, small-scale agriculture, and home occupations.	Low-density residential uses including single-detached dwellings, secondary suites and accessory dwelling units; home occupations and home industry; limited short-term rentals supported by a TUP; and agricultural uses. Minimum Lot Size: 2 hectares
Residential	• Ittatsoo Bay (partial) • Millstream • Port Albion Existing residential areas, with or without servicing, where the ACRD intends to focus future development via acreage residential subdivisions and low-density residential development.	Low-density residential uses including single-detached dwellings; duplexes and townhouses, where appropriate; secondary suites and accessory dwelling units; home occupations; limited short-term rentals supported by a TUP; and small-scale agricultural uses. Minimum Lot Size: 1 hectare where serviced by individual on-site water and sewer systems; or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.
Salmon Beach	The seasonal community of Salmon Beach; a remote, cottage settlement with limited infrastructure and servicing capacity.	Seasonal residential uses including single-detached dwellings, cabins, and recreational vehicles; parks and outdoor recreation amenities; and cultural and community facilities. Due to limited servicing capacity, residents are allowed to live in Salmon

DESIGNATION	DESCRIPTION	PERMITTED USES
		Beach for a maximum of 180 days per year. Minimum Lot Size: n/a
Conservation	Areas of cultural and ecological significance providing habitat diversity and invaluable ecological abundance. Areas designated for preservation and enhancement in alignment with the priorities of the ʔaʔuukwíʔath (Tla-o-qui-aht First Nation) Tribal Parks Declaration and values, and with the Yuuʔuʔíʔath Government (Ucluelet First Nation) and ʔukʷaaʔath (Toquaht Nation).	Conservation areas, wildlife sanctuaries, nature interpretation areas, traditional harvesting and foraging of culturally important foods and plants, small-scale forestry practices, and low-impact recreation (pedestrian trails). Minimum Lot Size: n/a
Parks, Trails, and Open Space	Existing parks, greenspace, and other open space(s) designated for passive and active outdoor recreation by residents and tourists. The Parks, Trails, and Open Space designation comprises federal, provincial, and regional parks and greenspace, as well as undeveloped areas that are well suited for future park uses or open spaces.	Passive or active recreation uses, including walkways, trails, and playground equipment, as well as wildlife sanctuaries, conservation areas, and nature interpretation areas. Community gardens, orchards or greenhouses may also be permitted as deemed appropriate by the ACRD. Minimum Lot Size: n/a
Civic	Encapsulates all civic uses, including community amenities, services, and utilities, as well as any other institutional uses.	Public, not for profit and privately owned facilities, services, and institutional uses. Minimum Lot Size: n/a
Commercial	Areas where commercial operations serving local residents and visiting tourists are to be concentrated, including small-scale commercial uses, tourist activities, and tourist accommodations. The area locally	Small-scale provision of commercial services and related retail sales, including both professional and personal services as well as tourist-services and accommodations.

DESIGNATION	DESCRIPTION	PERMITTED USES
	known as ‘the Junction’ is included in the Commercial designation.	Minimum Lot Size: 1 hectare where serviced by individual on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.
Industry	Areas where existing employment lands are located, as well as areas where the ACRD would like to see the concentration of future employment lands. Uses under this designation are largely industrial in nature, but could also include commercial operations (e.g., office).	Industrial uses such as manufacturing and processing, industrial equipment and materials yards, storage, wholesale trade, truck transport, and may also include any ancillary commercial, administrative, and caretaker uses. Minimum Lot Size: 1 hectare where serviced by individual on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.
Resource	Large tracts of privately- and Crown-owned lands valued and used for resource development, including traditional harvesting and foraging of culturally important foods and plants, forestry, and resource extraction activities. These lands reinforce the rural character of Area “C” while providing essential ecological function and future resource potential that is essential to the long-term sustainability of the region. This designation is intended to guide development and resource management activities outside of existing settlement areas, as well as provide direction for responses to referrals received from other levels of government.	Forestry, forestry-related activities, agriculture, natural resource extraction, power-generation facilities, and communications facilities. Minimum Lot Size: 16 hectares

DESIGNATION	DESCRIPTION	PERMITTED USES
Comprehensive Development	Designates large tracts of land and establishes high-level guiding principles for mixed-uses in support of future comprehensive land use plans that takes into consideration unique features of the specific site.	Mixed-use development, with an emphasis on multi-unit residential, commercial, small-scale industrial, park, and civic uses, in compliance with the appropriate legislation and meeting any servicing requirements. Minimum Lot Size: 1 hectare where serviced by individual on-site water and sewer systems, or 0.24 hectare where serviced by either communal water system or communal sewer system, or both.

4.1 GENERAL LAND USE POLICIES

4.1.1 INTRODUCTION

The objectives and policies in this section provide direction for growth management, development approvals, and zoning that are applicable to the entire Area “C” OCP Plan Area. Additional land use policies are included throughout the Core Policies established in Section 5.0.

4.1.2 OBJECTIVES

- Facilitate future development that is responsive to the evolving needs of Area “C” residents and is consistent with the unique character of existing communities.
- Minimize the potential for land use conflicts and danger from natural or climate-related hazards.
- Build the resilience of the West Coast by ensuring core services and critical infrastructure are located outside of the tsunami zone.

4.1.3 POLICIES

The ACRD shall:

- Ensure that proposed development does not result in remnant parcels that cannot be serviced, accessed, or are otherwise impractical to develop.
- Encourage planning and design of new development that is consistent with the character and scale of existing development.

- c) Require the preservation of natural features such as streams, lakes, wetlands, old growth forests, and culturally important sites through the subdivision and development process.
- d) Where heritage, First Nations or Modern Treaty Nations cultural areas of significance are potentially impacted by development, require applicants to work with the impacted Nations to protect, rehabilitate, restore, or formally designate these assets as appropriate. The ACRD may assist with or facilitate discussions between the Nation and the applicant during the referral process.
- e) Update the *Development Procedures Bylaw* to include First Nations and Modern Treaty Nations referrals for archaeologically significant sites.
- f) Require archaeological review of development proposals in areas of known or potential archaeological value (e.g., by reviewing alongside Remote Access to Archaeological Data).
- g) Amend land use designations and applicable DPA Guidelines to reflect current community planning principles as needed.
- h) Discourage applications on lands with a Rural designation that request to amend the designation of lots to facilitate non-rural uses.
- i) Discourage development in areas designated as Resource or Conservation without the support of Modern Treaty Nations or First Nations.
- j) Uphold relevant agricultural legislation such as the *Farm Practices Protection (Right to Farm) Act*.
- k) Encourage development proposals to preserve or enhance views from public roads, coastal areas, trails, parks, and gathering spaces.

4.2 COMPREHENSIVE DEVELOPMENT

4.2.1 INTRODUCTION

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

4.2.2 OBJECTIVES

- a) Provide opportunities for comprehensive development planning.

4.2.3 POLICIES

The ACRD shall:

- a) Require the submission of a Comprehensive Development Area Plan to outline the details of a proposed development and inform subsequent applications for rezoning.
- b) Ensure development respects the unique features of the affected site, as well as the rural form and character of surrounding areas.
- c) Consider comprehensive development proposals only where community infrastructure may be extended in a sequential and cost-effective manner, or where on-site servicing can be suitably accommodated.
- d) Ensure any steep slope and environmentally sensitive areas are adequately protected through park dedication (beyond the usable land dedication requirements identified in Section 5.2.3), registration of a restrictive covenant, or other mechanisms in alignment with applicable DPAs for such features.
- e) Encourage comprehensive development that aligns with desired community land uses and creates an appropriate transition between existing land uses.
- f) Explore opportunities to allow for residential densities beyond existing permissions where affordable housing units are proposed so long as servicing requirements can be met and are in accordance with Section 5.6.3.
- g) Encourage comprehensive development that integrates universal access design standards.
- h) Encourage green building and landscaping strategies for all new comprehensive development to conserve water, energy resources, and natural assets as well as reduce greenhouse gas (GHG) emissions and ensure climate resiliency.
- i) Ensure existing wildlife corridors are identified and incorporated into green spaces and parkland planning.

5.0 CORE POLICIES

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

Core policies include:

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



5.1 RECONCILIATION

5.1.1 INTRODUCTION

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

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

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

5.1.2 OBJECTIVES

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

5.1.3 POLICIES

The ACRD shall:

Reconciliation and Land Use

- a) Recognize Yuułuʔiłʔatḥ Government (Ucluelet First Nation), ʔukʷaaʔatḥ (Toquaht Nation), and ʔaʔuukʷiʔatḥ's (Tla-o-qui-aht First Nation) traditional territories encompassed in the OCP area, acknowledge their intrinsic relationship with the land and water, and commit to building collaborative relationships.
- b) Collaborate on matters of community planning and future growth with Yuułuʔiłʔatḥ Government (Ucluelet First Nation), ʔukʷaaʔatḥ (Toquaht Nation), and ʔaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation) to further coordinate and identify opportunities to harmonize development plans where alignment exists.
- c) Meaningfully engage with First Nations and Modern Treaty Nations understanding that amendments to this Plan may affect their interests and rights when:
 - i. land designations on Crown land or along community boundaries are under consideration;
 - ii. proposed development could have an impact on water;
 - iii. a development proposal is considered in areas of known cultural heritage significance, identified by Remote Access to Archaeological Data (RAAD) or brought forward by traditional knowledge keepers.

The scope and form of consultation shall be determined through the principles of UNDRIP and DRIPA, the policies of the Regional Board, and the *Local Government Act*.

- d) Take a collaborative approach when considering servicing plans and engage with First Nations and Modern Treaty Nations regarding the provision of services to reserve lands and Treaty Settlement Lands where necessary or desired.
- e) Liaise with Modern Treaty Nations and First Nations communities regarding external funding opportunities for archaeological site mapping.
- f) Ensure that development proposed along a First Nation or Modern Treaty Nation land boundary minimizes potential interface conflicts and trespass issues through appropriate mitigation measures, as decided upon in collaboration with the affected community.

Cultural Preservation and Promotion

- g) Partner with Modern Treaty Nations and First Nations to share in celebrating and enhancing public awareness of cultural histories and traditional territories through the integration of accessible signage, place-naming where desired by the Nation, art, and language into public spaces and ACRD communication materials.

5.2 PARKS AND RECREATION

5.2.1 INTRODUCTION

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

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

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

5.2.2 OBJECTIVES

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

5.2.3 POLICIES

The ACRD shall:

Planning and Design

- a) Encourage the development of safe and accessible MUPs that improve connections between existing park, trail, and open space assets, as well as amenities and key community

destinations.

- i. When time and grant funding allows, prioritize the development of MUPs that connect to the West Coast MUP.
 - ii. Explore opportunities to improve the accessibility of existing park, trail, and open space assets, including the provision of highway crossings that improve the safety and accessibility of connections between key community destinations.
- b) Ensure that all new park and trail development is designed and constructed to minimize impact on the natural environment, including wildlife corridors and migratory routes.
- c) Identify existing wildlife corridors to include in future greenspace and parkland planning.
- d) Ensure adequate multi-stream waste diversion stations are included in all new park and trail development.
- e) Prioritize maintenance activities and facility improvements for existing parks, trails, and open spaces.
- f) Ensure that new or upgraded playground equipment conforms to and is maintained in accordance with CSA Z614:20 or universal access design standards. Consideration for the provision of such equipment may involve consultation with user groups and related agencies.
- g) Explore opportunities to integrate edible landscaping, community gardens, and other small-scale forms of agriculture throughout new and existing parks and open space.
- h) Explore opportunities to partner with neighbouring First Nations and Modern Treaty Nations on all aspects of park and trail development, including land acquisition, planning, and design processes, as well as improvements to existing park, trail, and open space assets.
- i) Explore opportunities to include the nuučaanul̓ (Nuu-chah-nulth) language on public signage.
- j) Explore opportunities to partner with community groups to enhance parks infrastructure and features.
- k) Collaborate with community groups, residents and property owners, and other interested parties to:
 - i. create community gathering spaces and public waterfront/beach access in Ittatsoo Bay;
 - ii. improve beach access and create parks, playgrounds, and community gathering spaces in Millstream.
 - iii. improve beach access in Port Albion.

- l) Consider opportunities to develop a regional park and trail standards manual to guide future park and trail construction in response to the region's increasing demand for parks and recreation services.
- m) Encourage flexible use of park spaces to accommodate a range of cultural practices, events, and community functions.

Acquisition

- n) Establish adequate park space through land dedication at the time of subdivision, or by payment in lieu of land dedication in accordance with the provisions of the *Local Government Act*.
- o) Areas of future parkland acquisition are identified with a "P" on Schedule B, Land Use Designations.
- p) Consider the following when requiring park dedication in the form of payment in lieu of land dedication:
 - i. existing park space sizes and location distributions;
 - ii. existing and projected population and associated demand for parkland;
 - iii. distribution access, maintenance requirements and related efficiencies;
 - iv. minimum size requirements for effective use.
- q) Explore opportunities to grant density bonuses for development proposals where parkland dedications exceed 5% of the total land area, excluding dedicated lands deemed unsuitable for development due to the presence of site constraints, so long as servicing requirements can be met.
- r) Consider allowing parkland dedication of less than 5% of the total land area to be subdivided where contributions in the form of parkland improvements are proposed by the applicant and approved by the ACRD.
- s) Obtain ownership of park, trail, and conservation areas, as opposed to statutory rights-of-way where possible.
- t) Encourage the dedication of lands deemed unsuitable for development due to the presence of site constraints (e.g., steep slopes, ravines, unstable soils, watercourses, sensitive ecosystems, etc.) as natural, undeveloped open space, in addition to the required dedication.
- u) Require that public access to watercourses be maintained and enhanced for public use and enjoyment in a manner that supports protection of culturally significant sites and environmental stewardship.

- v) Monitor opportunities for parkland acquisition in Area “C”, particularly those that:
 - i. will enhance public access to the waterfront; or
 - ii. are in areas where residential development is concentrated.

Placemaking

- w) Encourage community-led stewardship of parks, trails, and open spaces where guidance from the ACRD in the form of training and liability considerations can be provided.
- x) Engage Yuułuʔiłʔatḥ Government (Ucluelet First Nation), ʔukʷaaʔatḥ (Toquaht Nation), and ʔaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation) as interest and capacity allow, to identify appropriate areas for incorporating language, history, and culture into naming, signage, and information in public spaces and parks.
- y) Support the removal and replacement of invasive plant species with culturally important native plant species.
- z) Consider opportunities to improve educational signage wherever edible landscaping, community gardens, and culturally important plant species have been integrated within public parks.
- aa) Work with provincial authorities, residents and property owners, and other interested parties to identify, improve, and provide accessible signage, in appropriate locations, for public accesses to the foreshore and streams in accordance with the ACRD’s Parks Signage Strategy.
- bb) Promote ʔaʔuukʷiʔatḥ’s (Tla-o-qui-aht First Nation) Tribal Park Allies program.

Recreation

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

5.3 ENVIRONMENT

5.3.1 INTRODUCTION

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

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

Temperatures on the west coast are warming. The climate in Area “C” is projected to change over the coming decades under a high greenhouse gas emissions scenario. Residents can expect warmer winters with less snowfall, fewer icy days, an earlier spring thaw, and a later fall frost. Residents can also expect more rain in the fall, winter, and spring, and less rain in the summer season. This could lead to a longer wildfire risk season and a greater energy demand to prevent overheating in buildings and residences. Responsible environmental stewardship is therefore prioritized to support a more resilient community.

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

5.3.2 OBJECTIVES

- a) Work in collaboration with Modern Treaty Nations and First Nations, government partners, and community groups to foster regional ecological connectivity, environmental stewardship, and conservation.
- b) Conserve, protect, and enhance surface, ground, and aquifer water sources in cooperation with government partners, neighbouring First Nations and Modern Treaty Nations, and private landowners.

- c) Support First Nations and Modern Treaty Nations-led stewardship of the natural environment.
- d) Recognize, preserve, and sustain the functional role of natural features such as wetlands, streams, watersheds, forests, and shorelines in providing essential functions such as carbon sequestration and stormwater management that support community well-being and resilience against natural hazards and climate change.
- e) Continue to work with non-government organizations (NGOs) to promote education and awareness of environmental sustainability among the public and Area “C” property owners.
- f) Identify, protect, restore, and improve the connectivity of environmentally sensitive areas to enhance biodiversity and ecological function.
- g) Minimize habitat loss and fragmentation of environmentally sensitive areas and rehabilitate and enhance previously degraded or fragmented environmentally sensitive areas.
- h) Preserve environmentally sensitive areas in their natural condition and maintain these areas free from development and human activity to the maximum extent possible.
- i) Facilitate the reduction of corporate and community greenhouse gas emissions (GHGs) from 2007 baseline levels.

5.3.3 POLICIES

The ACRD shall:

Partnerships

- a) Collaborate with ʔukʷaaʔaθ̓ (Toquaht Nation), Yuuʔuʔiʔaθ̓ Government (Ucluelet First Nation), ʔaʔuukʷiʔaθ̓ (Tla-o-qui-aht First Nation), and non-governmental organizations (NGOs) to understand and support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems.
- b) Collaborate with provincial authorities, Modern Treaty Nations, First Nations, the District of Ucluelet, the District of Tofino, NGOs, Island Health, community groups, residents and property owners, and other interested groups on regional initiatives including biodiversity corridors, climate adaptation, GHG emissions reduction, regional food security, and shared ecosystem management priorities.

Environmental Protection and Stewardship

- c) Preserve and enhance environmentally sensitive areas to protect biodiversity and ecological function.
 - i. Explore opportunities to redesignate lands to the Conservation land use designation where appropriate.

- d) Support removal of invasive species by:
 - i. collaborating with First Nations, Modern Treaty Nations, neighbouring municipal governments, and other interested parties on regional invasive species removal initiatives, including public education efforts to promote awareness of invasive species prevention and removal;
 - ii. encouraging community-led invasive species removal efforts;
 - iii. exploring opportunities to reduce tipping fees for invasive species disposal.
- e) Require retention and restoration of native vegetation in coastal and riparian areas and areas of steep slopes within DPAs where possible.
- f) Prioritize the retention of contiguous parcels of undisturbed natural land to minimize habitat fragmentation.
- g) Manage access to environmentally sensitive areas and natural areas by providing defined access opportunities that protect native species and do not harm the health of ecosystems.
- h) Advocate to maintain wildlife habitat connectivity and protect sensitive habitats within Crown lands located north of Thornton Road and through the surrounding area.
- i) Collaborate with provincial authorities, Modern Treaty Nations, First Nations, municipal governments, Parks Canada, NGOs, community groups, residents and property owners, and other interested parties regarding opportunities to improve connections between environmentally sensitive areas to facilitate the movement of wildlife and increase biodiversity.
 - i. Wherever possible, link environmentally sensitive areas to parks, greenways, Conservation areas, or other natural areas to strengthen ecological networks and wildlife corridors throughout the region.
 - ii. Consider undertaking a Wildlife Corridor Study for the West Coast Region, in partnership with NGOs, First Nations, Modern Treaty Nations, the District of Tofino, and the District of Ucluelet.
- j) Work towards developing a framework for considering the cumulative environmental pressure caused by development.
- k) Undertake studies and sensitive ecosystems mapping to better understand the state and location of habitat for rare and endangered species in Area “C” and identify opportunities to restore and improve these habitats.
- l) Work collaboratively with NGOs, the District of Ucluelet, District of Tofino, Modern Treaty Nations, First Nations, Island Health, and other organizations to protect and enhance regional watersheds.

- iii. Maintain the integrity of the Mercantile Creek watershed, which is recognized as a key source of drinking water for the region.
- iv. Strongly discourage the development of float homes, house boats, or other infrastructure adjacent to, and on the surface of, haʔuukmin (Kennedy Lake) to maintain the ecological integrity of the watershed and the water quality of haʔuukmin (Kennedy Lake).
- m) Discourage development within areas designated as Conservation, and within areas of cultural and ecological significance identified by tukʷaaʔath (Toquaht Nation), Yuuʔuʔiʔath Government (Ucluelet First Nation), and ʔaʔuukʷiʔath (Tla-o-qui-aht First Nation) without written support from the Nation whose territory the proposed development falls within.
- n) Encourage permeable landscaping to support groundwater recharge, stormwater runoff reduction, temperature regulation, and water quality improvements.
- o) Strongly discourage mineral exploration and mine development within Area “C.”
- p) Continued implementation of the *Corporate Energy and Emissions Plan*, by:
 - v. exploring opportunities to improve energy performance and lower GHG emissions of new and existing ACRD infrastructure;
 - vi. considering opportunities to increase the ACRD’s utilization of renewable energy sources;
 - vii. improving the energy efficiency of the ACRD’s fleet vehicles and equipment.
- q) Seek to achieve a target of a 40% reduction in community greenhouse gas emissions (GHGs) from 2007 levels by 2040 by:
 - viii. undertaking studies to better understand the existing GHG emissions profile of Area “C” and identify opportunities and strategies for reducing emission levels;
 - ix. creating a community emissions reduction plan that establishes clear actions for reducing community GHG emissions;
 - x. developing a climate mitigation strategy that provides a clear path to achieving the GHG reduction target by collaborating with adjacent governments, and with First Nations and Modern Treaty Nations, including through education and incentives to decarbonize the existing built environment;
 - xi. encouraging retrofitting of older buildings and green construction of new buildings to achieve energy efficiency and reduce GHG emissions;
 - xii. working with Modern Treaty Nations, First Nations, and local government partners to support installation of electric vehicle chargers;
 - xiii. expanding incentives to improve the efficiency of woodstoves and encourage emissions-free heating sources;

- xiv. creating incentives for solar systems and energy storage;
- xv. acquiring green spaces through subdivision and development and incentivizing tree planting to contribute to climate change mitigation;
- xvi. supporting nature-based climate adaptation solutions which help prevent climate hazard damage and promote carbon sequestration;
- xvii. finalizing and implementing the *Solid Waste Management Plan* update to expand organics diversion to commercial businesses and multi-family homes and reduce landfill GHG emissions;
- xviii. supporting educational campaigns for emissions reduction, which may include education and engagement initiatives by citizens, businesses, and School District 70.

Resilient Infrastructure and Development

- r) Ensure development is consistent with DPA guidelines included in Part IV to protect the natural environment, its ecosystems, biological diversity, infrastructure, and human life.
- s) Support OCP amendments or rezoning, subdivision, and TUP applications affecting environmentally sensitive areas only where a Qualified Environmental Professional (QEP) confirms that negative impacts from the proposed development are mitigated, and the design reflects best management practices and community feedback. Wetland and riparian areas shall be delineated by the QEP using the most recent version of the *Guidelines for Wetland Assessment for Central West Coast Vancouver Island* developed by the Clayoquot Biosphere Trust.

Water Sustainability

- t) Uphold and implement Development Permit Areas to protect streams and other environmentally sensitive habitats, and support long-term water sustainability.
- u) Support watershed planning, monitoring, and drought management to inform long-term water sustainability.
- v) Collaborate with provincial authorities, Modern Treaty Nations and First Nations, municipal governments, community groups, residents, property owners, and other parties to support long-term watershed sustainability and health for residents, agriculture, food security, and the environment.
- w) Collaborate with industry partners to support long-term watershed sustainability and health through responsible water use, land management practices, and environmental stewardship.
- x) Support restoration of degraded streams and riparian areas where feasible.

5.4 EMERGENCY MANAGEMENT

5.4.1 INTRODUCTION

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

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

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

5.4.2 OBJECTIVES

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

5.4.3 POLICIES

The ACRD shall:

Emergency Management Services

- a) Explore opportunities to build partnerships and improve regional emergency response planning, program coordination, and hazard management for the West Coast Region as a whole.
- b) Support public education and emergency planning and preparedness efforts at the

neighbourhood and household levels.

- c) Encourage the planning, design, and enhancement of community gathering spaces that can function as critical infrastructure for emergency response and essential service distribution.
- d) Incorporate accessibility considerations into future emergency response planning, program coordination, emergency preparedness, and public education at all levels, including:
 - i. how persons with disabilities can access emergency services;
 - ii. ways that community members can support their neighbours who have disabilities in the event of an emergency.
- e) Seek grant funding opportunities and partnerships with neighbouring municipalities, Modern Treaty Nations and First Nations for the development of a Disaster Debris Management Plan to guide storage, disposal and recycling materials generated by a natural disaster.

Resilient Infrastructure and Development

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

Wildfire Risk Mitigation

- j) Collaborate with provincial authorities, neighbouring First Nations and Modern Treaty Nations, the District of Ucluelet, the District of Tofino, and community groups on regional wildfire risk reduction efforts.
- k) Support local wildfire risk reduction efforts and continue to implement and update the *Area 'C' Long Beach Community Wildfire Resiliency Plan* by:
 - i. supporting outreach efforts to improve public education about wildfire prevention and opportunities to participate in FireSmart;
 - ii. encouraging residents to undertake annual wildfire risk assessments;
 - iii. encouraging property owners to apply FireSmart principles and best practices on their property, wherever possible;
 - iv. encouraging existing communities, including Ittatsoo Bay, Millstream, Port Albion,

and Salmon Beach, to participate in FireSmart Canada's Neighbourhood Recognition Program;

- v. promote chipping woody debris for composting when disposing wildfire fuels to reduce wildfire risk.
- l) Update the *Area "C" Long Beach Community Wildfire Resiliency Plan* in 2028 and every five years thereafter to identify wildfire risks to Area "C" and associated mitigation strategies.
- m) Pursue provincial funding and resources to undertake wildfire risk reduction in community/forest interface areas and integrate FireSmart principles into ACRD bylaws, where applicable.
- n) Collaborate with provincial authorities, neighbouring Modern Treaty Nations and First Nations and municipal governments, community groups, residents and property owners, and other interested parties to develop long-term solutions to sustainably manage organic waste materials collected through wildfire risk mitigation initiatives.
- o) Support the consideration of new development that implements FireSmart principles and best practices related to building and landscape materials.
- p) Encourage retention, replanting, restoration, and maintenance of trees and plant species according to FireSmart principles.
- q) Consider opportunities to support and incentivize new development to implement FireSmart principles and best practices related to building and landscaping materials.

Earthquake and Tsunami Preparedness

- r) Collaborate with provincial authorities, Yuułuᑭᑦᐱᑦᐱᑦᐱᑦ Government (Ucluelet First Nation), ᑭᑭᑭᑭᑭᑦᐱᑦ (Toquaht Nation), ᑭᑭᑭᑭᑭᑦᐱᑦ (Tla-o-qui-aht First Nation), the District of Ucluelet, the District of Tofino, and community groups on regional public education efforts related to earthquake and tsunami preparedness.
- s) Prioritize evacuation planning at the neighbourhood level, including the development of tsunami response plans and evacuation options for areas primarily accessed by boat.
- t) Consider opportunities to improve tsunami evacuation route signage within tsunami inundation zones.
- u) Consider opportunities to better regulate and restrict development within tsunami inundation areas, including updates to the *Zoning Bylaw*.
- v) Discourage new development within tsunami inundation zones.
- w) Consider potential seismic events when planning for public infrastructure development, repair, or replacement.

- x) Pursue provincial funding and resources to undertake tsunami siren updates across Area “C”.

Sea Level Rise and Flood Risk Mitigation

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

Steep Slopes Risk Mitigation

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

5.5 GROWTH MANAGEMENT

5.5.1 INTRODUCTION

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

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

Within the OCP area, the existing transportation and road network is identified in Schedule M – Road Network; public facilities and community amenities are highlighted in Schedule N – Public Facilities; water systems and community service areas are identified in Schedule O – Community Services; and sand and gravel deposits that could be suitable for future sand and gravel extraction are identified in Schedule L – Sand and Gravel.

5.5.2 OBJECTIVES

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

5.5.3 POLICIES

The ACRD shall:

Future Development

- a) Support development that complements the existing residential character of Area “C”.
- b) Limit development in unserved areas unless adequate infrastructure and servicing capacity can be met.
- c) Require developers to cover the cost of any infrastructure upgrades necessary to facilitate new development.
- d) Prioritize updates to ACRD bylaws to better direct development within existing settlement areas and reflect modern development standards, including:
 - i. updating the *Zoning Bylaw*;

- ii. creating a subdivision and development servicing bylaw for all Electoral Areas.
- e) Update the development review process to improve transparency for the public regarding application status, and when and where land use permits are issued and land use bylaws are adopted.

Community Amenities and Services

- f) Collaborate with provincial authorities, neighbouring Modern Treaty Nations and First Nations, municipal governments, community groups, residents and property owners, and other interested parties to improve the provision and accessibility of community services (water, sewer, etc.), civic facilities, and amenities throughout Area “C”.
- g) Support regional water management tables (Province, First Nations, community groups, forestry, etc.) to ensure long-term watershed sustainability and health for all residents, industry, agriculture, food security, environment, etc.
- h) Ensure sufficient waste diversion systems are integrated with future development and are recognized as important community infrastructure.

5.6 HOUSING AND AFFORDABILITY

5.6.1 INTRODUCTION

Housing affordability and attainability are vital to preserving the character of existing neighbourhoods while accommodating population growth. Community feedback highlights that beyond the initial purchase price of housing, many struggle with ongoing ownership costs such as construction, material delivery, maintenance, strata fees, infrastructure replacement, and mortgage and insurance costs. Members of the community generally support new residential development that meets the diverse and changing housing needs of locals but strongly oppose ownership of “investment properties” from those outside the community and the use of permanent dwellings as unlawful short-term rentals.

The *Electoral Area “C” (Long Beach) 2025 Housing Needs Report* identifies that 113 additional housing units will be required by 2041 to address population growth. The report also affirms the need for more affordable, attainable, and diverse housing forms; 27% of Area “C” households were identified as living in Core Housing Need in 2021. Uniquely, most of the community’s core housing need is distributed amongst owner households rather than renter households, meaning property owners are experiencing housing inadequacy, unsuitability, and unaffordability at slightly higher rates than renters.

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

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

5.6.2 OBJECTIVES

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

5.6.3 POLICIES

The ACRD shall:

Partnerships

- a) Collaborate with provincial authorities, neighbouring First Nations and Modern Treaty

Nations, municipal governments, and other interested parties on regional housing initiatives.

- i. Explore opportunities to promote housing that serves major employers in the region.
 - ii. Explore opportunities to promote non-market and supportive housing options.
 - iii. Explore opportunities to promote accessible housing that is constructed to universal access design standards.
- b) Understand and work to support Yuułuʔiłʔatḥ Government (Ucluelet First Nation), Łukʷaaʔatḥ (Toquaht Nation), and ƛaʔuukʷiʔatḥ (Tla-o-qui-aht First Nation) priorities related to housing affordability and attainability.
- c) Explore opportunities to collaborate with local and regional accessibility advocacy groups to understand their priorities and support new and ongoing initiatives related to the provision of accessible housing.
- d) Encourage and support the inclusion of childcare centres in capital projects and community amenities.

Housing Supply

- e) Encourage the development of detached accessory dwelling units on lots designated as Rural, Residential, or Comprehensive Development that are 0.4 hectare and larger in size. Adequate on-site servicing must be provided where such development is proposed.
- f) Encourage the development of secondary suites attached to the principal dwelling on lots designated as Rural, Residential, or Comprehensive Development with no minimum lot size and where the zoning permits residential-only uses. Adequate on-site servicing must be provided where such development is proposed.
- g) Support on-site, workforce housing on lots zoned for commercial uses, subject to Island Health approvals.
- h) Consider development proposals for multi-unit dwellings (e.g., duplexes, triplexes, etc.) on Residential and Comprehensive Development lands where there is sufficient servicing capacity, provided the proposed development aligns with and serves to protect the rural residential character of the community.
- i) Encourage the development of on-site amenities for multi-unit dwellings.
- j) Support proposals to accommodate smaller housing forms such as certified manufactured housing on lots designated as Residential that have sufficient servicing capacity within Ittatsoo Bay, Millstream, and Port Albion.

- k) Consider *Zoning Bylaw* updates to allow flexible housing options such as multiple dwellings on parcels where servicing and all zoning regulations can be met in accordance with Island Health regulations.
- l) Explore opportunities to grant density bonuses for development proposals that include:
 - i. affordable housing units;
 - ii. accessible, ground-floor housing units that meet the needs of residents with disabilities or other mobility concerns.
- m) Explore opportunities to incentivize rental housing as a means of increasing rental housing stock in the community.
- n) Explore opportunities to better facilitate ageing in place for Area “C” residents by supporting appropriate housing options.

Short-Term Rentals

- o) Support the use of a dwelling unit as a short-term rental in accordance with the *Short-Term Rental Accommodations Act* such that:
 - i. short-term rentals operated within an Accessory Dwelling Unit, secondary suite, or bedrooms within a principal dwelling unit are preferred to maintain housing stock for long-term residents of the community;
 - ii. the short-term rental is operated by a principal resident residing on the property.
- p) Support short-term rentals in zones where they are not a permitted use only where a TUP has been issued by the ACRD.
- q) Support enforcement actions taken by the Province to ensure compliance with the *Short-Term Rental Accommodations Act*.
- r) Prioritize updates to the *Zoning Bylaw* that clearly establish where short-term rentals are permitted in Area “C”.

5.7 EMPLOYMENT AND ECONOMY

5.7.1 INTRODUCTION

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

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

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

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

5.7.2 OBJECTIVES

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

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

5.7.3 POLICIES

The ACRD shall:

Partnerships

- a) Collaborate with provincial authorities, Modern Treaty Nations, First Nations, municipal governments, Parks Canada, and other interested parties regarding regional economic development initiatives.
- b) Collaborate with ʔukʷaaʔaṭṭ (Toquaht Nation), Yuuʔuʔiʔaṭṭ Government (Ucluelet First Nation), and ʔaʔuukʷiʔaṭṭ (Tla-o-qui-aht First Nation) to understand and support their priorities related to economic development and tourism.
- c) Support the Long Beach Airport in implementing the recommendations of the *Long Beach Airport Master Plan*.
- d) Facilitate permits and access to public spaces for film and media production, where such activities are compatible with community, environmental and operational requirements.

Employment Uses and Home Occupations

- e) Support the development of commercial and industrial uses that accommodate emerging community needs, provided the uses are compatible with the surrounding neighbourhood character and are located within appropriately designated lands where there is sufficient infrastructure and servicing capacity.
- f) Support development proposals in Millstream that incorporate both commercial and residential uses, provided the uses are compatible with the surrounding neighbourhood character and are located within appropriately designated lands where there is sufficient infrastructure and servicing capacity.
- g) Support home occupations on all Rural, Residential, and Comprehensive Development designated lands, provided the uses are of low impact to adjacent homes and compatible with the surrounding rural character.
- h) Support home industries on Rural, Residential, and Comprehensive Development

designated lands with a lot area of 2.0 hectares or larger, provided the uses are of low impact to adjacent homes and compatible with the surrounding rural character.

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

Responsible Tourism

- j) Promote sustainable eco-tourism practices that complement existing tourist-driven services throughout the region.
- k) Support low-impact tourist amenities such as bed and breakfasts and eco-tourism near the Junction and Millstream.
- l) Focus commercial tourism-related development to the Junction, Millstream area, and areas which are serviced by on-site water and sewer systems.
- m) Continue to implement the *Parks & Trails Strategic Plan* to support economic development through outdoor recreation-based tourism opportunities.
- n) Discourage backroad camping to reduce wildfire and garbage risk.
- o) Encourage local businesses offering tourism services to join Tla-o-qui-aht Tribal Parks Allies program.
- p) Encourage low-impact recreational and tourism uses that avoid critical habitats, culturally significant sites and have minimal potential for disturbance on Resource designated lands.

Sustainable Resource Development

- q) Support communication with and participation by First Nations and Modern Treaty Nations communities/partners in the management and development of Crown resource lands.
- r) Support senior levels of government in the implementation of policies and regulations promoting sustainable resource management and the protection of drinking water sources.
- s) Support forestry, forestry-related activities, agriculture, power-generation facilities, and communications facilities on resource lands, provided all necessary provincial and federal approvals are obtained.
- t) Support sustainable forestry practices such as selective harvesting to preserve the land’s capacity to absorb and retain water, maintain slope and soil integrity, prevent erosion, and

create a buffer adjacent to non-Resource lands.

- u) Support First Nations, Modern Treaty Nations and community forestry for the benefit of the local community.
- v) Engage with the resource industry and senior levels of government to support Modern Treaty Nations and First Nations' access to resource lands for foraging and harvesting of culturally significant foods and plants.
- w) Support the rehabilitation and remediation of resource extraction sites.

5.8 TRANSPORTATION, UTILITIES, AND SERVICES

5.8.1 INTRODUCTION

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

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

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

Objectives and policies in this section are therefore intended to support proactive and responsible development of infrastructure, including an integrated transportation network that better meets the land and marine-based mobility needs of the community, as well as targeted utility and water, sewer, stormwater, and waste management service improvements that achieve existing community needs while supporting sustainable growth management. The transportation road network within the Plan area is highlighted within Schedule M – Road Network.

5.8.2 OBJECTIVES

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

ground, and aquifer water sources in cooperation with government partners, First Nations and Modern Treaty Nations, and private landowners.

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

5.8.3 POLICIES

The ACRD shall:

Land-Based Transportation and Community Access

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

- f) Support future road development that incorporates roadside trails, MUPs, and highway crossings, particularly for connections to the West Coast MUP, Pacific Rim Highway, and the Tofino-Ucluelet Highway.
- g) Explore opportunities with BC Transit to improve transit service, including through implementing new roadside stops where deemed appropriate.
- h) Collaborate with MOTT, neighbouring Modern Treaty Nations, First Nations, municipal governments, and other interested parties to explore opportunities for transportation connections between Millstream and Ucluelet, including the provision of safe highway crossings for those who walk, cycle, and roll.
- i) Collaborate with BC Transit to support bus stop amenity improvements (seating, covered shelters, signage, etc.).
- j) Collaborate with BC Transit to support the development of appropriate bus stop facilities and ensure alignment with relevant on-street infrastructure design policies.
- k) Collaborate with provincial authorities, ʔukʷaaʔaḥ (Toquaht Nation), Yuuʔuʔiʔaḥ Government (Ucluelet First Nation), and other interested parties to explore opportunities to improve roadway access to the communities of Yuuʔuʔiʔaḥ Government (Ucluelet First Nation) and ʔukʷaaʔaḥ (Toquaht Nation), Salmon Beach, Ittatsoo Bay, and lands in the Barkley Sound area.
- l) Collaborate with provincial authorities, ʔukʷaaʔaḥ (Toquaht Nation), and other interested parties to explore opportunities to undertake roadway improvements to the Maggie and Barkley FSRs in support of improved access to Macoah, and other ʔukʷaaʔaḥ (Toquaht Nation) communities.
- m) Collaborate with provincial authorities, neighbouring First Nations and Modern Treaty Nations, and other interested parties to explore opportunities to develop a MUP connecting Port Albion and Millstream.
- n) Advocate to MOTT and BC Transit to consider the development of a suitable pull-out where a development or transit-supportive destination is in close proximity to a bus stop.

Marine-Based Transportation and Community Access

- o) Advocate to Provincial authorities for marine transportation routes serviced by BC Ferries, or other agencies, particularly in cases of emergency.
- p) Advocate to Provincial and Federal authorities to manage the Port Albion dock for access by community users.
- q) Explore opportunities to improve public access to the waterfront for recreation,

transportation, and emergency purposes in Ittatsoo Bay in consultation with ʔukʷaaʔaθ̓ (Toquaht Nation) and Yuuʔukʷiʔaθ̓ Government (Ucluelet First Nation).

Provision of Servicing Infrastructure

- r) Assess future growth potential and infrastructure needs to ensure sufficient provision of infrastructure services, including water, sewer, and on- and off-site drainage.
- s) Require developers to pay the cost of any infrastructure upgrades necessary to facilitate new development.
- t) Commission, and update as necessary, infrastructure master plans to better understand the existing capacity, challenges, and opportunities to improve Area water, sewer, and integrated stormwater systems.
- u) Support water conservation initiatives and encourage permanent residents, short-term rental operators, and all new and existing development to utilize water use reduction strategies and rainwater capture.
- v) Support opportunities to upgrade and expand the capacity of existing water systems in Millstream.
- w) Support the Salmon Beach Committee in their efforts to standardize servicing for all lots.

Management of Solid Waste

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

5.9 AGRICULTURE AND FOOD SECURITY

5.9.1 INTRODUCTION

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

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

5.9.2 OBJECTIVES

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

5.9.3 POLICIES

The ACRD shall:

Regional Food Systems

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

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

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

Local Food Systems

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

- n) Consider updates to the *Zoning Bylaw* to ensure small-scale land- and marine-based food production/harvesting, processing, warehousing, and distribution uses to strengthen the local food systems are permitted in all zones, where deemed appropriate.



PART III

ADMINISTRATION AND IMPLEMENTATION

6.0 TEMPORARY USE PERMITS

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

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

6.1 APPLICATION AND PURPOSE

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

6.2 POLICIES

The ACRD shall:

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

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



PART IV

DEVELOPMENT PERMIT AREAS

7.0 DEVELOPMENT PERMIT AREAS

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

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

7.1 APPLICATION

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

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

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

7.2 EXEMPTIONS

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

A Development Permit is not required for the activities listed in the table below:

ACTIVITIES	EXEMPTIONS
Construction Activities and Alteration of Land	a) Construction, repair, alteration, and maintenance of public works, amenities, and facilities undertaken by the ACRD or its agents provided the works are carried out in accordance with applicable DPA guidelines. Other government agencies not subject to ACRD jurisdiction are not required to obtain a Development Permit but are encouraged to consider applicable DPA guidelines. b) Repair or maintenance of, or renovations to, existing lawfully constructed buildings or utilities within the existing building footprint, including those structures described in Division 14 of the <i>Local Government Act</i> – Non-conforming Use and Other Continuations. A building permit may still be required for the construction activities. c) Maintenance, replacement, or repair of existing driveways. d) The construction of one small accessory building per parcel that is less than or equal to 10.0 sq. m. in building area where a building permit is not required and where the building is located within an existing landscaped or developed area. e) Construction of a single trail, where the General Manager of Planning and Development is satisfied that the applicant has designed the trail, and that it is shown on an initial landscape plan, such that: i. the trail provides the most direct route of feasible passage through the DPA; ii. the location is chosen to require a minimum amount of vegetation removal or disturbance, and where there is limited excavation and removal of soils; iii. erodible stream banks or other erosion prone areas must be avoided; iv. the ground must be stable where the trail is located within a steep slope area. The ACRD may rely upon the recommendation of a QP to confirm that the trail is safe; v. the trail is built to BC Parks standards for the type of trail proposed, and built using established Best Management Practices; vi. the trail must be a maximum 1.5 metres in width; vii. the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization (certain

ACTIVITIES	EXEMPTIONS
	structures may require a building permit); viii. no vehicles are permitted; ix. no vegetation greater than 5.0 metres in height and no trees greater than 10 centimetres in diameter as measured from 1.37 metres above natural grade, are to be removed. x. all invasive plants are removed ongoing for the lifespan of the trail. f) Emergency procedures to prevent, control, or reduce erosion or other immediate threats to life and property, occurring because of a natural or human-caused event including: i. emergency actions for flood or erosion protection; ii. clearing of an obstruction from bridge, culvert, or drainage flow; iii. repairs to bridges and safety fences in accordance with the <i>Water Sustainability Act</i>; iv. any emergency works to be undertaken in accordance with Provincial and Federal regulations. Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the ACRD or Province should be reported to the ACRD and applicable Provincial Ministry as soon as practicable. Note, that once the emergency has passed, the exemption no longer applies and a development permit will be required for remediation or permanent protection works. g) All forestry management activities on lands subject to the <i>Private Managed Forest Land Act</i>. h) Forestry activities permitted by the Province on Crown forestry lands. i) Public works and services constructed following best management practices. j) Pruning trees where a minimum of 75% of the original crown of any tree is retained to maintain tree health and vigor in accordance with Provincial and Federal regulations. k) Planting or replanting of native trees, shrubs, or ground cover for the purposes of slope stabilization, habitat improvement, or erosion control. l) The small-scale, manual removal of invasive plants or noxious weeds.

ACTIVITIES	EXEMPTIONS
	m) Removal of trees deemed hazardous or subject to environmental health conditions such as root rot or pest/disease infestation, by a Certified Arborist or Registered Professional Forester, that pose an imminent threat to property, public safety, and/or the overall integrity of the ecosystem. i. Removal of hazardous trees that contain nests pertaining to species listed under the <i>Wildlife Act</i>, in addition to active nests of species listed under the <i>Migratory Birds Convention Act</i>, is exempt only if a permit under the <i>Wildlife Act</i> has been obtained. n) Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbances that do not alter the general contours of the land. For clarity, this exemption does not apply to the placement of retaining walls or any structures that may require a building permit for construction.

7.3 DEVELOPMENT APPROVAL INFORMATION DESIGNATION

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

Within the DAIAs, information used in the planning process should identify and mitigate the impact of development in designated areas on the natural environment (including riparian areas), on local infrastructure, and to protect development from hazardous conditions. The ACRD's procedures and authority for requiring development approval information are outlined in the *Development Approval Information Bylaw*.

7.4 ENVIRONMENTAL PROTECTION (DPA I)

7.4.1 DESIGNATION

The Environmental Protection DPA encompasses lands generally identified on Schedule C for the purpose of establishing guidelines for the protection of the natural environment, its ecosystems, and biological diversity pursuant to section 488 of the *Local Government Act*. Development permit area maps are intended as a guide only. If environmentally sensitive areas exist on a parcel, but are not shown on the map, the DPA requirements still apply.

7.4.2 JUSTIFICATION

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

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

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

7.4.3 APPLICATION

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

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

7.4.4 GUIDELINES

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

- .1 All applicants must submit:

- a) a detailed site plan (minimum scale 1:250) showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards, and areas to remain free from development. Site plan must also include measurements from existing and proposed structures to natural features.
- b) an environmental assessment report prepared by a QEP to identify sensitive biophysical features, aquifers, riparian areas, rare or endangered species, wildlife habitats, and any other important ecological features on or near the property. The report must provide recommendations and conditions for development to avoid or mitigate impacts to these features. The report must include:
 - i. identification of any ecologically important areas within the site on a site plan, including wetlands and streamside protection and enhancement areas (SPEAs), and criteria from the *Guidelines for Wetland Assessment for Central West Coast Vancouver Island* developed by the Clayoquot Biosphere Trust used to define the boundaries of the wetlands and/or SPEAs;
 - ii. identification of the criteria used to define the boundaries of the ecologically important area(s);
 - iii. an inventory of plant and animal species and related habitat(s) on a landscape plan, including identification of any mature trees;
 - iv. a description of the anticipated effects of the proposed development on the site's natural conditions;
 - v. procedures for protection of the ecologically important area(s) during construction;
 - vi. recommendations or requirements for mitigating degradation of any ecologically important areas, including limits of proposed leave areas and buffers or conditions for development.
- c) an environmental monitoring plan prepared by a QEP that describes the monitoring program to be used during the development process. Monitoring must continue for a period of at least one year after development has been deemed complete by the ACRD, unless otherwise specified by a QEP. A post-development report prepared by a QEP may be required at the end of the monitoring period to confirm that all potentially negative environmental impacts have been effectively addressed.
- d) a restoration plan for any proposed site disturbances, including restoration of areas where invasive species are established, and areas that have been cleared previously or will be cleared during development. The plan must also identify strategies for ongoing maintenance of the restored area(s). Where riparian area restoration is required, the ACRD may require the property owner to provide adequate financial security, in the form of an irrevocable letter of credit or the deposit of securities in a

form satisfactory to the ACRD, in the amount of up to 120% of the total estimated cost of the work to ensure all requirements of the restoration plan have been met.

- .2 Where landscaping works are proposed or required, the applicant must submit a detailed landscaping plan showing existing landscaping and proposed plantings and landscape features, trees to be removed and retained, the location of any proposed barriers to protect trees to be retained, and an itemized planting list describing proposed species and associated pot sizes. The landscape planting list shall be prepared by a QEP and may be used for a cost estimate to determine the value of a required financial security to ensure the landscape works are completed and maintained in accordance with plans submitted.
 - a) Applicants are encouraged to consider pruning of trees in accordance with best practices in instances where retention of trees in their existing state may pose substantial challenges to development or threats to property or public safety.
 - b) Existing native landscape features should be retained wherever possible to minimize disruption to habitat and maintain ecological processes that support ecosystem function, wildlife ecology, and unique ecosystems. These include, but are not limited to:
 - i. vegetation, trees, snags, standing and fallen dead wood (e.g., stumps), and root systems;
 - ii. rare and uncommon species and plant communities;
 - iii. soils and soil conditions (moisture, nutrients and permeability);
 - iv. the habitats of birds, fish, and other wildlife, such as nesting, breeding, or spawning areas;
 - v. topography and relative orientation of environmentally sensitive areas on neighbouring properties.
 - c) Replacement trees, shrubs, and groundcover vegetation must be native species and shall be sited and managed in accordance with FireSmart principles, where practicable. Any trees retained on site must be shown on the required landscape plan. New plantings should consider vegetation that support pollinators.
 - d) A post-development landscaping report prepared by a QEP may be required to confirm that all potentially negative environmental impacts have been effectively addressed and that all landscape plantings are thriving.
- .3 Development proposals must demonstrate that soil conditions have been considered in both building and site design.
- .4 Impervious surfaces should be minimized where possible, with hardscaping limited to the overall building footprint, paved patio areas and surfaces, and paved access roads. The development of concrete retaining walls is discouraged where possible.

- .5 Where possible, buildings and other structures such as driveways, garages and sheds should be located close to one another, or clustered, to make efficient use of the site and better protect environmentally sensitive areas.
- .6 For areas that the applicant's QEP recommends must remain free from development:
 - a) the ACRD may require a Section 219 covenant to be prepared at the applicant's expense, to the satisfaction of the ACRD, to ensure that the identified areas remain free from development to the satisfaction of the ACRD;
 - b) prior to construction commencing, the installation of temporary fencing or flagged stakes marking the protection area is required to avoid encroachment within the areas to be protected through to the completion of the development.

The applicant's QEP may be required to provide post-development written confirmation to the ACRD that the property has been developed in accordance with the QEP's recommendations. Where development or alteration of land is proposed to encroach within an environmental protection area, it shall be located where it will cause the least impact on the natural environment. Where such development or alteration of land is proposed on lands which are not wholly within the DPA, it should be demonstrated that locating the development entirely outside of the DPA has been considered and a rationale as to why the relocation is not being proposed should be provided.

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

Moorage Facilities

- .13 The construction of private, commercial, and group moorage facilities are permitted only in accordance with the following conditions:
 - a) commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the Province; refer to the Province for General Permission for private moorage facilities, and authorization for Specific Permission, or under the *Residential Policy* or *Commercial Marina Policy* for group moorage, or under the *Adventure Tourism Policy* for moorage for adventure tourism activities, where applicable on Crown land;
 - b) a property owner must obtain and adhere to a Marine Habitat Assessment Report completed by a QEP, where applicable on Crown land, prior to commencing construction of a dock in marine waters;
 - c) shoreline stabilization measures, pilings, floats, docks, boat lifts, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged;
 - d) impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum;
 - e) new piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use;
 - f) no more than one moorage facility shall be located on or appurtenant to any single lot.
- .14 Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats.
- .15 Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access.
- .16 Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- .17 Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- .18 All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- .19 Styrofoam used in the construction of floats and docks is discouraged. Any plastic foams or other non-biodegradable materials used in the construction of floats and docks shall be fully encased within sealed rigid plastic shells to prevent escape into the natural environment.

- .20 Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- .21 Piers should be constructed with a minimum clearance of 0.5 metres above the elevation of the natural boundary of the adjacent waterbody.
- .22 Preference is given to the placement of mooring buoys and floats instead of docks.
- .23 New shoreline residential development of two or more dwellings should provide joint use or community dock facilities rather than individual docks for each residence.

7.4.5 EXEMPTIONS

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

ACTIVITIES	EXEMPTIONS
Subdivision	a) Subdivisions where any of the following criteria are met: i. required minimum lot sizes are achieved exclusive of the environmentally sensitive area(s), as identified by ACRD mapping or confirmed by a BC Land Surveyor or QEP; ii. The subdivision is a lot consolidation, or a lot line adjustment, that does not result in the creation of an additional vacant lot or parcel and does not involve any construction, including the installation of underground infrastructure or utility services or the construction of roads; iii. no development activities including grading, clearing, trenching, or installation of pipes, relating to the creation of any lots will occur within the environmental protection DPA(s); or iv. a covenant under the <i>Land Title Act</i> is registered to protect the natural environment in a manner that is consistent with the applicable DPA guidelines.
Construction Activities and Alteration of Land	b) Development within an area designated for environmental protection as shown on Schedule C where the ACRD is satisfied that any of the following conditions applies in respect of the area to be developed: i. the area was designated incorrectly due to mapping inaccuracy; ii. the area is no longer deemed ecologically important due to natural processes (e.g., wildfire, flood, forest succession); or iii. the area is no longer deemed ecologically important due to the loss of functions and conditions caused by development

ACTIVITIES	EXEMPTIONS
	previously approved by the ACRD; provided that, for certainty, this exemption does not apply to any area that is no longer deemed ecologically important due in whole or in part to human activity that occurred without a development permit, or otherwise in an unlawful manner. The ACRD may require written confirmation from a QEP that this exemption applies, and the conditions that justify it. c) Stream enhancement and fish and wildlife habitat restoration works carried out under Provincial or Federal approvals and on provision of evidence of such approvals to the ACRD. d) All park or parkland activities and ancillary uses not containing commercial, residential, or industrial activities.

7.5 NATURAL HAZARD (DPA II)

7.5.1 DESIGNATION

The Natural Hazard DPA encompasses lands generally identified on Schedule D for the purpose of establishing guidelines to protect development from hazardous conditions pursuant to section 488 of the *Local Government Act*. Development permit area maps are intended as a guide only. If environmentally sensitive areas exist on a parcel, but are not shown on the map, the DPA requirements still apply.

7.5.2 JUSTIFICATION

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

DPA II includes lands located within 15 metres of the top of bank, and the toe of slope, of steep slopes with a 30 percent or greater slope for a vertical distance of at least 4 metres, plus the sloped land between the top and toe.

DPA II also includes lands within the tsunami inundation zone which encompasses lands located below 20 metres elevation above sea level.

7.5.3 APPLICATION

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

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

7.5.4 GUIDELINES

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

- .1 All applicants must submit:

- a) a detailed site plan (minimum scale 1:250) showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards, and areas to remain free from development.
 - b) an assessment report prepared by a QP, with relevant subject matter expertise, for the purpose of identifying any hazards which may affect the safe development of the land, including but not limited to flooding, tsunami inundation, steep slopes, subsidence, and ground water flows on or near the property, and providing recommendations and conditions for development to avoid or mitigate impacts to these features. The report must include:
 - i. identification of any hazards, on a site plan, which may affect the safe development of the land;
 - ii. identification of any deficiencies in the design of the proposed development or intended construction standards;
 - iii. recommendations or requirements for mitigating hazard-associated risks to new development, including:
 - a. establishment of a minimum setback from the natural boundary of a stream, the top of a steep slope, or the toe of a steep slope;
 - b. establishment of a Flood Construction Level for new construction;
 - c. additional technical requirements, reviews, and inspections (i.e., design and/or inspection by a geotechnical engineer);
 - d. conditions of development;
 - e. restricting the use of land.
 - iv. verification that the land may be used safely for the proposed use with the probability of a geotechnical failure or another substantial hazard resulting in property damage of less than 10% in 50 years.
 - c) Where a QP has provided recommendations and conditions for development to require infrastructure to mitigate impacts of any hazards, the ACRD may require the property owner to provide adequate financial security, in the form of an irrevocable letter of credit or the deposit of securities in a form satisfactory to the ACRD, in the amount of up to 120% of the total estimated cost of the work to ensure all requirements of the plan have been met.
- .2 No development or alteration of land is permitted where the report by the QP indicates that a hazardous condition would result.
- .3 Where development is proposed on a steep slope, or within 15 metres of the toe of the slope, or the top of bank, of a steep slope, no development or alteration of land will be permitted without a report prepared by a QP verifying that the land can be used safely for

the proposed use.

- .4 Where development is proposed in the tsunami inundation zone, within 20 metres elevation above sea level, no development or alteration of land will be permitted without a report prepared by a QP verifying that the land can be used safely for the proposed use.

Shoreline Stabilization

- .5 Where possible, green infrastructure will be prioritized over engineered shoreline devices.
- .6 Where a shoreline stabilization device is proposed or required, the applicant must submit an assessment report prepared by a QP which includes:
 - a) assessment of erosion risk on the subject property and the suitability of the subject property for a shoreline stabilization device;
 - b) identification of potential impacts on coastal geomorphologic processes as a result of installing the device;
 - c) identification of potential impacts on adjacent properties because of installing the device;
 - d) recommendations or requirements for mitigating potential negative impacts on coastal geomorphologic processes or neighbouring properties.
 - e) rationale for recommendations.
- .7 Shoreline stabilization devices are only supported on parcels that are subject to active erosion.
- .8 Shoreline stabilization devices must be located entirely within the property boundary.
- .9 Boat launch ramps are discouraged and will only be considered if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.

7.5.5 EXEMPTIONS

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

ACTIVITIES	EXEMPTIONS
Subdivision	a) Subdivisions where any of the following criteria are met: i. required minimum lot sizes are achieved exclusive of the natural hazard area(s), as identified by ACRD mapping or confirmed by a BC Land Surveyor or QEP; ii. The subdivision is a lot consolidation, or a lot line adjustment, that does not result in the creation of an additional vacant lot or parcel and does not involve any construction, including the installation of underground infrastructure or utility services or the construction of roads; or iii. a covenant under the <i>Land Title Act</i> is registered to protect development from natural hazards in a manner that is consistent with the applicable DPA guidelines.
Construction Activities and Alteration of Land	b) Development or alteration of land that is to occur on a portion of one or more lots where the area to be developed is located outside the designated DPA. The ACRD may require written confirmation from a BC Land Surveyor or QP that the area to be developed is located outside the designated DPA.

7.6 FORM AND CHARACTER (DPA III)

7.6.1 DESIGNATION

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

7.6.2 JUSTIFICATION

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

7.6.3 APPLICATION

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

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

7.6.4 GUIDELINES

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

- 1 Development permits are required for commercial, industrial, multi-family residential, or intensive residential development located on lands designated within DPA III or located within 50.0 metres of the Tofino-Ucluelet Highway and Pacific Rim Highway rights-of-way.
- 2 The scale, mass and shape of proposed structures should reflect and relate to adjacent and neighbouring developments, the specific site, and significant public views. The development should not detract from the West Coast aesthetic, significant public views, and the welcoming character of the area.
- 3 The shape, siting, roofline and exterior finish of buildings should be sufficiently varied to avoid visual uniformity and reflect a West Coast style and tradition. In accordance with FireSmart principles, the use of wood-style fiber cement board as external cladding and

metal roofing is encouraged, where appropriate.

- .4 The ACRD encourages the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design principles and standards (LEED).
- .5 Building siting form and massing must be responsive to:
 - a) the overall development context and scale of the plan areas;
 - b) adjacent development;
 - c) pedestrian and vehicular access and circulation;
 - d) topography;
 - e) geology and soils condition;
 - f) hydrology, drainage and flood plain considerations.
- .6 The development shall utilize the retention of existing vegetation and native landscaping to reduce visual impact where possible. A minimum 3-metre-deep landscaped strip should be established and maintained along the Highway frontage and adjacent to neighbouring Residential, Rural, Comprehensive Development, and Civic uses.
- .7 Off-street parking shall be provided in accordance with the *Zoning Bylaw* and should balance safety and visual aesthetics.
- .8 Off-street loading areas shall be provided in accordance with the *Zoning Bylaw*.
- .9 All signage shall comply with the requirements of the *Sign Bylaw* and the Ministry of Transportation and Transit.
- .10 Given the proximity to the MUP, bicycle racks for use by the public should be provided in conjunction with commercial, multi-family residential, and intensive residential uses.
- .11 Access to the development shall be suitable for emergency vehicle access and approved by the MOTT. Access roads should consider compatibility with transit services.
- .12 Any outdoor lighting shall be unobtrusive, non-flashing, and directed downward with full cut-off and fully shielded fixtures that provide only the amount of light necessary for safe pedestrian passage at night.
- .13 A landscape plan for the development shall be prepared as an integral part of the design and layout. Where landscaping works are proposed or required, the applicant must show existing landscaping and proposed plantings and landscape features, trees to be removed and retained, and an itemized cost estimate including a planting list describing proposed species and associated pot sizes. FireSmart landscaping principles should be used where possible. The landscape plan cost estimate shall be prepared by a QP and may be used to determine the value of a required security deposit to ensure the landscape works are

completed and maintained in accordance with plans submitted.

- .14 Where a landscape plan is required, the ACRD may require the property owner to provide adequate financial security, in the form of an irrevocable letter of credit or the deposit of securities in a form satisfactory to the ACRD, in the amount of up to 120% of the total estimated cost of the work to ensure the landscape works are completed as required.
- .15 Support service structures and facilities such as loading bays, refuse containers and storage areas should be screened with any combination of walls, fencing, hedging, planting, or other screening materials.
- .16 New multi-unit residential buildings shall provide adequately sized three-stream waste diversion facilities including bear-resistant storage.

7.6.5 EXEMPTIONS

A Form and Character Development Permit is not required for:

ACTIVITIES	EXEMPTIONS
Construction Activities and Alteration of Land	a) Form and character of buildings and structures that do not involve commercial, industrial, multi-family residential, or intensive residential uses. b) Interior renovations within an existing building. c) External alterations that do not alter or affect overall visual impact on the character of the building. d) Regular maintenance and minor exterior repairs such as replacing windows, doors, trim, or roofing with similar materials/colours. e) Temporary buildings or structures that are erected for offices, construction or marketing purposes for a period that does not exceed the duration of construction. f) Replacement of signage in accordance with the <i>Sign Bylaw</i>. g) Demolition of buildings or structures. h) Single detached dwellings, secondary suites, Accessory Dwelling Units, and buildings accessory to a residential use.



APPENDIX A: COMMUNITY CONTEXT

8.0 COMMUNITY CONTEXT

8.1 GEOGRAPHY AND NATURAL ENVIRONMENT

Located on the west coast of Vancouver Island, landscape of Area “C” is characterized by rocky shorelines, beaches, sheltered inlets, vast tracts of forest, the Insular Mountains, and many rivers, streams, and small lakes. The region’s rugged and largely untouched topography provides excellent recreational opportunities and is valued for its remoteness, natural beauty, and wilderness character. Public parks in the area include the Pacific Rim National Park Reserve (known locally as “Swim Beach”), Kennedy Lake Provincial Park, a small community park on Willowbrae Road, and a portion of the West Coast Multi-Use Path (MUP).

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

8.2 FIRST NATIONS AND MODERN TREATY NATIONS

Area “C” is part of the West Coast Region, which is located within the traditional territories of the *hiškwiiʔath* (Hesquiaht First Nation), *ṣaahuusʔath* (Ahousaht), *ḷaʔuukʷiʔath* (Tla-o-qui-aht First Nation), *Yuuluʔiʔath* Government (Ucluelet First Nation), and *ṭukʷaaʔath* (Toquaht Nation). The Region also includes the area governed by the Maa-nulth First Nations Final Agreement, a modern Treaty negotiated by the Government of Canada, the Province of British Columbia, and the Maa-nulth First Nations, and implemented in 2011. The five Maa-nulth First Nations are *Yuuluʔiʔath* Government (Ucluelet First Nation), *ṭukʷaaʔath* (Toquaht Nation), *Huu-ay-aht* First Nations, *Ka:yu:kʷtʰ/Che:kʷtles7etʰ* (Kyuquot/Cheklesath First Nation), and *Uchucklesaht* Tribe, all located on the west coast of Vancouver Island. The administrative boundaries of the ACRD are located within the lands of four of the five Maa-nulth First Nations: *Uchucklesaht* Tribe, *Huu-ay-aht* First Nations, *Yuuluʔiʔath* Government (Ucluelet First Nation) and *ṭukʷaaʔath* (Toquaht Nation).

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

The ACRD is committed to developing agreements with Nations to support reconciliation and collaborative partnership efforts such as aligned economic opportunities, joint historical, cultural, and heritage initiatives, and shared natural environment stewardship.

8.3 KEY COMMUNITY TRAITS

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

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

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

Area “C” is primarily accessible from east Vancouver Island via Provincial Highway 4, which connects to the Island Highway (Highway 19) south of Qualicum Beach and west of Parksville. Alternatively, Area “C” can be reached by boat, seaplane, or commercial air travel through the Long Beach Airport (CYAZ). The Long Beach Airport, while located outside the OCP area, is owned and managed by the ACRD. This facility is utilized by First Nations, Modern Treaty Nations, residents and visitors of the region, Area “C”, and the neighbouring Districts of Ucluelet and Tofino. In the spirit of reconciliation, łaᓃuukʷiᓄaᓄ (Tla-o-qui-aht First Nation), the District of Tofino, Tourism Tofino, and the Tofino Chamber of Commerce have signed a Memorandum of Understanding (MOU) that deepens collaboration, coordinated action, and shared stewardship efforts in łaᓃuukʷiᓄaᓄ (Tla-o-qui-aht First Nation) territory, including opportunities related to the Long Beach Airport.

8.4 COMMUNITY PROFILE

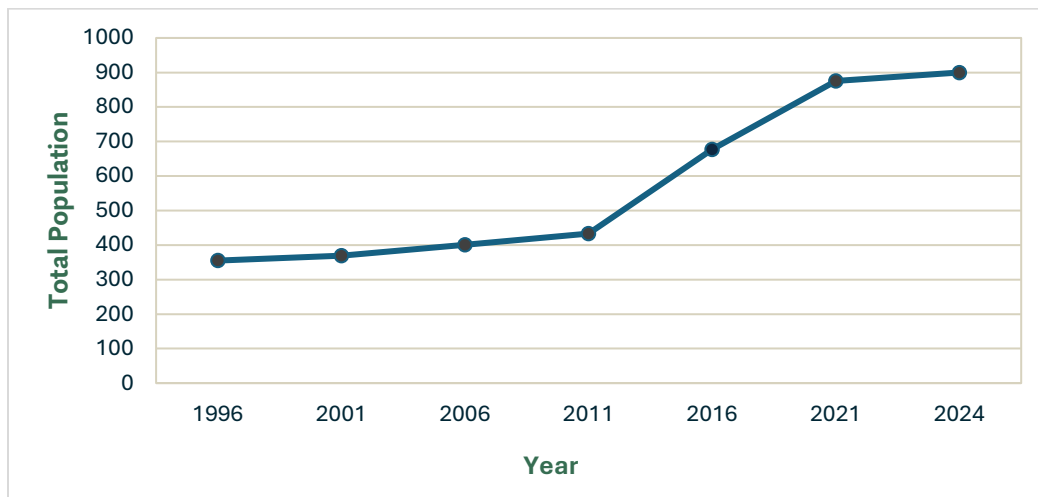
The demographic information, cultural characteristics, and economic profile of Area “C” is included below. Data reported in this section is derived from Electoral Area “C” as a whole, as Statistics Canada and BC Stats do not collect data specific to the OCP Area. As a result, information stated here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

DEMOGRAPHICS

Population

The 2021 Census reported a total population for Area “C” of 875 permanent residents, representing a 30% increase in population (198 persons) since the 2016 Census, from 677. BC Stats estimates that the total population in 2024 is approximately 910 people (Figure 3).

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



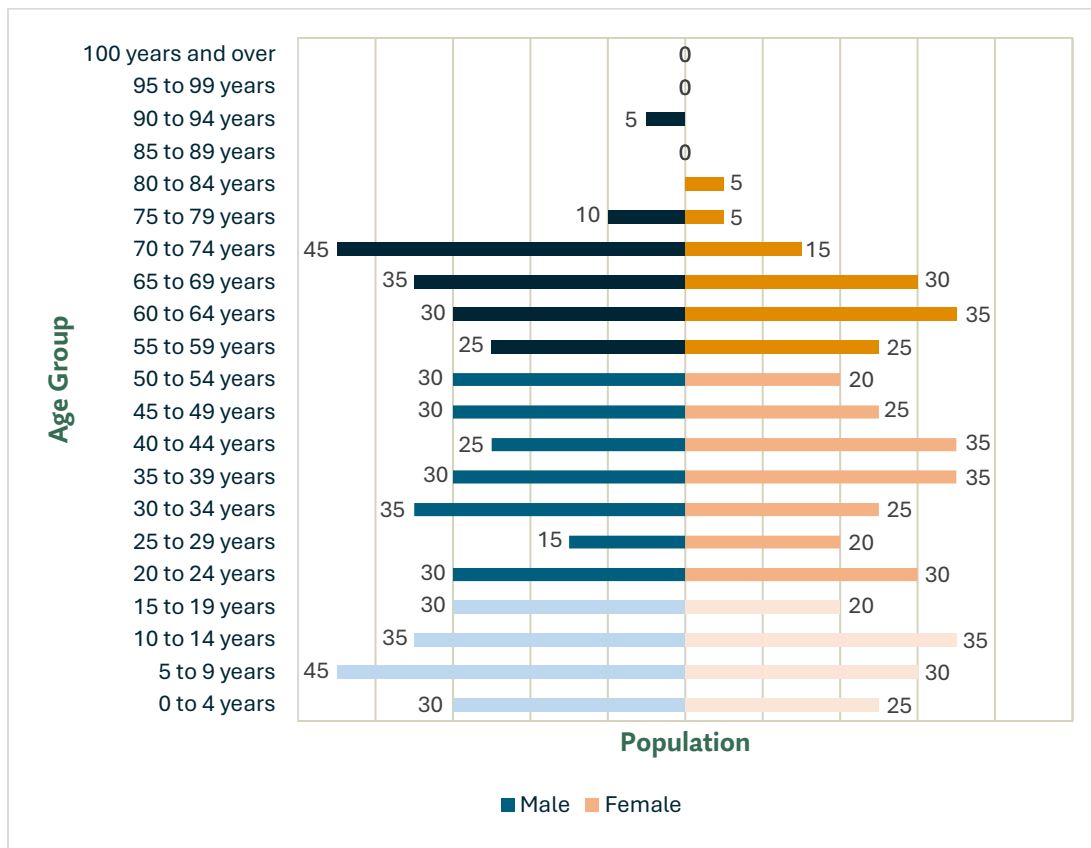
Age

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

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

Conversely, though nearly one-third of Area “C” is aged 55 and above, most of this age bracket is comprised of residents aged 55 to 74, representing 27% of the total population as compared to just 3% of all residents being aged 75 and over.

Figure 4. Total Area "C" Population by Age Group and Sex (2021).



Households

Average household size rose from 2.4 persons to 2.6 persons between 2016 and 2021. Correspondingly, the total number of Area "C" residents residing in private households shifted from 645 persons to 830 persons over that same period. (Table 1).

	AREA "C"	PROVINCE OF BC
Average Household Size	2.6	2.4

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

CULTURAL CHARACTERISTICS

Citizenship & Ethnic Groups

Per the 2021 Census, 96.6% of Area "C" residents are Canadian citizens, with 83.4% of the total population identifying as third generation or more. This varies significantly from the Provincial citizenship rate of 88.7%, where just 44.5% of the total population identifies as third generation or more (Table 2).

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

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

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

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

Languages

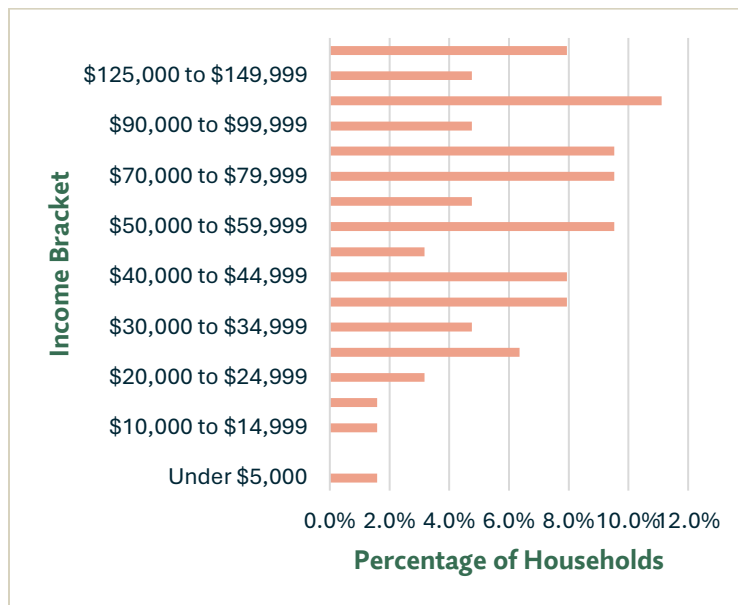
The most prominent language spoken in private households in Area "C" is English at 98.3%. Of the other languages spoken by Area "C" residents, Indigenous language(s) account for 1.4%, while both French and Italian, the next most commonly spoken languages, account for 0.13%.

ECONOMIC PROFILE

Income

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

Figure 5. Area "C" Household After-Tax Income (2020).



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

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

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

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

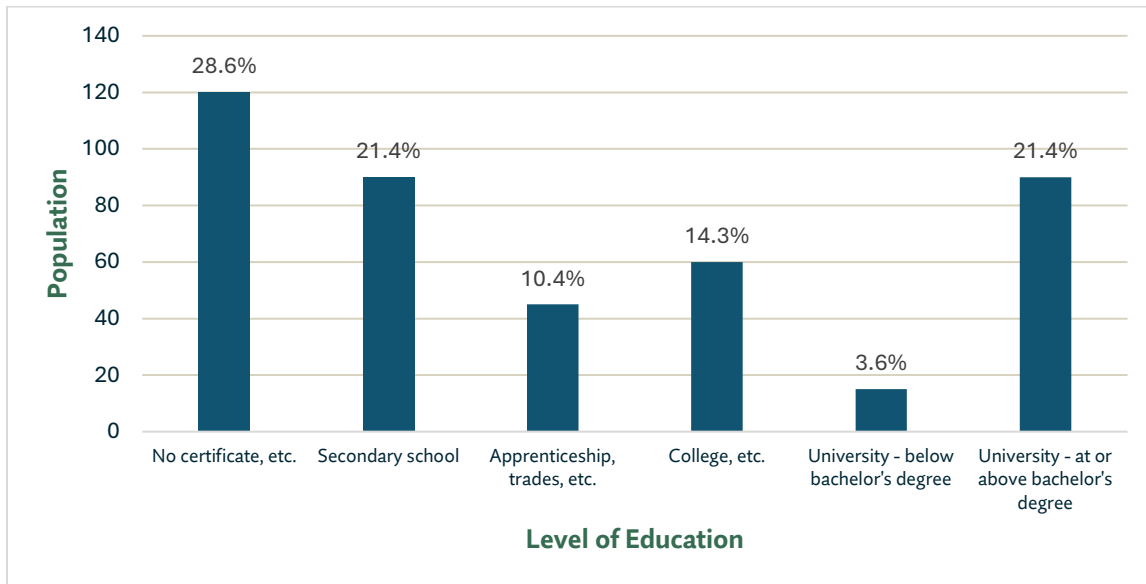
Education Level

Half of Area "C" residents between the ages of 25 and 64 (50.0%) have obtained a postsecondary certificate, diploma, or degree. As shown in Figure 6 below, 21.4% of all residents aged 25 to 64 hold a university degree at or above a bachelor's degree level, which is above the 18.3% reported in 2016.

About one fifth (21.4%) of Area "C" residents aged 25 to 64 have achieved a secondary (high) school diploma or equivalency certificate as their highest level of education, while 28.6% of residents have

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

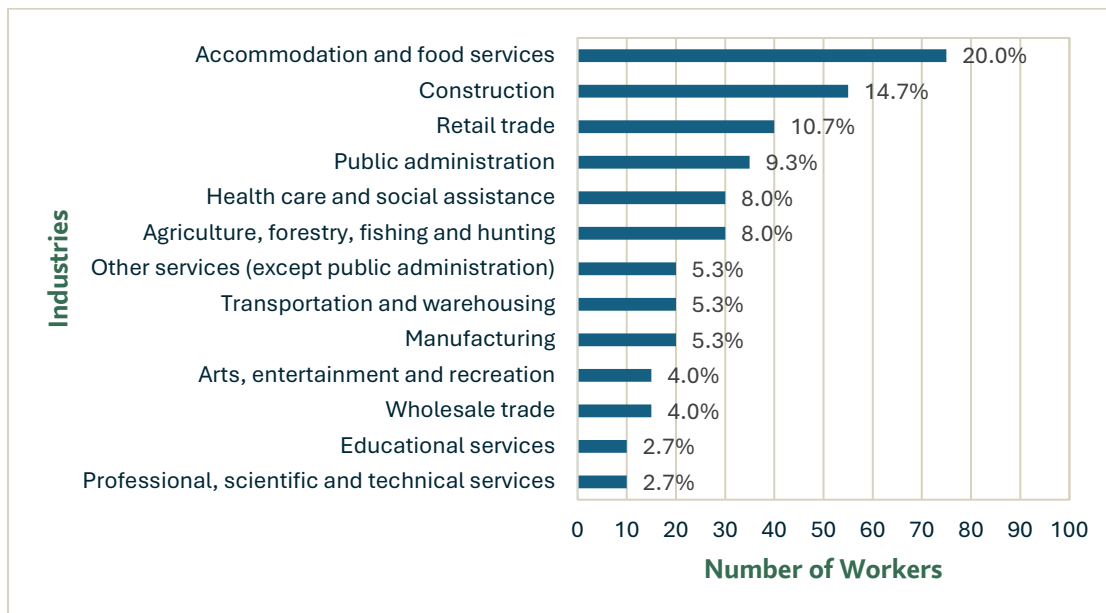
Figure 6. Highest Level of Education Attainment of Area “C” Residents Aged 25 to 64 Years in Private Households (2021).



Industry

According to the North American Industry Classification System from 2017, accommodation and food services was the largest industry, representing one fifth (20.0%) of all industries in Area “C”, and highlighting the influence of tourism on the Area’s economy. The next top four industries were construction (14.7%), retail trade (10.7%), public administration (9.3%), and health care and social assistance and agriculture, forestry, fishing, and hunting (8.0%) respectively. The five smallest industries were professional, scientific and technical services (2.7%), educational services (2.7%), wholesale trade (4.0%), arts, entertainment and recreation (4.0%), and manufacturing, transportation and warehousing, and other services (except for public administration) (5.3%) respectively (Figure 7).

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



In 2021, the classification categories for industries were significantly revised, so it is not possible to directly compare industry data from past Census profiles. However, assumptions can be made about general trends. The most recent data available from 2021 identifies the top occupations of the labour force for Area "C" which are sales and service (37.3%), trades, transport and equipment operators (21.3%), business, finance, and administration (9.3%), and natural and applied sciences and related (8%).

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

GROWTH MANAGEMENT

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

Historic Housing Starts

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

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Single-Detached	0	9	3	3	6	1	4	1	8	4	4	6	49
Other	0	0	0	0	0	0	0	0	0	0	0	0	0

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

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

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

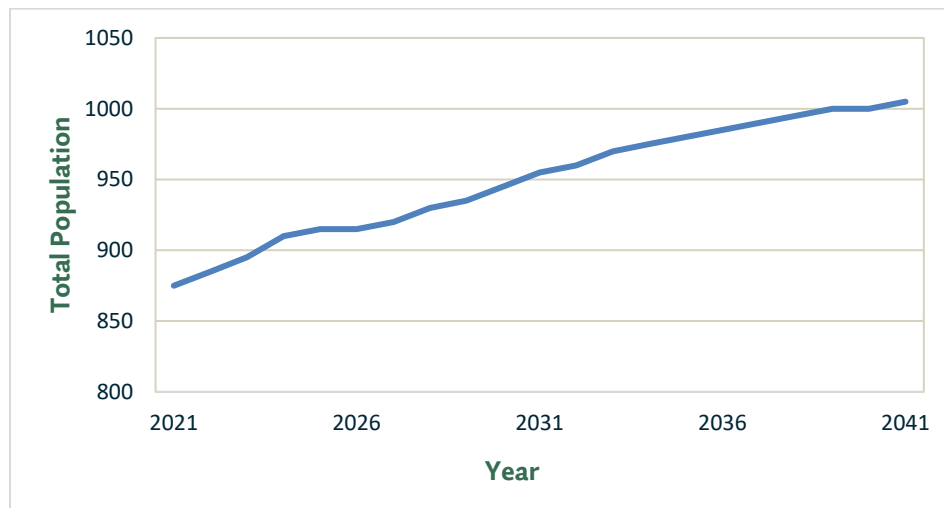
	TOTAL	SINGLE- DETACHED	ROW	SEMI- DETACHED	DUPLEX	APARTMENT (<5 floors)	APARTMENT (5+ floors)	MOBILE
Total	325	230	25	15	0	0	0	35
Proportion of Total	100%	71%	8%	5%	0%	0%	0%	11%
Owner	63%	76%	0%	0%	-	-	-	57%
Renter	38%	24%	100%	100%	-	-	-	43%

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

Projected Population Growth

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

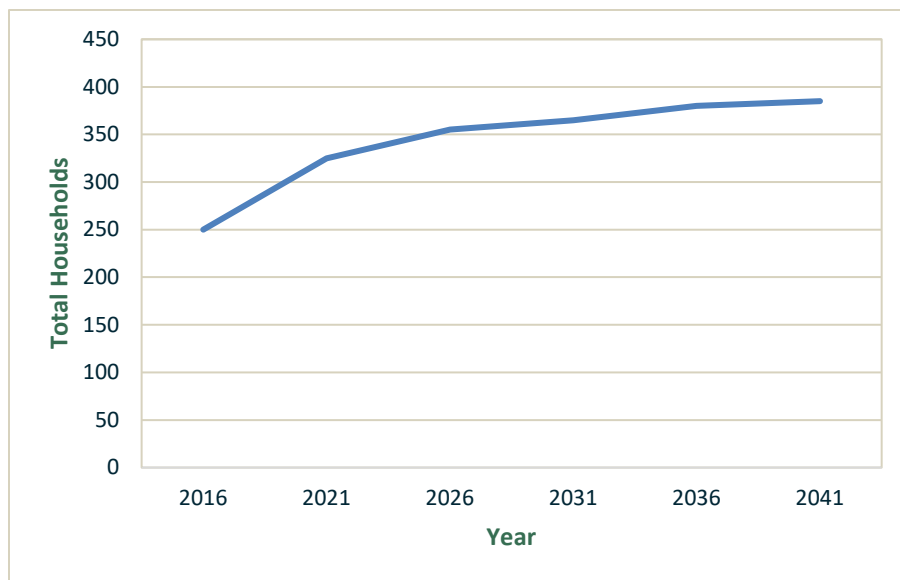
Figure 8. Projected Population from 2021-2041.



Anticipated Housing Needs

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

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



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

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

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

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

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

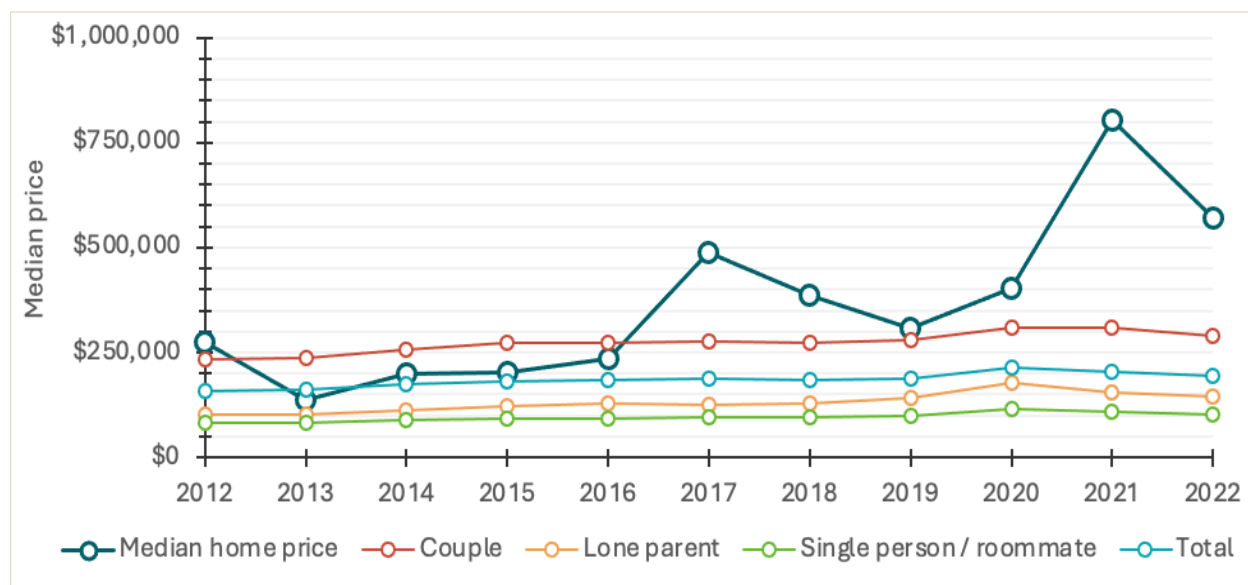
HOUSING CRITERIA & CORE HOUSING NEED	TOTAL HOUSEHOLDS	PERCENTAGE OF TOTAL HOUSEHOLDS
Inadequate dwellings	35	11%
Unsuitable dwellings	45	14%
Unaffordable dwellings	60	19%
Households in Core Housing Need	85	27%
Households in Extreme Core Housing Need	25	8%
Total households	315	

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

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

housing affordability has grown significantly, as illustrated in Figure 10 below.

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



REGIONAL HEALTH STATISTICS

Alberni – Clayoquot Local Health Area (LHA)

Housing, employment status, income, and education are all important social determinants of health for individuals. While the following statistics do not represent Area “C” specifically, Island Health presents relevant, aggregated information relating to the LHA which includes the Alberni Valley and Bamfield, Port Alberni proper, and the West Coast including Area “C”.

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

The life expectancy at birth (75.5 yrs) in the Alberni Clayoquot local health area is lower than that of island health and BC as a whole (81-82 yrs). The 75yr+ age group in the LHA is expected to grow by 51% by the year 2044.

Food security is an important issue in the ACLHA. Monthly food costs are approximately \$1366 for a family of 4 and is the highest on South Vancouver Island. Nearly 1 in 5 adults say they have been concerned about having enough to eat in the past 12 months (2023). This is a significant source of stress and impacts overall health outcomes. Approximately 10% of youth in grades 8-12 say they have gone to bed hungry at least sometimes (2023). 8% of seniors aged 75+ worry they will run out of food before they can buy more.

While these statistics are aggregated regionally, they underline the impacts on the health of residents at all life stages.

EMPLOYMENT LANDS

In accordance with section 473 of the *Local Government Act*, this section identifies the approximate location, amount and type of existing and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses in Area “C” at the time of this Plan’s adoption. Understanding these land uses provides context for policies in the Area “C” OCP that support a diverse and resilient local economy while ensuring that employment uses are appropriately located and compatible with surrounding land uses. The location of land uses within the Plan are identified within Schedule B – Land Use Designations.

Existing Employment Lands

Existing 2007 OCP Land Use	Area of Land (sq. m)
Community Service Use	441,242
Industrial Use	230,709
Light Industrial Use	1,248,429
Mixed Use	30,920
Parks & Recreation Use	7,707,998
Recreational Commercial Use	329,201
Resource Use	154,747,612

Proposed Employment Lands

2026 OCP Land Use	Area of Land (sq. m.)
Civic	463,115
Commercial	330,182
Conservation	43,505,405
Industry	1,341,306
Parks, Trails, and Open Space	8,765,503
Resource	108,393,596



APPENDIX B: POLICY ACTIONS & INITIATIVES TIMELINE

9.0 POLICY ACTIONS AND INITIATIVES TIMELINE

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

- **Short-term** actions - intended to be completed within two years from the time of adoption of this plan (2027 – 2029).
- **Medium-term** actions - intended to be completed within three to five years (2030 – 2032).
- **Long-term** actions - intended to be completed within five or more years (2032+).

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

ACTION	SECTION REFERENCE	TIMEFRAME	IMPLEMENTING PARTIES
General Land Use			
Work with impacted FNs regarding development within cultural areas of significance.	4.1.3 (d)	Ongoing	ACRD, FNs
Update the <i>Development Procedures Bylaw</i> to include First Nations and Modern Treaty Nations referrals for archaeologically significant sites.	4.1.3 (e)	Short-term	ACRD
Require archaeological review of development proposals in areas of known or potential archaeological value.	4.1.3 (f)	Ongoing	ACRD
Discourage applications on lands with a Rural designation that request to amend the designation of lots to facilitate non-rural areas.	4.1.3 (h)	Ongoing	ACRD
Uphold relevant agricultural legislation such as the <i>Farms Practices Protection (Rights to Farm) Act</i> .	4.1.3 (j)	Ongoing	ACRD

Reconciliation			
Collaborate on matters of community planning and future growth with Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ Government (Ucluelet First Nation), ᑕᑭᑦᑎᑦᑎᑦᑎᑦ (Toquaht Nation), and ᑭᑦᑎᑦᑎᑦᑎᑦᑎᑦ (Tla-o-qui-aht First Nation) to further coordinate and identify opportunities to harmonize development plans where alignment exists.	5.1.3 (b)	Ongoing	ACRD, FNs
Meaningfully engage with First Nations and Modern Treaty Nations respecting development applications and amendments to the OCP.	5.1.3 (c) 5.1.3 (f)	Ongoing	ACRD, FNs
Take a collaborative approach when considering servicing plans and engage with First Nations and Modern Treaty Nations regarding the provision of services to reserve lands and Treaty Settlement Lands.	5.1.3 (d)	Ongoing	ACRD, FNs
Liaise with Modern Treaty Nation and First Nation communities regarding external funding opportunities for archaeological site mapping.	5.1.3 (e)	Ongoing	ACRD, FNs
Partner with Modern Treaty Nations and First Nations to share in celebrating and enhancing public awareness of cultural histories and traditional territories through the integration of accessible signage, place-naming, art, and language into public spaces and ACRD communication materials.	5.1.3 (g)	Ongoing	ACRD, FNs
Parks and Recreation			
Encourage the development of safe and accessible MUPs that improve connections between existing park, trail, and open space assets, as well as amenities and key community destinations.	5.2.3 (a)	Medium-term	ACRD, MOTT
Identify existing wildlife corridors to include in future greenspace and parkland planning.	5.2.3 (c)	Long-term	ACRD, FNs
Prioritize maintenance activities and facility improvements for existing parks, trails, and open spaces.	5.2.3 (e)	Ongoing	ACRD

Environment			
Collaborate with ʔukʷaaʔaṭh (Toquaht Nation), Yuuʔuʔiʔaṭh Government (Ucluelet First Nation), ʕaʔuukʷiʔaṭh (Tla-o-qui-aht First Nation), and non-governmental organizations (NGOs) to understand and support their priorities for stewardship, restoration, and protection of sensitive and other important ecosystems.	5.3.3 (a)	Short-term	ACRD, FNs, NGOs
Collaborate with provincial authorities, Modern Treaty Nations, First Nations, and other interested groups on regional initiatives including biodiversity corridors, climate adaptation, GHG emissions reductions, regional food security, and shared ecosystem management priorities.	5.3.3 (b)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino, NGOs
Consider undertaking a Wildlife Corridor Study for the West Coast Region.	5.3.3 (h) (ii)	Long-term	ACRD, BC, FNs, District of Ucluelet, District of Tofino, NGOs
Undertake studies and sensitive ecosystems mapping to better understand the state and location of habitat for rare and endangered species in Area “C” and identify opportunities to restore and improve these habitats.	5.3.3 (j)	Short-term	ACRD
Work to protect and enhance regional watersheds.	5.3.3 (k)	Medium-term	ACRD, FNs, District of Ucluelet, District of Tofino, Island Health, NGOs
Maintain the integrity of the Mercantile Creek watershed.	5.3.3 (k) (i)	Ongoing	ACRD, FNs, District of Ucluelet, Island Health, NGOs
Explore opportunities to improve energy performance and lower GHG emissions of new and existing ACRD infrastructure.	5.3.3 (o) (i)	Long-term	ACRD
Consider opportunities to increase the ACRD’s utilization of renewable energy sources.	5.3.3 (o) (ii)	Long-term	ACRD

Improve the energy efficiency of the ACRD's fleet vehicles and equipment.	5.3.3 (o) (iii)	Medium-term	ACRD
Undertake studies to better understand the existing GHG emissions profile of Area "C" and identify opportunities and strategies for reducing emission levels.	5.3.3 (p) (i)	Medium-term	ACRD
Emergency Management			
Improve regional emergency response planning, program coordination, and hazard management.	5.4.3 (a)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Assess existing public and ACRD-owned infrastructure for potential natural and climate-related hazard risks and evaluate adaptation of risk mitigation strategies.	5.4.3 (g)	Medium-term	ACRD
Implement the recommendations of the <i>West Coast Food Security Emergency Plan</i> .	5.4.3 (h)	Medium-term	ACRD
Conduct regular updates to the <i>Area 'C' Long Beach Community Wildfire Resiliency Plan</i> .	5.4.3 (l)	Medium-term	ACRD
Pursue provincial funding and resources to undertake wildfire risk reduction in community/forest interface areas and integrate FireSmart principles into ACRD bylaws, where applicable.	5.4.3 (m)	Medium-term	ACRD
Consider opportunities to support and incentivize new development to implement FireSmart principles.	5.4.3 (q)	Medium-term	ACRD
Prioritize evacuation planning at the neighbourhood level, including the development of tsunami response plans and evacuation options for areas primarily accessed by boat.	5.4.3 (s)	Short-term	ACRD
Consider opportunities to improve tsunami evacuation route signage within tsunami inundation zones.	5.4.3 (t)	Medium-term	ACRD
Pursue provincial funding and resources to undertake tsunami siren updates across Area "C".	5.4.3 (x)	Medium-term	ACRD
Develop a floodplain bylaw.	5.4.3 (aa) (ii)	Medium-term	ACRD

Growth Management			
Create a subdivision and development servicing bylaw for all Electoral Areas.	5.5.3 (d) (ii)	Medium-term	ACRD
Update the development review process to improve transparency for the public regarding application status, and when and where land use permits are issued and land use bylaws are adopted.	5.5.3 (e)	Short-term	ACRD
Ensure sufficient waste diversion systems are integrated with future development.	5.5.3 (h)	Ongoing	ACRD
Housing and Affordability			
Collaborate with provincial authorities, neighbouring First Nations and Modern Treaty Nations, municipal governments, and other interested parties on regional housing initiatives.	5.6.3 (a)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Understand and support Yuułuᑭᐢᑦᐱᑦᐱᑦᐱᑦ Government (Ucluelet First Nation), ᑕᑭᑦᐱᑦᐱᑦᐱᑦᐱᑦ (Toquaht Nation), and ᑭᐱᑦᐱᑦᐱᑦᐱᑦᐱᑦ (Tla-o-qui-aht First Nation) priorities related to housing affordability and attainability.	5.6.3 (b)	Ongoing	ACRD, FNs
Explore opportunities to grant density bonuses for development proposals that include affordable housing units or accessible housing units.	5.6.3 (l)	Medium-term	ACRD
Explore opportunities to incentivize rental housing.	5.6.3 (m)	Medium-term	ACRD
Explore opportunities to better facilitate ageing in place.	5.6.3 (n)	Medium-term	ACRD
Employment and Economy			
Collaborate to support regional economic development initiatives.	5.7.3 (a)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Collaborate with ᑕᑭᑦᐱᑦᐱᑦᐱᑦᐱᑦ (Toquaht Nation), Yuułuᑭᐢᑦᐱᑦᐱᑦᐱᑦ Government (Ucluelet First Nation), and ᑭᐱᑦᐱᑦᐱᑦᐱᑦᐱᑦ (Tla-o-qui-aht First Nation) to understand and support their priorities related to economic development and tourism.	5.7.3 (b)	Ongoing	ACRD, FNs

Promote sustainable eco-tourism practices.	5.7.3 (j)	Ongoing	ACRD
Engage with the resource industry and senior levels of government to support Modern Treaty Nations and First Nations' access to resource lands for foraging and harvesting of culturally significant foods and plants.	5.7.3 (v)	Ongoing	ACRD, BC
Transportation, Utilities, and Services			
Continue to collaborate to support regional transportation initiatives.	5.8.3 (a)	Ongoing	ACRD, BC (MOTT), BC Transit, FNs, District of Ucluelet, District of Tofino
Collaborate with Yuułu?i?ath Government (Ucluelet First Nation), łukʷaa?ath (Toquaht Nation), and ła?uukʷi?ath (Tla-o-qui-aht First Nation) to understand and support their priorities related to active transportation infrastructure, public transit, and community access.	5.8.3 (b)	Ongoing	ACRD, FNs
Consider developing a Transportation Master Plan for Area "C" in collaboration with First Nation and Modern Treaty Nation partners.	5.8.3 (d)	Ongoing	ACRD, FNs
Explore opportunities to improve transit service, including through implementing new roadside stops where deemed appropriate.	5.8.3 (g)	Long-term	ACRD, BC Transit
Explore opportunities for transportation connections between Millstream and Ucluelet.	5.8.3 (h)	Medium-term	ACRD, BC (MOTT), BC Transit, FNs, District of Tofino
Collaborate for improved roadway access to First Nations and Modern Treaty Nations communities, Salmon Beach, Ittatsoo Bay, and lands in the Barkley Sound area.	5.8.3 (k)	Short-term	ACRD, BC (MOTT), BC Transit, FNs
Collaborate to explore opportunities to undertake roadway improvements to the Maggie and Barkley FSRs.	5.8.3 (l)	Short-term	ACRD, BC (MOF), FNs

Explore opportunities to develop a MUP connecting Port Albion and Millstream.	5.8.3 (m)	Long-term	ACRD, BC (MOTT), FNs
Advocate to Provincial and Federal authorities to manage the Port Albion dock for access by community users.	5.8.3 (p)	Long-term	ACRD
Explore opportunities to improve public access to the waterfront for recreation, transportation, and emergency purposes in Ittatsoo Bay.	5.8.3 (q)	Long-term	ACRD
Assess future growth potential and infrastructure needs.	5.8.3 (r)	Short-term	ACRD
Commission infrastructure master plans for water, sewer, and integrated stormwater systems.	5.8.3 (t)	Medium-term	ACRD
Support opportunities to upgrade and expand the capacity of existing water and sanitary sewer systems in Millstream.	5.8.3 (v)	Long-term	ACRD
Support the Salmon Beach Committee in standardizing lot servicing.	5.8.3 (w)	Ongoing	ACRD, Salmon Beach Committee
Promote solid waste reduction and circular economy activities.	5.8.3 (x)	Ongoing	ACRD, FNs
Increase the West Coast Landfill diversion rate.	5.8.3 (y)	Medium-term	ACRD
Improve the management of solid and organic waste in Salmon Beach.	5.8.3 (aa)	Long-term	ACRD, Salmon Beach Committee
Explore opportunities to implement the <i>Solid Waste Management Plan</i> .	5.8.3 (bb)	Ongoing	ACRD
Agriculture and Food Security			
Collaborate on regional agriculture and food security initiatives, including public education efforts to promote awareness of the relationship between food systems, public health, and environmental sustainability.	5.9.3 (a)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Understand and support ʔaʔuukʔiʔaʔ (Tla-o-qui-aht First Nation), Yuuʔuʔiʔaʔ Government (Ucluelet First Nation), and ʔukʔaaʔaʔ (Toquaht Nation) priorities related to food sovereignty and food security.	5.9.3 (b)	Ongoing	ACRD, FNs

Support initiatives that increase local food production/harvesting, enhance agricultural activities, and provide opportunities for the sale of local food products throughout the region.	5.9.3 (e)	Ongoing	ACRD, BC, FNs, District of Ucluelet, District of Tofino
Consider opportunities to address barriers to accessing safe, affordable, and nutritious food for Area “C” residents.	5.9.3 (g)	Medium-term	ACRD
Consider opportunities to incentivize residents and property owners to install on-site rainwater collection systems in support of both backyard and community-wide food production initiatives.	5.9.3 (m)	Medium-term	ACRD