

COMMUNITY PLANNING ENGAGEMENT SUMMARY & NEXT STEPS



NOVEMBER 29, 2023


ELECTORAL AREA DIRECTORS COMMITTEE MEETING

HELP SHAPE THE FUTURE OF YOUR COMMUNITY!



SUMMARY & RECOMMENDATION (p. 6)

- Summary of online and in-person Community Planning Engagement between Oct 6 - Nov 12, 2023. [Appendix A includes summary of input.](#)
- [Purpose of engagement:](#) Provide initial public input and options for reviewing and updating 6 Electoral Area Official Community Plans (OCPs).
- [Options for consideration:](#) Next steps for Community Planning projects.



Recommendation: THAT the Electoral Area Directors receive the Community Planning Engagement Summary and recommend that the Board of Directors direct staff to proceed with comprehensive updates to the six Electoral Area OCPs prior to updating and considering a unified regional Zoning Bylaw that incorporates individualized, area-specific zoning regulations.

OPTIONS CONSIDERED (p. 6-8)

- 1. 6 OCP updates prior to 1 Zoning Bylaw update:**
Comprehensive review/updates to 6 Electoral Area OCPs prior to considering an updated unified regional Zoning Bylaw that includes individualized, area-specific general zoning regulations.
- 2. 1 Zoning Bylaw update prior to 6 OCP updates:**
Update draft Zoning Bylaw P1333 based on input received and proceed with consideration of updated Zoning Bylaw prior to comprehensive review/updates to 6 Electoral Area OCPs.
- 3. 6 OCP updates prior to 1+ Zoning Bylaw(s):**
Comprehensive review/updates to 6 Electoral Area OCPs followed by developing 1 or more individual Electoral Area Zoning Bylaws.



5 KEY ENGAGEMENT THEMES (p. 12-21)



**1. Official
Community
Plans (OCPs) &
Zoning Bylaws**



**2. Recreational
Vehicles (RVs),
Accessory
Dwelling Units
(ADUs) &
Housing**



**3. Off-street
Parking & Docks
(Bamfield &
Sproat Lake)**



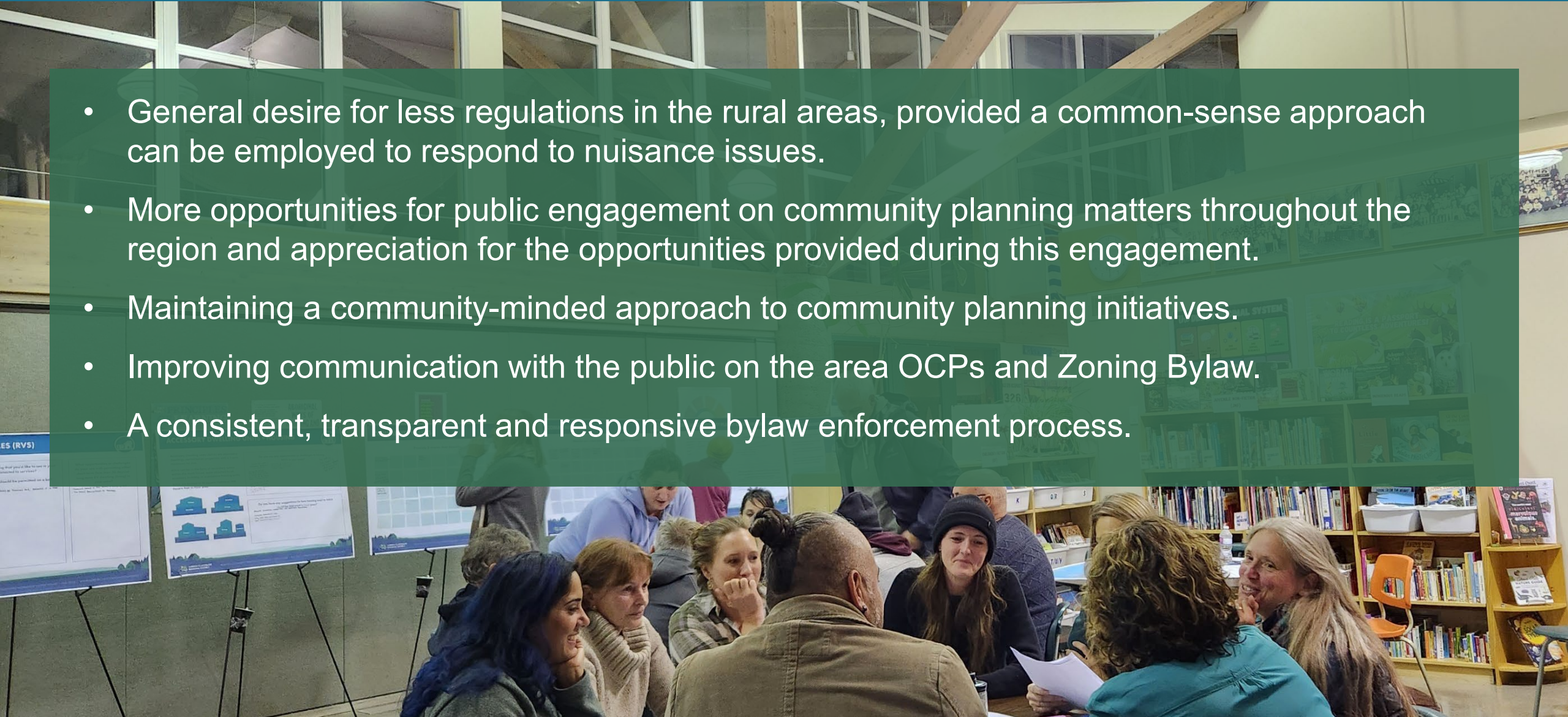
**4. Home
Occupations &
Home Industry**



**5. Agriculture &
Animals**

GENERAL THEMES & TRENDS (p. 12)

- General desire for less regulations in the rural areas, provided a common-sense approach can be employed to respond to nuisance issues.
- More opportunities for public engagement on community planning matters throughout the region and appreciation for the opportunities provided during this engagement.
- Maintaining a community-minded approach to community planning initiatives.
- Improving communication with the public on the area OCPs and Zoning Bylaw.
- A consistent, transparent and responsive bylaw enforcement process.



OCT-NOV 2023 ENGAGEMENT (p. 9, 12-14)

**BEAUFORT
OCT 10**

13 event attendees
13 survey responses



**CHERRY CREEK
OCT 12**

76 event attendees
65 survey responses



**BEAVER CREEK
OCT 16**

53 event attendees
39 survey responses



**SPROAT LAKE
OCT 23**

85 event attendees
51 survey responses



**LONG BEACH
NOV 6**

26 event attendees
10 survey responses



**BAMFIELD
NOV 9**

32 event attendees
27 survey responses



TOPIC 2: RVs, ADUs & Housing (p. 15-16)

Recreational Vehicles (RVs)

- **Support** for long-term dwelling in RV, if connected to services.
 - Provide for range of housing options (for family, affordable, short-term, farm help, staff housing - Long Beach).
 - Generally wider diversity of opinions and less support to allow - Sproat Lake.
- **Number of RVs permitted on a lot** should depend on lot size (46% of survey respondents - 1 RV per property).
- **Concerns for long-term dwelling in RV:** fire and health hazards, ensuring connected to services, not designed for long-term living, increased density/impact on services, traffic, unsightliness, nuisance.



TOPIC 2: RVs, ADUs & Housing (p. 15-16)

Accessory Dwelling Units (ADUs)

- **Support:** ADUs provide opportunity for more permanent housing to meet high demand and opportunities for rental income.
- **Support for more flexibility:**
 - Allowing ADUs on lots <1 acre (current ACRD regulation = 1 acre minimum).
 - Increasing 90 m² and 1 storey size maximum.
 - Allowing more than 1 ADU per lot.
- **Challenges:** increased density/impact on services, traffic, parking, don't become short-term vacation rentals (Bamfield/Sproat Lake).



TOPIC 3: Off-street Parking & Docks (p. 16-18)

Off-street Parking

- Current regulations too restrictive for parking boats, trailers, RVs.
- Need for residents to store personal units on their property, if not unsightly and located off the road.
- **Challenges:** unsightliness if derelict or large numbers, impact on street parking, visibility, access.
- **Suggestions:** remain off-street, limit in front yards, setback from property lines, allowing more units based on lot size, removing regulations entirely, dealing with nuisances.



TOPIC 3: Off-street Parking & Docks (p. 16-18)

Docks (Sproat Lake/Bamfield events only)

- 52.7% of survey respondents - ACRD shouldn't regulate docks (45.5% Sproat Lake, 61.5% Bamfield).
- **Support for not regulating:** regulation and oversight already provided by Province and Federal Government, and bylaw enforcement costs.
- **Support for regulating:** need to limit dock size, extent and location, impacts on neighbours, environmental protection.
- **Sproat Lake:** range of input from no regulations to limiting large docks; concerns for regulating road right-of-ways, private marinas, disposal of old docks, setbacks, breakwaters, consistent enforcement.
- **Bamfield:** need for more docks and public moorage, docks already sufficiently regulated.



TOPIC 4: Home Occupations & Home Industry (p. 18-20)

- 88.9% of survey respondents **support home occupations and home industry** (more support at events in Beaver Creek, Cherry Creek, Beaufort; less in Sproat Lake).
- **Desire to support:** more working from home options, diversify economy.
- **Concerns:** lack of commercial and industrial spaces available for businesses.
- **Some less supportive** of light industrial uses or home industry uses that can become a nuisance.
 - **Home industry support:** dependent on use, and impact on neighbourhood (noise, pollution, traffic, odour, unsightliness)
- 65.1% of survey respondents **not supportive of minimum lot size**.
 - If minimum needed, support for 1 to 5 acres, dependent on type and scale of business.



TOPIC 5: Agriculture & Animals (p. 20-21)

- 65% of survey respondents grow or raise food on their property (fruit trees, vegetable gardens, berries, bees, chickens, livestock).
- 69.2% of respondents: no barriers to growing or raising their own food.
 - **Some barriers include:** government regulations, cost of community water, limited water supply/drought challenges, lack of meat processing facilities, wildlife, costs, soil conditions.
- 58.9% noted **no challenges with keeping livestock.**
- 63.4% **support limits on livestock/poultry based on lot size.**
 - Poultry limits on small lots (1 acre residential), livestock limits on larger rural lots (1 to 5 acres) - dependent on size on animal and roosters limited on smaller lots.
 - **In support of limits:** limit nuisances, pollution/runoff, animal care, pests, bear smart.
 - **Not in support of limits:** desire to remove regulations from land, maintain rural life.



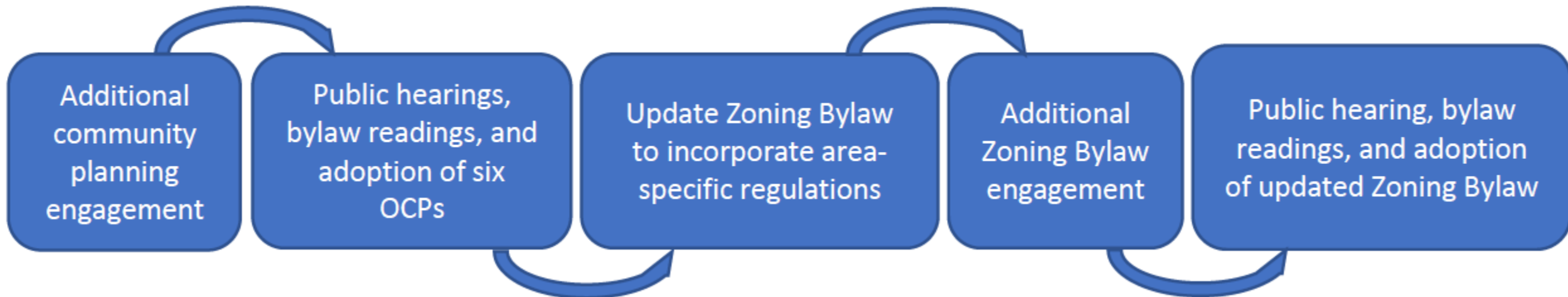
OPTION 1: 6 OCPs, 1 ZB (p. 6-7)

6 OCP updates prior to 1 Zoning Bylaw update:

Comprehensive review/updates to 6 Electoral Area OCPs prior to considering an updated unified regional Zoning Bylaw that includes individualized, area-specific general zoning regulations.

Recommended option: general desire heard during engagement for more individualized and area-specific control over land use regulations, while maintaining operational efficiencies and flexibility of administering 1 regional Zoning Bylaw.

Updated OCPs would better reflect current values, interests, challenges, and opportunities unique to each area.



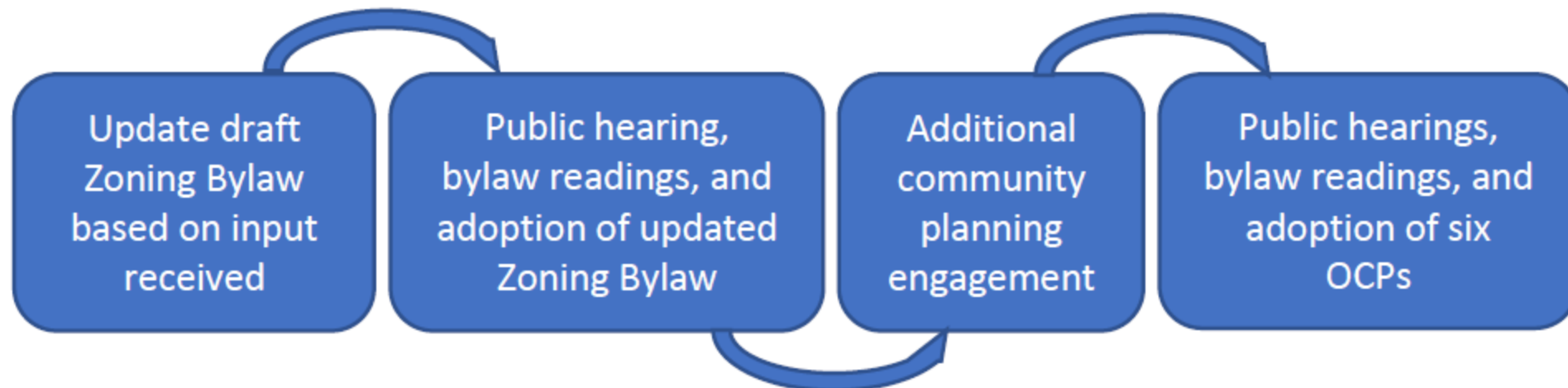
OPTION 2: 1 ZB, 6 OCPs (p. 7)

1 Zoning Bylaw update prior to 6 OCP updates:

Update draft Zoning Bylaw P1333 based on input received and proceed with consideration of updated Zoning Bylaw prior to comprehensive review/updates to 6 Electoral Area OCPs.

Community dialogue has already begun on the values/interests/visions in each area. Could be confusion to see updates made to Zoning Bylaw prior to completion of OCP updates. During engagement heard desire for clarity and consistency, more public engagement opportunities. Updating Zoning Bylaw now before OCPs may impact public trust in overall community planning process.

Options 1 and 2 would have similar time and resource needs.



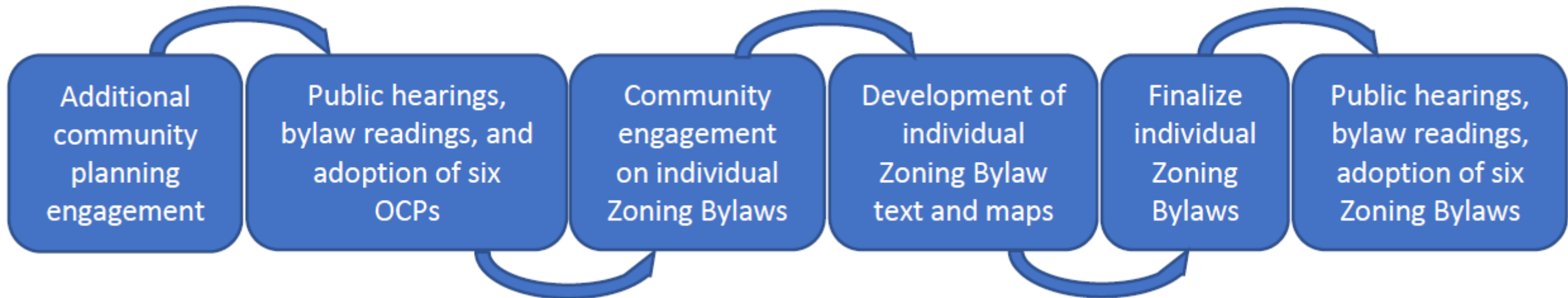
OPTION 3: 6 OCPs, 1+ ZB (p. 8)

6 OCP updates prior to 1+ Zoning Bylaw(s):

Comprehensive review/updates to 6 Electoral Area OCPs followed by developing 1 or more individual Electoral Area Zoning Bylaws.

Highest time/resource needs, substantial work required to develop multiple new Zoning Bylaws. Significant cost implications with splitting the Zoning Bylaw apart.

Staff do not recommend this option without first considering a staff report that addresses the staffing/operational implications with developing/implementing individual Zoning Bylaws.



RECOMMENDATION (p. 6)

THAT the Electoral Area Directors receive the Community Planning Engagement Summary and recommend that the Board of Directors direct staff to proceed with comprehensive updates to the six Electoral Area OCPs prior to updating and considering a unified regional Zoning Bylaw that incorporates individualized, area-specific zoning regulations.

