

ALBERNI-CLAYOQUOT REGIONAL DISTRICT



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Bylaw No. P1166, South Long Beach (Area C) Official Community Plan

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PART 1: INTRODUCTION

1.1 The Community Plan

1.1.1 Role, Purpose, and Scope of the South Long Beach Official Community Plan

An Official Community Plan (OCP) is a policy document that describes a community's long-term plans for change and how those plans will be achieved. An OCP contains the goals and aspirations of a community, the policies that will guide the decisions on planning and land use management of the local government to achieve those goals, and the tools to implement policies. The most effective OCP looks 10 to 20 years into the future and reflects the input of the community through participation in the development of the Plan.

This Plan replaces a former OCP, and extends the plan area to cover a larger portion of Alberni-Clayoquot Regional District's Electoral Area C. It defines directions that will guide the development of South Long Beach plan area and meet its anticipated needs over the next decade and beyond. The process to develop the Plan has taken into account residents' and property owners' views about the future, regional trends and legislative requirements. This plan also reflects new approaches to community processes and development, embracing principles of sustainability to improve all aspects of life in South Long Beach. These approaches will help make South Long Beach an even more desirable place to live, work and invest in the future.

This Official Community Plan is adopted as a bylaw by the Alberni-Clayoquot Regional District. Once passed as a bylaw, the OCP guides development process, development requirements, and subdivision decisions. It also acts as the foundation on which a Zoning Bylaw to regulate the use of land can be built. At the same time, an OCP is a dynamic document – that is, it is intended to be flexible enough to accommodate changing needs and wishes of the community. Any changes that are inconsistent with the OCP must, however, undergo a complete review, including a public hearing, and formal approval of the Alberni Clayoquot Regional District before being allowed to proceed. This process provides a measure of predictability to all parties, while ensuring that creative, innovative and desirable proposals are given the opportunity to effect positive changes in the community.

Although this Plan has jurisdiction only over some of the lands within the South Long Beach plan area, the OCP has been prepared to provide policy direction for all of the area. The Plan has no authority over First Nations' lands, and has limited authority over federal or provincial Crown lands, and forestry activities conducted on privately owned lands classified as Managed Forest and governed by the *Private Managed Forest Land Act*. However, the OCP is concerned with the use of land and management of resources, and influences that are important to the responsible planning of the community.

The Plan, therefore, indicates the community's concerns and wishes with regards to all

lands within South Long Beach plan area. In particular, the OCP provides for the integration of land use, transportation, infrastructure, the environment, heritage, relationship with First Nations, community facilities and services, and social and economic planning into a broad strategy to direct the growth and development of the community.

The principle functions of this OCP are to update the community's existing OCP by:

- a) establishing a new, enlarged plan area that encompasses areas of potential development and long term impact on the community;
- b) establishing contemporary goals, directions and broad development strategies to guide the future growth of the community;
- c) providing greater recognition to the individual and unique communities that comprise South Long Beach;
- d) providing policy guidance for development, programs, and regional government actions and services;
- e) providing a basis for coordinating land use decisions;
- f) providing a general policy basis for assessing proposals for change or development not currently anticipated; and
- g) providing a degree of certainty for the residents and property owners of South Long Beach, the development and business communities, and public organizations and agencies with respect to an updated development strategy that best meets the anticipated needs of both the community and the surrounding region.

The *Local Government Act* is the provincial legislation that defines the powers and abilities of local governments in British Columbia. The Act specifies that an OCP must include statements and map designations respecting the following:

- a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- c) the approximate location and area of sand and gravel deposits that is suitable for future sand and gravel extraction;
- d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- e) the approximate location and phasing of any major road, sewer and water systems;
- f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- g) other matters that may, in respect of any plan, be required or authorized by the minister.

An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

Section 473(2.1) of the LGA also requires that an OCP “must consider the most recent housing needs report the local government received, and the housing information on which the report is based” when developing or amending an OCP in relation to statements, map designations or housing policies included in Section 473(1) of the LGA. In 2021, the ACRD Board received the Long Beach Electoral Area ‘C’ Housing Needs Report. The report includes key recommendations and a high level approach to address housing gaps in Long Beach and across the region.

In consideration of the Housing Needs Report, and to align with the updated Zoning Bylaw, the minimum lot size required for an accessory dwelling unit (ADU) was reduced from 0.8 ha to 0.4 ha, and the maximum size of an ADU was increased from 70 m² to 90 m². Other housing statements and policies will be updated or added to Bylaw No. P1166 as part of future comprehensive OCP updates.

The *Local Government Act* also allows the OCP to designate areas as development permit areas for one or more of the following reasons:

- a) the protection of the natural environment, its ecosystems and biological diversity;
- b) the protection of development from hazardous conditions;
- c) the revitalization of an area in which commercial use is permitted;
- d) the establishment of objectives and guidelines for the form and character of commercial, industrial or multi-family residential development or intensive residential development; and
- e) the protection of farming.

Development within areas designated as Development Permit Areas (DPAs) requires a development permit, which will only be granted if the proposed development meets specified standards and guidelines.

The *Local Government Act* and the *Heritage Conservation Act* provide a number of tools for the recognition and protection of heritage resources including the designation of Heritage Conservation Areas.

Section 478 of the *Local Government Act* indicates that an OCP “does not commit or authorize” a regional district to proceed with any project that is specified in the plan but it does require that “All bylaws enacted or works undertaken ... must be consistent with the ... plan.” No development may occur unless it is consistent with the OCP and with other planning and development control documents such as the Zoning Bylaw and Subdivision Servicing Bylaw.

1.1.2 The OCP Process

This OCP was initiated by the Alberni-Clayoquot Regional District in the spring of 2005. Planning consultants were charged with the task of preparing the Plan, based on the

results of background research, consultation with various levels of government, agencies and organizations, First nations, and with the extensive participation of the residents and property owners of South Long Beach. The Electoral Area C Area Advisory Planning Commission (APC) was given the role of guiding and overseeing the process, and making recommendations to the Alberni Clayoquot Regional District. In directing the evolution of this OCP, the consultants and the APC solicited input through a variety of public meetings, workshops, open houses, a survey questionnaire, and conversations.

The OCP Bylaw was also subject to the formal public hearing and bylaw adoption process required by Sections 477 and 464 of the *Local Government Act*.

In 2022, minor amendments were made to Bylaw No. P1166 as part of the Zoning Bylaw Review project to align OCP policies and objectives with the updated Zoning Bylaw.

1.1.3 Guide to the OCP

The OCP provides a “roadmap” for the Alberni Clayoquot Regional District Board of Directors and the community both in terms of the future the Plan is trying to achieve, and the actions that will be taken so this future will unfold as planned. The scope of potential actions is determined by the jurisdiction of the Alberni Clayoquot Regional District. For example, the Alberni Clayoquot Regional District can undertake the following:

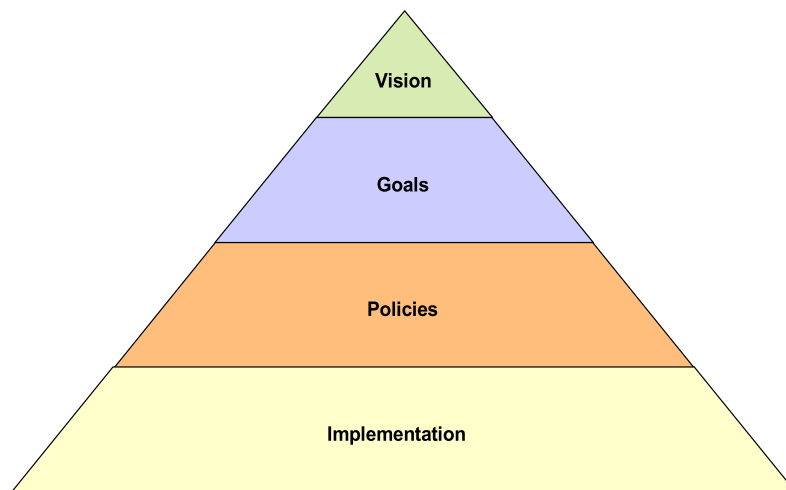
- **Advocacy:** Advocate with senior governments for beneficial and sustainable approaches to social and economic policy, and resource use and management.
- **Land-Use Planning:** Designate land for desired uses, and provide services within the community to support desired private sector and municipal initiatives.
- **Infrastructure:** The Alberni Clayoquot Regional District has direct responsibility for or involvement in, development of infrastructure such as water and sewerage services, roads, fire protection, parks and recreational facilities.
- **Research and Information:** The Alberni Clayoquot Regional District can undertake studies or research and provide information on challenges and opportunities in the community.
- **Organizational Development:** The Alberni Clayoquot Regional District can initiate or provide opportunities for coordination and cooperation between businesses, First Nations, federal, provincial and local organizations and other interests that wish to see positive change.
- **Public Education and Promotion:** The Alberni Clayoquot Regional District can use public education to help promote community-wide changes such as water conservation or septic system maintenance.
- **New Responsibilities:** The Alberni Clayoquot Regional District could expand roles and responsibilities within the limits of the *Local Government Act* or other legislation to take a more direct role in initiating or supporting change.

Where there are policies in the Plan that have a regulatory function, the wording will often contain terms such as “will” or “shall” or “will require”.

Where the policy is not regulatory in nature or addresses a concern beyond Alberni Clayoquot Regional District jurisdiction, terms such as “encourage” or “promote” are used.

The Plan is based on a foundation of a long-term vision for the community. Based on that foundation, the Alberni Clayoquot Regional District’s role and goals to achieve that vision can be defined. Policies are designed to implement the goals, and other tools such as development permits, comprehensive development plans, and zoning bylaws are used to implement policies (see Figure 1). Based on that structure, the Plan is composed of a number of parts. Part 1 describes the nature and authority of the Plan, how the community goals were identified, and the community vision that incorporates the goals.

Figure 1: OCP Structure



Part 2 is devoted to the objectives and policies that will be used to implement the community’s goals. This includes land use and the built environment, planning for the future and the land-use designations, as well as planning objectives and policies that relate to specific neighbourhoods or areas within the OCP area. Part 2 contains a section devoted to the natural environment and the objectives and policies required to protect it. This Part also focuses on objectives and policies with respect to the economic, social and cultural environment and the community’s infrastructure. The final section of Part 2 addresses the relationship with First Nations. These are the sections of the Plan that will be used to guide the community and its elected officials in addressing and making decisions on issues and challenges that will arise from time to time.

Part 3 contains the implementation commitment to the goals and policies described in the previous parts of the Plan. This part contains specific actions and responsibilities for implementation of the Plan. The Plan is also designed to be the legal basis for future subdivision design, zoning bylaws and other more specific policies, bylaws or procedures. That function sometimes means that technical terms are used that are unfamiliar to the

general public. Here are definitions of some of those terms:

1.1.4 Glossary of Terms used in the OCP

Some of the terms used in this plan are technical or reflect terms used in planning that are not commonly used by the general public. The following glossary is provided to explain some of the more important terms used in this Plan.

Active floodplain: As defined by the “*Riparian Areas Regulation*”, this means an area of land that supports floodplain plant species and is

- (a) adjacent to a stream that may be subject to temporary, frequent or seasonal inundation, or
- (b) within a boundary that is indicated by the visible high water mark.

Cottage: Means a separate single family dwelling unit intended to be occupied on a temporary basis or, where permitted by the Zoning Bylaw, as an accessory dwelling unit.

Communal Water and Sewer Facility: A common sewer or system of sewerage or sewage disposal, a stormwater management system and a common system of water works that meets current health, environmental or other applicable regulations or standards. A communal facility may be owned and operated and maintained by: a Strata Corporation, a private corporation, an agency of the provincial government or a legal corporate entity as authorized under provincial or federal legislation.

Community Water and Sewer Facility: A common sewer or system of sewerage or sewage disposal, and a common system of water works that meets current health, environmental or other applicable regulations or standards. A community facility would be owned and operated and maintained as a local service by the Alberni Clayoquot Regional District.

Development: Means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;
- (d) creation of non-structural impervious or semi-impervious surfaces;
- (e) flood protection works;
- (f) construction of roads, trails, docks, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in Section 455 of the *Local Government Act*.

Development Permit: A development permit is a specific approval for construction or property alternations on properties within a specific Development Permit Area. A

development permit must be applied for, and issued, prior to applying for a building permit. Development Permit Areas are used to implement special conditions in the form of development guidelines used for the protection of the natural environment, protection of development from hazardous conditions, revitalization of an area in which a commercial use is permitted, or to implement objectives relating to the form and character of light industrial, service commercial or multi-family development.

Environmentally Sensitive Area: any parcel of land or area that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals.

Farming: means growing, producing, raising or keeping of animals or plants, including for fibre and fuel, or other organically derived products of those plants or animals, associated activities, clearing, draining, irrigating, or cultivating land; using farm machinery, equipment, devices, materials and structures; but does not include: the growing, producing, or raising of fur bearing animals, compost based mushroom production, or commercial scale swine and cattle production.

Group Home: means a small scale residential care facility in a residential single family unit, accommodating between three and six residents, which is licensed under the *Community Care and Assisted Living Act (British Columbia.)*

Home Agriculture: means the cultivation of the soil, growing of crops, the growing of plants for fibre and fuels including wood, and for other organically derived products (pharmaceuticals, etc) and the keeping and rearing of medium and small farm animals, but does not include compost based mushroom growing or the keeping of swine, fur bearing animals or cattle for commercial purposes.

Home Based Businesses (Home Occupation): means a business or occupation conducted entirely within a principal dwelling unit, accessory dwelling unit, accessory building or in a combination, that is incidental and ancillary to a principal residential use of a lot, and may include accessory retail sales, in accordance with the provisions of home occupation regulations in the Zoning Bylaw. Includes boarding and lodging, and bed and breakfast, where guest bedrooms are rented, with the tenant or owner residing in the building.

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, in accordance with the provisions of home industry in the Zoning Bylaw.

Leave Strip: is an undisturbed riparian area that included the stream or watercourse,

adjacent banks and abutting undisturbed vegetated area, the size of which is determined on the basis of an assessment report provided by a Qualified Environmental Professional in respect of a development proposal. (See Figure 3)

Natural Boundary: The natural boundary means the visible high water mark of any lake, river, stream, ocean or other 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 on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

Qualified Environmental Professional (QEP): A QEP is an applied scientist or technologist and can be a Professional Biologist, Geoscientist, Forester or Agrologist in good standing in British Columbia with the appropriate professional organization.

Qualified Professional (QP): A qualified professional can be a:

- registered professional biologist (RPBio)
- civil, hydrological, or geotechnical engineer (P Eng)
- professional geologist (P Geo)
- professional Agrologist (P Ag)
- member of the Canadian Institute of Planners (MCIP)
- registered professional forester (RPF)
- architect (MAIBC)
- landscape architect (BCSLA)
- land surveyor (BCLS),
- registered forest technologist,
- other professional registered to practice in the Province of British Columbia. The professional skills used will be related to the issue to be addressed.

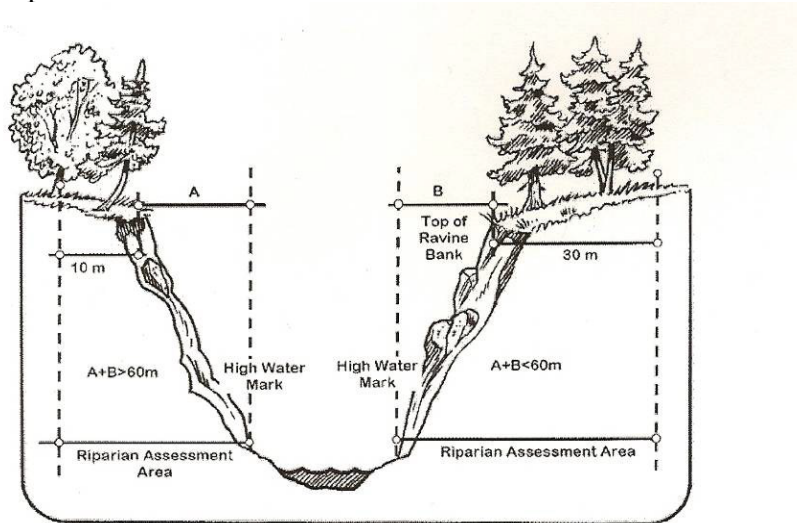
Riparian Area: Riparian areas are the bank and upland areas adjacent to ditches, streams, creeks, rivers, lakes, ponds, wetlands and the ocean foreshore.

Riparian Management Zone: means

- (a) for a stream, the 30-metre strip on both sides of the stream, measured from the natural boundary,
- (b) for the ocean, a 30-metre strip measured from the natural boundary,
- (c) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the natural boundary to a point that is 30 metres beyond the top of the ravine bank,
- (d) for an ocean shoreline bank less than 30 metres wide, a strip measured from the natural boundary to a point that is 30 metres beyond the top of the shoreline bank,
- (e) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank (see Figure 2),
- (f) for an ocean shoreline bank more than 30 metres wide, a strip measured from

the natural boundary to a point that is 10 metres beyond the top of the shoreline bank.

Figure 2: Riparian assessment area



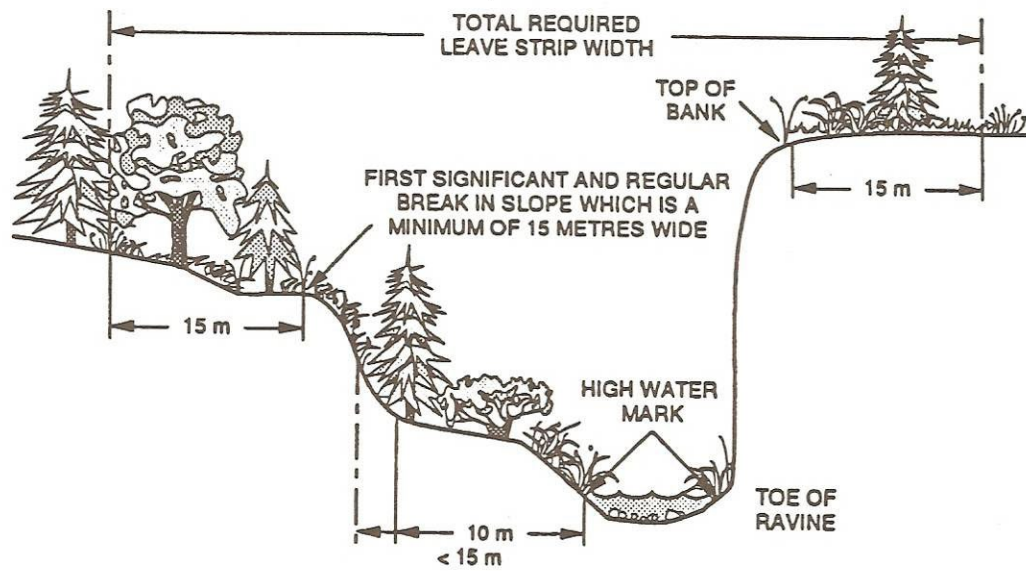
Riparian Areas Regulation (RAR): The RAR, enabled by the *Riparian Areas Protection Act*, applies to riparian areas on private land in designated jurisdictions and the private use of Crown land. It provides the legislated direction for local governments to achieve improved protection of fish and fish habitat in British Columbia. (See figure 3)

Stream: means

- a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or
- b) 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.

Streamside protection and enhancement area (SPEA): As defined by the RAR, this means a 30 metre area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, the size of which is determined on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal. (See Figure 3)

Figure 3: Top of bank and leave strip



Step Slopes: Steep slopes are natural hazard areas with a slope exceeding 30% and with an overall height exceeding 4 metres where there may be a landslide or rock fall risk.

Top of bank: The top of bank or top of the ravine bank means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

Tsunami Hazard Area: The Tsunami hazard area for emergency planning is the upland area extending from the high tide line to an inundation zone elevation determined by Provincial Emergency Preparedness (currently 20 metres above the natural boundary of the sea.) The Tsunami hazard area for new development is the upland area extending to an elevation 4 metres above and 30 metres horizontal from the natural boundary of the sea.

Vacation Rental: means a self-contained suite(s) within a single family dwelling used for nightly, weekly, or monthly rental.

Wetland: As defined by the RAR, a wetland means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

Works and Services: includes highways, drainage systems, water and sewer systems, sidewalks, roads and boulevards, street lighting, electrical and other wiring or any other works provided for in the subdivision or development of land.

1.2 Challenges and Opportunities

1.2.1 Introduction

Although some communities might like their neighbourhood or local area to stay the way it was a number of years ago, or is today, the residents of South Long Beach have expressed an openness to change. Some changes could be welcome ones, if they improve the community as a whole. Other changes present challenges and the community may struggle to weigh the relative costs and the benefits. One aspect of managing change is maintaining or enhancing quality of life. Another is to consider the well-being of the community at large and to strive for the development of a healthy community – socially, culturally, economically and environmentally.

A background report and Community Profile describing the South Long Beach community was prepared for this Official Community Plan and is attached as Appendix A. The following section is a summary of that report.

1.2.2 Background

History

Three First Nations members of the Nuu-chah-nulth Tribal Council have inhabited the South Long Beach area for thousands of years. The Toquaht, Ucluelet, and Tla-o-qui-aht First Nations have a long history of utilizing fish, wildlife and forestry resources for traditional uses. Reserves, and both recorded and unrecorded archaeological sites, as well as culturally modified trees, are located along the west coast, Ucluelet Inlet and Barkley Sound.

European explorers first discovered the Ucluth or Ucluelet peninsula in the late 1770s and were followed by traders who came to pursue maritime fur-trade, sealing and whaling. A trading post was established at the southern tip of the peninsula in the 1870s. The first evidence of Europeans settling in the area appears in the late 1880s, when the Sutton brothers acquired a large tract of land on the east side of Ucluelet Inlet, operated a shingle and sawmill, and open the first general store.

For a brief period around 1900, gold was mined in the area, but the industry soon found iron to be more abundant and profitable. At the same time, the fishing and fish processing industry began to establish itself in the area. Shortly after World War II, logging started to play a role on the west coast. Logs were transported by water to Port Alberni until 1959, when what is now the Pacific Rim Highway was opened as a logging road.

Few of the original homes built in the very late 1800s and early 1900s remain today. There are still, however, a number of permanent homes built in the 1930s and 1940s, as well as homes that were barged in to Millstream in the 1960s.

Social Environment

Within the South Long Beach area – but not under the jurisdiction of the OCP – there are six Toquaht and four Ucluelet First Nations reserves, totalling just over 300 hectares. These two Bands have registered populations of 112 and 597 persons respectively, less than half of whom live on reserve lands. Approximately 227 First Nations people live on the Macoah and Ittatsoo Reserves.

The Tla-o-qui-aht First Nation has a total of 11 reserve areas encompassing over 230 hectares in and around Tofino, the Kennedy River and Kennedy Lake areas. With a registered population of 873 persons, the Tla-o-qui-aht has a strong presence in the South Long Beach area.

A challenge for all First Nations has been to provide adequate opportunities for employment, housing and infrastructure for their members. New opportunities may result from completion of current Treaty negotiations. Treaty Settlement Lands under the Agreement in Principle signed by the Maa-nulth First Nations group, which includes the Ucluelet and the Toquaht, and by the federal and provincial governments, proposes to add approximately 6,345 hectares of land and marine intertidal area to First Nations' resources. Much of this land is within the South Long Beach OCP area, but not governed by the Plan.

As South Long Beach represents the settled portion of Alberni Clayoquot Regional District Electoral Area C, statistics for Area C are considered to be accurate for South Long Beach. According to Census data, the population of Area C was 355 in 1996 and increased by 3.9% to 269 in 2001. Assuming this rate of growth continued over the subsequent four years, the population of Area C – or the South Long Beach area – would be approximately 380 in 2005.

Of the total area of roughly 19,180 hectares of land in the South Long Beach area, a relatively small portion is privately owned and available for residential use. This results in an extremely low overall population density of 0.1 persons per square kilometre, compared with the provincial density of 4.2 persons per square kilometre. This also results in escalating land values, as supply is limited.

Economic Environment

There were, according to Census data, 250 people in the experienced labour force in 2001. Of these, 150 or 60% were male and 100 or 40% were female. Just over 15% of the labour force reported that they were working at home, 18% were employed in resource-based industries, 12% in manufacturing and construction, 12% in business services, 10% in health and education, 6% in wholesale and retail, and 42% in other services. The local area unemployment rate was 10%, compared with the provincial rate of 8%.

Of the 260 people reporting income, 150 were male and 110 female. The average earnings for all were \$21,643: \$26,008 for males and \$15,758 for females. The comparable provincial

average was \$31,544.

Ninety people in the South Long Beach area reported working full time for the full year, earning an average of \$31,136. The provincial average was \$44,307. The median household income for all households was \$45,184, compared with \$46,802 for the province. Employment opportunities in South Long Beach are limited, and focus primarily on resource-based industries. Most of the area's labour force travel to Ucluelet for their jobs.

A range of residential and accommodation uses – traditional single-family, seasonal, recreational and bed-and-breakfast accommodation – are found along the Tofino-Ucluelet Highway, mainly in the Willowbrae and Millstream neighbourhoods, along Thornton Road, Port Albion Road and in Port Albion. There are only three or four permanent homes along Barkley Sound. Salmon Beach has approximately 100 seasonal dwellings and a large number of unoccupied lots.

Of the 145 permanently-occupied private dwellings reported by Census respondents, 45 or 31% were built in the decade between 1991 and 2001. The remainder were built prior to 1991. Building permits indicate that four permanent homes and two seasonal dwellings have been built since 1998.

The average house price in 2001 was \$165,071. By 2003, it had risen 28.3% to \$211,833; by 2004 it was up 10.6% to \$234,289. According to BC Assessment information, cheaper houses rose even more: a single-family home that was valued at \$128,000 in the summer of 2003 saw an increase of 26% to \$161,300 by the summer of 2004.

Rental housing is relatively scarce in South Long Beach, making it difficult for seasonal workers employed in tourist-related businesses to find accommodation. There are numerous bed-and-breakfast and tourist-oriented rooms and cabins in the area, all associated with single-family homes.

Over 400 lots were created by the 1893 plat or survey at the Salmon Beach. Approximately half of these lots have been purchased by residents from other parts of the province, country and indeed world for seasonal recreational use. Owners may occupy dwellings at Salmon Beach for a maximum of 180 days per year, and 20 building permits were issued in the seven-year period between 1998 and 2004.

Natural Environment

The South Long Beach area is characterized by glaciated mountains, forests, streams and rugged topography. There are four mountains – Dawley, Salmonberry, Redford and Ozzard – over 700 metres in height. The rocky coastline is interspersed with beaches and sheltered inlets and bays. Snowden, Hillier, Lyche, Kvarno and a number of smaller islands lie offshore, within the Plan area.

Approximately 90% of the area is covered by vast tracts of predominantly coniferous

forests. Dominant species of trees include Douglas fir, coastal western hemlock, balsam and red cedar. Much of the land is provincial and federal Crown land, most of this under some form of forestry tenure. Similarly, most of the privately owned land is devoted to forestry and designated as Managed Forest. Thus forest cover changes over time, as areas are harvested and replanted.

A myriad of rivers, streams and creeks cover the entire Plan area and run into the lakes and coastal foreshore. The abundant water and forest cover provide habitat for wildfowl such as kingfishers, eagles, osprey and marbled murrelets; animals such as black bears, wolves, cougars, deer, Vancouver Island water shrew, red-legged frogs, fish such as Chinook, Coho and Chum salmon, and red- and blue-listed plant communities.

Land Use

As noted earlier, most of the 19,180 hectares of land in South Long Beach is owned by the Crown, either provincial or federal. Iisaak Natural Resources, a joint-venture initially established by Ma-Mook Natural Resources Ltd. and MacMillan Bloedel, is the largest land occupier in the area. Iisaak is now wholly owned by Ma-Mook. A large portion of the provincial Crown land, until now managed by the Ministry of Forests and its licensees as Tree Farm Licences (TFLs) 44 and 54, will become the jurisdiction of the First Nations upon signing of the final treaty agreement. This will add substantially to the 300-hectare land base currently comprising ten reserves in the South Long Beach area.

The Ucluelet Economic Development Corporation, a stand-alone economic arm of the District of Ucluelet, is involved in a process to acquire a community forest tenure over much of those Crown lands that are not part of the treaty settlement, ensuring that the lands continue to be used as a working forest. In addition, large blocks of land owned by mainly forest companies such as Island Timberlands and Interfor are classified as Managed Forest and governed by the *Private Managed Forest Land Act*.

Some of the Crown lands on the west side of the Tofino-Ucluelet Highway near The Junction have been leased to resource extraction companies for gravel and sand removal.

Log sorting and booming is carried on in Toquart Bay and in Ucluelet Inlet. This latter sort, owned by Island Timberlands, is currently being managed under contract by Clayoquot Sound Forest Services. The Toquaht Band has a small cedar mill at Toquart Bay. Ucluelet Timber Milling Company on the Tofino-Ucluelet Highway just north of the Junction has a sawmill for hemlock, fir and cedar. Adjacent to this sawmill are a long-established cement factory and Interfor's local offices. Also in this general area, the Alberni Clayoquot Regional District owns and operates the regional landfill site.

Other current industrial/institutional and civic uses include warehousing, storage, boat repair, a highway works yard, the Pacific Rim Tourist Centre and a cemetery in The Junction area, and a small portable mill and a fish packing plant in Port Albion. The few commercial uses that exist in South Long Beach are tourism-related, such as Surf Junction Campground and RV Park.

The Forest Service's Toquart Bay and Clayoquot Arm Recreation Sites, as well as the privately owned Mussel Beach, are used by campers, vacationers, surfers and other recreational users.

Public parks include the Pacific Rim National Park Reserve, part of which is in the South Long Beach Plan area, Kennedy Lake Park and a small regional park on Willowbrae Road. Residents and visitors also enjoy relatively unrestricted access to provincial Crown lands and private forestland when the trees are not being actively harvested. In addition, the entire coastline below the high water mark is public land and is an invaluable amenity.

Infrastructure

Roads and Transportation

The Pacific Rim Highway (Highway 4), the Tofino-Ucluelet Highway, Thornton Road, roads in Willowbrae, Millstream and Port Albion, and Port Albion Road from its junction at the Tofino-Ucluelet Highway to Lot 475 are public (provincial) roads. The section of Port Albion Road between Lot 475 and Sutton Road is a Section 42 (under the *Transportation Act*) road, which means that the travel surface of the road is public, but, as there is no right-of-way, the property on both sides of the road is private. The Toquart Bay Road (Maggie Lake FSR) is the only Forest Service road in the Plan area and is approved by the Forest Service as far as the Toquart Bay Recreation Site. All other roads are private forest company roads.

Although there is no public transit service, transportation is available through Greyhound, Tofino Bus, Ucluelet Taxi and Budget Rentals. There is a bicycle/pedestrian path on the west side of the Tofino-Ucluelet Highway south of The Junction to the District of Ucluelet.

The Tofino-Ucluelet airport, which is outside the South Long Beach Plan area, is owned by the Alberni Clayoquot Regional District. This facility is shared by residents and visitors to Electoral Area C, the District of Tofino and the District of Ucluelet.

Water traffic along the west coast consists of predominantly commercial and sport fishing boats, and tourist-oriented boats for scuba diving, whale watching and other recreational activities. *M.V. Francis Barkley* transports passengers, tourists, kayakers and cargo between Port Alberni and Ucluelet three times a week during the May-to-September season. Private water taxis and private shipping services are also available.

Water

There are presently two registered "community watersheds": Mercantile Creek providing water for the District of Ucluelet, and the small Ittatsoo watershed supplying the Stuart Bay reserve site. The Ittatsoo First Nation Reserve on the east side of Ucluelet Inlet is connected by a pipe across the Inlet to the District of Ucluelet water system. The Toquaht Band also has a water reserve on Maggie Lake.

Millstream has its own water system, which is either at or approaching capacity. Salmon Beach property owners also have their own water supply, drawing from hand pumps on local wells. The remainder of the South Long Beach plan area development is served private wells.

The District of Ucluelet's main water supply comes from a well site located at The Junction. It is fed by the Lost Shoe Creek aquifer. Due largely to increasing demand and the risks of contamination of the water supply by highway and adjacent land uses, discussions have been initiated to look at the longer-term feasibility of using alternative water sources such as Kennedy Lake for the entire peninsula.

Sewage and Solid Waste Disposal

Residents of South Long Beach rely almost exclusively on individual septic treatment and in-ground disposal systems. Many of the older systems have failed or are starting to fail. Salmon Beach has a communal septic field currently serving approximately 100 cabins. Waste from the dwellings is pumped from holding tanks and hauled to this disposal field.

The Alberni Clayoquot Regional District landfill site accepts domestic garbage from residents of South Long Beach and the Districts of Tofino and Ucluelet. Recycling can be done at the Bottle Depot in Ucluelet and at a volunteer-run facility located at the District of Ucluelet Public Works yard.

Electrical Power

BC Hydro & Power Authority supplies power to only those communities that are accessible by public roads: The Junction, Willowbrae, Millstream and Port Albion. Power and heat at Toquart Bay, Salmon Beach, Mussel Beach and other properties along Barkley Sound such as those at Jack Day Bay are provided by solar power, generators, propane or wood.

Communications

Telus runs telephone lines to The Junction, Willowbrae, Millstream and Port Albion areas. Cellular service can be obtained for properties along Barkley Sound. Neighbourhoods adjacent to the District of Ucluelet can access Ucluelet Video Cable Service's digital cable system. Internet access is provided through dial-up telephone connection from Telus or high-speed cable from local providers.

Community Services

South Long Beach is part of School District #70. Students attend elementary school in Ucluelet and Tofino and secondary school in Ucluelet. A branch of North Island College offers classes in Ucluelet.

The area's hospital is located in Tofino. Health services available in Ucluelet include a

medical clinic and, on a part-time basis, a public health nurse, optometrist and chiropractic practitioner.

A small detachment of the RCMP, and ambulance services are based in Ucluelet and Tofino. The District of Ucluelet's Fire Department covers the Tofino-Ucluelet Highway properties to Pacific Rim Park and those on Port Albion Road as far as the "bailey" bridge. While there is limited fire-fighting capability on the Ittatsoo Reserve, fire protection for the Port Albion neighbourhood is considered inadequate. Properties along Barkley Sound, including Salmon Beach, must rely on their resources for fire protection.

The District of Ucluelet provides social services such as a transition house, women's resources centre, child-care services and various volunteer-based organizations. Canada Post, places of worship, grocery and retail stores, professional services and automobile servicing are also available in Ucluelet. The community cemetery is located in South Long Beach on the Tofino-Ucluelet Highway.

Recreation activities are generally associated with schools or privately organized, as there are no developed public recreational facilities in South Long Beach. Amenities include the beaches on Kennedy Lake, Florencia Bay, Halfmoon Bay, Barkley Sound and nearby Long Beach in Pacific Rim National Park Reserve. Popular water-related activities are fishing, swimming, surfing, kayaking, canoeing, sailing and motor-boating. Other recreational activities include walking, hiking, mountain-biking, horseback-riding, camping and exploring.

1.2.3 Population

Until 1996, historical population patterns were recorded by regional district and were not broken down for electoral areas. As the Alberni-Clayoquot Regional District contains the more urban centres of Port Alberni, Tofino and Ucluelet, historical data for the region is unlikely to give an accurate account of the population trends in South Long Beach. Census data for Electoral Area C or South Long Beach show the population as 355 in 1996 and 369 in 2001, an increase of 3.9%. If this rate of growth is sustained, the area's population will be 383 by the time of the 2006 Census.

BC Stats Population Section prepares population projections to the year 2031. The smallest module is not by electoral area, however, but by school district or local health area. The most recent PEOPLE (Population Extrapolation for Organizational Planning with Less Error) projections for School District 70 encompass Port Alberni, Tofino, Ucluelet and Bamfield, as well as South Long Beach. Figure 4 shows historical population statistics and the provincial population projections to 2031.

These data show that the population of School District 70 has been declining since 1986 and is expected to continue to decline at a slow rate. This may, however, be attributable to decreases in resource-based employment and in Port Alberni. In light of the increasing popularity of Ucluelet and Tofino, a decline in the population of the South Long Beach

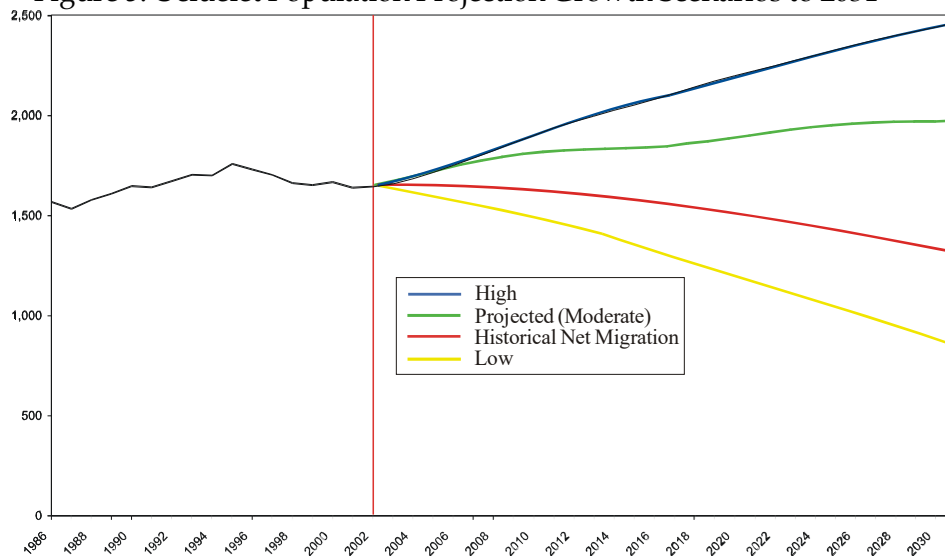
area is unlikely.

Figure 4: School District 70 Population

Year	Population	Year	Population
1986	31,354	2015	32,210
1991	32,049	2016	32,202
1996	32,840	2017	32,182
2001	31,664	2018	32,155
2002	31,685	2019	32,115
2003	31,813	2020	32,068
2004	32,155	2021	32,011
2005	32,134	2022	31,937
2006	32,126	2023	31,850
2007	32,143	2024	31,747
2008	32,156	2025	31,626
2009	32,177	2026	31,494
2010	32,191	2027	31,353
2011	32,205	2028	31,201
2012	32,211	2029	31,035
2013	32,212	2030	30,861
2014	32,213	2031	30,684

In an effort to better understand whether Ucluelet’s population projections differ from the School District’s and, if so, how, the Ucluelet Economic Development Corporation commissioned BC Stats to provide projections for Ucluelet based on 2001 Census data and a number of other indicators.

Figure 5: Ucluelet Population Projection Growth Scenarios to 2031



This study, completed in 2003, noted: “Forestry activity has been declining in the region and is expected to continue to do so for the short-term after which employment is expected to stabilize. The transition from a resource-based economy to tourism has resulted in the reduction of harvesting on and near the peninsula.” On the other hand: “Service sector jobs resulting from tourism have been

growing on the west coast." Four possible growth scenarios were depicted, as shown in Figure 5 above.

In the moderate growth scenario, Ucluelet's population could reach 1974 by the year 2031, an increase of 20% over the 2002 population of 1646.

According to the study: *"The high-growth scenario might materialize if local elected officials, other levels of government and private industry coordinate their efforts and are successful in attracting even more people, as well as the concomitant employment and investment, than are projected in the moderate-growth scenario. The population may rise to approximately 2470 people by 2031."* The District of Ucluelet is attempting to prepare for this high-growth possibility.

What happens in South Long Beach, and in particular those neighbourhoods around Ucluelet Inlet, is very closely linked to what happens in Ucluelet. Should the high-growth scenario prove to be Ucluelet's future, there will undoubtedly be a proportional increase in the demand for land not just in Ucluelet, but also in the surrounding area. Because of servicing issues, South Long Beach may have difficulty in meeting the increased demand for lots ... which will, of course, cause the value of lots – and consequently, housing – to rise.

1.2.4 Community Challenges and Opportunities

South Long Beach is not a homogenous community. There are vast unpopulated tracts of land traditionally used for forestry throughout the Plan area, interspersed with First Nation reserve areas, small neighbourhoods established during different periods of the past century, and a variety of seasonal recreational areas. Protecting the beautiful, wild natural environment of South Long Beach is seen as a challenging task in the context of natural resource industrial activities in the area such as logging, log-handling, gravel and sand extraction, and marine traffic that includes commercial fishing boats and tourism-related vessels.

There are also concerns regarding the impact of people living, working and vacationing in South Long Beach. Although the Plan area is quite large, it contains fewer than 400 permanent residents. Most of these are on individual septic systems for sewage treatment and disposal. Tourist-related accommodation further taxes these systems during the summer season. Many of these septic systems have reached the point where they need replacement to prevent on-going contamination of ground and surface water draining into Ucluelet Inlet. The District of Ucluelet's well site at The Junction is particularly vulnerable and hence a focus of concern. Providing clean potable water and a sewer system are viewed as critical components of protecting health and the natural environment.

Designing a comprehensive infrastructure plan for the area is, however, a daunting task. The resource based industrial activities combined with tourism-related enterprises are the base of the area's economic environment. At the same time these activities if improperly managed can threaten the natural environment and natural landscape on which they are

based. Broadening the employment base and creating new avenues of economic opportunity are challenges for local residents.

There are a number of development proposals before the Alberni Clayoquot Regional District for consideration, yet none that would appear to provide much-needed affordable housing. In fact, providing affordable accommodation relies, to a large extent, on higher densities with municipal or communal water and sewerage. This creates another challenge: how to provide adequate infrastructure services and still retain the area's rural character.

1.2.5 Land-Use Planning Implications

The residents of South Long Beach believe that this OCP should anticipate an increase in the number of people who want to live in the area. The community feels that land should be designated for residential development adjacent to existing neighbourhoods, thereby minimizing rural sprawl, and retaining the area's rural character.

All residential development, however, whether proposed for the Ucluelet Inlet area or for Barkley Sound, should have adequate basic infrastructure – including public roads – appropriate and adequate for permanent residency. Development should also have the ability to be self-sustaining in terms of either on-site or community water supply and on-site sewage treatment.

South Long Beach relies heavily on both the resource sector and tourism for employment and income. The community has expressed the desire for flexibility and for more diverse opportunities to meet its economic needs. The industrial land on Ucluelet Inlet will continue to be used for log sorting and possibly for other uses for the foreseeable future, but may not provide adequate opportunities for diversification.

While anticipating growth throughout the peninsula, residents wish to preserve the integrity of the experience of “arriving at the West Coast”. The highway corridors through South Long Beach should be reflective of and expose the motorist to the spectacular natural scenery of the region. The built environment should complement the natural environment; business uses and associated signage along the corridors should have a positive, pleasing appearance that complements rather than detracts from the natural quality of the corridor.

Activities on land within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act (ALCA)*, Regulations and any Orders or decision of the Agricultural Land Commission (ALC). There are no lands designated in this Plan Area as within the ALR, but the Plan recognizes the importance of protecting lands for agriculture and the administrative responsibilities held by the ALC. It is unlikely that land in South Long Beach will be cultivated for commercial agricultural use. There are currently no lands being used for multi-family residential housing in South Long Beach. This type of accommodation cannot be developed without communal or regional water

and sewerage. In addition, this form of development is not seen by residents as compatible with the existing rural character and housing forms. It is also acknowledged that some portions of existing neighbourhoods contain lots that are smaller than the current standard for single-family homes on individual water and sewer systems, and water and or sewage services may be required in the future.

It is acknowledged that this Plan has no authority or jurisdiction over First Nations' reserves and proposed treaty settlement lands on completion of the treaty and limited authority in relation to federal and provincial Crown lands, or forestry activities on private forestland designated as Managed Forest under the *Private Managed Forest Land Act*. Nevertheless, the Alberni Clayoquot Regional District and residents of South Long Beach have adopted goals, objectives and policies that go beyond political and legal cadastral boundaries. These goals and objectives reflect the absence of boundaries in the natural, social and economic environments of the west coast and, along with the policies, will be used to guide the Alberni Clayoquot Regional District in its relations with other jurisdictions. The objectives and policies in this Plan may also apply if the status of lands currently outside its jurisdiction changes.

PART 2: LAND-USE PLANNING AND THE BUILT ENVIRONMENT

2.1 Community Vision and Goals

During the process of consulting with residents, landowners, community groups and organizations, and representatives of business and industry on the OCP, participants were almost unanimous in their desires and Vision for the future:

The residents of South Long Beach wish to protect the rural character of the community. They want to retain and promote the beautiful, "Wild Pacific" natural environment of the area, to protect that natural environment and to enhance environmental awareness in the community. They wish to be able to live and work in a healthy social and economic environment, and to see their community grow at a reasonable pace. They want adequate land available for newcomers to the area and for future generations, and to see expanded economic diversity and opportunity within the community. They want adequate infrastructure and community services and public amenities, while retaining the friendly rural ambiance of the community.

Based on that Vision, the community's main goals are:

- 1. To protect the environment;**
- 2. To retain rural character;**
- 3. To enhance economic opportunities; and**
- 4. To enhance community services.**

This Official Community Plan is designed to help realize the community's vision and goals by describing principles and tools that can be used in directing growth and community initiatives. The Plan is based on the principles that seek to lessen human impact on the earth and to manage natural, economic and social systems and resources in a fashion that enhances quality of life, yet does not diminish the ability of future generations to also meet their needs. In addressing those goals, it is not the intention of the Alberni Clayoquot Regional District to create a conflict with provincial enactments or Federal law.

3.0 GOAL 1: TO PROTECT THE ENVIRONMENT

To complement their healthy, rugged natural environment, the residents of South Long Beach want to live in a healthy sustainable community. South Long Beach's location between three very significant bodies of water – the Pacific Ocean, Barkley Sound and Kennedy Lake – is unique and attractive not only to people who choose to live here, but also to hundreds of thousands of visitors. The area is internationally recognized and admired for its wild, wind-swept beaches and its upland recreational opportunities. A critical part of the rural character of the area is its natural environment and “wild” areas, as well as dependence on local ground and surface water sources for individual and public water.

3.1 Environmental Objectives

- a) To protect known areas of ecological sensitivity.
- b) To protect aquatic and terrestrial habitat areas.
- c) To maintain water, air and soil quality.
- d) To restrict development in locations that are hazardous due to erosion, tsunami, flooding or other natural hazards.
- e) To protect archeologically and culturally sensitive areas, sites and materials.
- f) To protect ground and surface water supply sources.

3.2 Land-Use Designations

In order to achieve the preceding objectives, the OCP designates land for appropriate uses, the Plan area contains the following designations:

- Environmentally Sensitive Areas.
- Development Permit Areas for Sensitive Ecosystems, Freshwater Riparian Areas, Coastal Riparian Areas, Natural Hazard Areas, Highway Corridors and Forest Resource Lands.

These land-use designations and the policies detailed in each subsequent section will be used by the Alberni Clayoquot Regional District to achieve the Plan's objectives. In addition to general policies related to land use designations, specific area policies are also included in this section.

3.3 Environmentally Sensitive Areas (ESAs)

South Long Beach contains a number of environmentally sensitive areas, some of which are shown on Map No 3: Environmentally Sensitive Areas and Habitat. Due to the lack of provincial ESA or Sensitive Ecosystems Inventory mapping of the west coast area, ESAs that have been identified by forest companies, biologists and other professionals familiar with the area are shown on Map No. 3. These areas are described as being sensitive to development. The OCP designates these areas to identify potential

detrimental effects of development and to protect wildlife and property from natural hazards. Any development in or adjacent to an ESA must occur with minimal impact or environmental disturbance. The protection of these lands may require registration of a conservation covenant or a no-building requirement in areas designated as ESAs. As set out in Part 3: Community Plan Implementation, these areas may be subject to Development Permit requirements.

There is also very little scientifically recorded evidence of critical habitat within South Long Beach. However, since the residents of the area wish to protect bear, eagle and other wildlife habitat and migration corridors, local knowledge supplemented with a growing body of scientific information may be considered sufficient to require a detailed environmental and habitat investigation and analysis when development or subdivision is proposed for parcels of land larger than 2 hectares (4.94 acres) in size.

These areas also include aquifer and surface water supplies that are used for public water supply. These water sources are also considered as environmentally sensitive areas.

3.3.1 ESA Objectives

- a) To recognize the critical links between the long-term health of the natural environment, the economy and community liveability.
- b) To promote policies, programs and initiatives to support the sustainability of the natural environment.
- c) To preserve and enhance the ecological systems and diversity throughout South Long Beach.
- d) To proactively address environmental issues within the Plan area.
- e) To incorporate environmental consideration in assessing growth management options, land-use plans, transportation plans and development proposals;
- f) To restore damaged habitat and sensitive areas.
- g) To protect the District of Ucluelet water supply including the Lost Shoe Creek aquifer and well head area, the Millstream water supply aquifer and well head area, and the Mercantile Creek and Ittatsoo Creek licensed water supply area.
- h) To review and assess the impact of new development on the natural environment.

3.3.2 ESA Policies

- a) ESAs are designated as Development Permit Areas (See section 8.1)
- b) The Alberni Clayoquot Regional District supports the guidelines contained in the Ministry of Environment's publication *Environmental Best Management Practices for Urban and Rural Land Development in British Columbia* with regard to the following:
 - community and landscape plans,
 - inventory and mapping,

- appropriate development,
 - ecosystem and species protection,
 - ecosystem and species restoration and enhancement,
 - flood and terrain hazard management,
 - erosion and sediment control,
 - wildfire considerations,
 - wildlife-human conflicts,
 - storm water management,
 - leading by example, and
 - working with landowners and developers.
- c) Using the best mapping and information available, areas believed to be ESAs and water protection areas are shown on Map No. 2 and designated as Development Permit Areas on Map No. 4. The Alberni Clayoquot Regional District acknowledges that some of these areas may not have been scientifically ground-proofed and expects that Maps No. 3 and No. 4 will be amended from time to time, as more accurate information and ESA or Sensitive Ecosystems Inventory mapping becomes available. Development permit requirements for these areas are contained in Section 8.1, Development Permit Areas. In 2022, updates were made to Map No. 3, and some Development Permit Areas were derived from Provincially managed datasets. The boundaries reflect recent available data.
- d) When new development or subdivision is proposed on a site larger than 2 hectares (4.94 acres) in size, a detailed environmental and habitat investigation and analysis is required.
- e) The Alberni Clayoquot Regional District encourages, wherever possible, public ownership or covenants on title of lands that are deemed to be environmentally sensitive.
- f) All public and private development activities, subdivisions and rezoning applications – including road crossings, utility rights-of-way and trails – will be planned and implemented in a manner that will not adversely affect or disturb environmentally sensitive areas.
- g) The Alberni Clayoquot Regional District encourages all subdivisions and new development to conform to provincial policies and regulations intended to protect the natural environment.
- h) The Alberni Clayoquot Regional District encourages the preservation of natural topography and as much existing vegetation and trees within new development projects as practicable, while also addressing fire hazard issues.
- i) The Alberni Clayoquot Regional District encourages best practices of land and water stewardship, including the recognition and retention of habitat and sensitive ecosystems, the provision of natural buffers to protect these areas, and the restoration and repair of damaged areas.
- a) If Alberni Clayoquot Regional District does not have sufficient expertise to assess the scope and recommendations of background reports submitted by an applicant, the District may require the applicant to pay costs of acquiring adequate resources,

on a contract basis, to assist in development of terms of reference for required studies, and to provide an assessment of the reports.

3.4 Freshwater Riparian Areas

The Province has established regulations pursuant to the *Riparian Areas Protection Act* requiring local governments to protect riparian areas from development. The *Riparian Areas Regulation* generally outlines requirements that must be met by any development activity proposed within 30 metres of the natural boundary of watercourses, including rivers, lakes, streams, some ditches and wetlands. Although the RAR has not yet been applied to the Alberni Clayoquot Regional District, the RAR principles are included in this Plan.

According to the Province, the purpose of the RAR is to protect the features, functions and conditions vital to the natural maintenance of stream health and productivity. These vital conditions are numerous and varied and include sources of large organic debris such as fallen trees and tree roots, areas for stream channel migration, vegetative cover to help moderate water temperature, provision of food, nutrients and organic matter to the stream, stream bank stabilization and buffers for streams from excessive silt and surface runoff pollution.

3.4.1 Freshwater Riparian Areas Objectives

- a) To protect and enhance streams and watercourses essential to health and maintenance of fish and fish habitat.
- b) To protect water quality in surface streams and water quality and recharge capacity in aquifers.
- c) To require development to comply with the *Riparian Areas Regulation Act*.

3.4.2 Freshwater Riparian Areas Policies

- a) In order to protect fish habitat, fish-feeding watercourses and watercourse ecosystems, the Alberni Clayoquot Regional District encourages the retention of all streams and watercourses and the land within 30 metres from the natural boundary on both sides of the streams and watercourses in their natural state. Those areas are designated as Development Permit Areas and shown on Map No. 4, Development Permit Areas. Development Permit requirements for these areas are contained in Section 8.1, Development Permit Areas.
- b) The Alberni Clayoquot Regional District supports and encourages conformance with the guidelines in the federal/provincial publication *Land Development Guidelines for the Protection of Aquatic Habitat*.
- c) The Alberni Clayoquot Regional District will review all Development Permit applications and subdivision application referrals adjacent to watercourses and wetlands for potential fisheries habitat impacts.
- d) The Alberni Clayoquot Regional District supports and encourages the dedication to the Crown of leave strips that may form part of an existing or proposed park, and

the beds of all creeks, streams, and watercourses shown in Map No. 2 for all subdivisions adjacent to a watercourse.

3.5 Coastal Riparian Areas

South Long Beach's long coastline includes the northern and eastern shores of Ucluelet Inlet, Newcombe Channel, the northwest shore of Barkley Sound to Pipestem Inlet and all of the islands in the Plan area including Kvarno, Lyche, Snowden, Hillier and part of the Beg Islands. This coastline is considered the main attraction of the west coast to many residents and visitors. The coastal or saltwater riparian areas are critical to the natural environment and to the fishing industry and recreational boaters. Considerable portions of the coastal uplands are privately owned and have the potential, if developed, of adversely impacting coastal riparian areas. The intent of this section of the Plan is to provide the Alberni Clayoquot Regional District and the residents of South Long Beach with every possible means of protecting this invaluable asset.

3.5.1 Coastal Riparian Areas Objectives

As coastal areas in South Long Beach are considered to be of high vulnerability to damage from tsunami inundation, some of the Policies contained in Section 3.6, Natural Hazard Areas, apply to Coastal Riparian Areas.

- a) To protect the integrity of coastal riparian areas.
- b) To retain public access to the foreshore and adjacent marine upland areas.
- c) To protect wildlife habitat and the marine environment.
- d) To support public access to the water.

3.5.2 Coastal Riparian Areas Policies

- a) The Plan designates all coastal or marine riparian areas as Development Permit Areas as indicated on Map No. 4. Guidelines for use of these areas are contained in Section 8.1, Development Permit Areas.
- b) As noted in Section 4.12, Barkley Sound Marine Area, the Alberni Clayoquot Regional District supports the provincial government's policy of not permitting the clearing, alteration or development of the waterfront within 30 metres of the natural boundary of the sea.
- c) The Alberni Clayoquot Regional District encourages the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks.
- d) The Alberni Clayoquot Regional District discourages armouring of the shoreline by retaining walls, riprap and cement blocks unless erosion is threatening a permitted structure.

The need for all erosion protection structures, and the design and materials of the erosion control features will be determined by a qualified professional, and will be approved by appropriate federal and provincial agencies and the Alberni Clayoquot Regional District.

- e) Erosion control features are encouraged to minimize sediment into any

- watercourse.
- f) The Alberni Clayoquot Regional District encourages residents and users of the coastline, coastal riparian areas and the water to minimize the disturbance or pollution of marine and related terrestrial natural habitats, and to refrain from polluting or littering these areas.
 - g) The Alberni Clayoquot Regional District supports and encourages conformance with the guidelines in the federal/provincial publication *Coastal Shore Stewardship: A Guide for Planners, Builders and Developers* and in the British Columbia edition of the publication *On the Living Edge: Your Handbook for Waterfront Living*.
 - h) The Alberni Clayoquot Regional District will work with the Ministry of Transportation to clear and make available to the public all publicly-owned rights-of-way and road ends that access the waterfront.
 - i) Public access to the waterfront for passive and recreational use in the form of parkland dedication will be requested in lieu of parkland dedication in all development proposals for lands adjacent to water bodies.

3.6 Natural Hazard Areas

Natural hazard areas include lands that are subject to forest fires, lands that are within the floodplain, lands and slopes that are or may be unstable and susceptible to erosion, subsidence or slumping, lands that may be subject to slippage or sloughing due to the non-structural nature of subsurface material and – in the case of the west coast – lands that may be subject to tsunami inundation.

3.6.1 Natural Hazard Areas Objectives

- a) To restrict development in natural hazard areas and other high risk areas, such as steep slopes and the marine foreshore, that may require special management approaches.
- b) To recognize and address fire risks at the interface between forested areas and developed areas.
- c) To protect people and the built environment from risk of tsunami, flooding, erosion, slides and other natural hazards.

3.6.2 Natural Hazard Areas Policies

- a) Known hazard areas are designated Development Permit Areas as shown on Map No. 4 and as amended from time to time as a result of terrain analyses, site investigations or assessments by qualified professionals. Guidelines for use of these areas are included in Section 8.1, Development Permit Areas.
- b) The Alberni Clayoquot Regional District encourages the provision of a 10-metre buffer between buildings and forested areas in new subdivisions adjacent to forestland and woodlots of 20 hectares or more, in order to provide a fuel-free zone for fire protection.
- c) The Alberni Clayoquot Regional District encourages all public and private

development activities, subdivision and rezoning applications – including road crossings, utility rights-of-way and trails – to be planned and implemented in a manner that will reduce risks associated with forestry interface fires.

- d) Owners/ applicants are responsible for reviewing all subdivision proposals and rezoning applications adjacent to forestlands in accordance with relevant provincial fire protection guidelines or policies.
- e) The Alberni Clayoquot Regional District encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk.
- f) Any lands subject to flooding should, wherever possible, be left in a natural state or used for parks or natural preserves.
- g) Development or alteration less than four (4) metres in elevation above and within 30 metres horizontal from the natural boundary of the sea will be subject to a development permit. Development within this area will be discouraged.
- h) The Alberni Clayoquot Regional District will discourage development of community infrastructure with the tsunami inundation zone.
- i) The need for any erosion protection structures and the design and material of erosion control features will be determined by a qualified professional and approved by the appropriate federal and provincial agencies as well as the Alberni Clayoquot Regional District.
- j) Where a building or structure is permitted at the top or foot of a steep slope or bluff, the building should be set back a horizontal distance equal to three times the height of the bluff as measured from the toe of the bluff, or an alternative setback determined to be appropriate by a qualified professional.
- k) The Alberni Clayoquot Regional District may require the preparation of a geotechnical report by a qualified professional for development on, above or below steep slopes. The report will quantify the risks of a geotechnical failure or any substantial hazard so the development can proceed without hazard from erosion, slip or subsidence and that infrastructure can and will be adequately provided.
- l) In the absence of a geotechnical engineering report where development is proposed on steep slopes, no development or alteration of land will be permitted on the escarpment or within 30 metres of the top of the ridge or the base of the slope.

3.7 Wildlife Management

The South Long Beach plan area is rich in habitat for a variety of plants and animals. As development occurs, the risk of interaction between people and wildlife that could present a risk to safety such as cougar and bear will increase. Management of developed areas in a manner that will minimize interaction, and habituation of large predators to human environments and activities is important.

3.7.1 Wildlife Management Objectives

- a) to encourage preventative measures to reduce human and wildlife contact.

3.7.2 Wildlife Management Policies

- a) Alberni Clayoquot Regional District will encourage measures to reduce the risk of human and wildlife contact. These may include, but are not limited to, supporting promotion of a Bear Aware program and related public education, requiring bear proof garbage and composting management facilities as part of any new development, and maintaining significant habitat and travel corridors as open space.

3.8 Heritage and Cultural Conservation

The South Long Beach has been inhabited for thousands of years by First Nations. Many ancient sites and artefacts are scattered throughout the Plan area. There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are geographically defined locations that contain physical evidence of past human activity for which the applications of scientific methods such as site survey, excavation data analysis, etc. are the primary source of information. These sites do not necessarily hold direct associations with living communities. Examples of archaeological sites may include shell middens, lithic scatters, house pits, petroglyphs, pictographs etc.

Cultural heritage resources do not include archaeological sites, which are managed under the *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia's archaeological resources.

Examples of cultural heritage resource may include such things as non-timber forest products, such as medicinal plants, and post-1846 culturally modified trees. (Culturally modified trees older than 1846 will be considered under the *Heritage Conservation Act*.)

Cultural heritage resources may also include "traditional use sites." These are defined as any geographically defined site that has been traditionally used by one or more group of people for some type of activity. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people. Examples include such things as ritual bathing pools and resource gathering sites.

Cultural heritage resources will be specific to each First Nation and, therefore, may differ between First Nations. Effective implementation will require a positive working relationship between First Nations and Alberni Clayoquot Regional District.

3.8.1 Heritage and Cultural Conservation Objectives

- a) To preserve historical and cultural features.
- b) To identify Barkley Sound foreshore, Maggie River, Twin Rivers, Ittatsoo Creek as major potential for archaeological sites.

3.8.2 Heritage and Cultural Conservation Policies

- a) The Alberni Clayoquot Regional District will work with local historians, the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.
- b) The Alberni Clayoquot Regional District will work with First Nations, the Heritage Conservation Branch and local historians to identify First Nations archaeological and cultural sites and features.
- c) For development on parcels of 2.0 hectares or greater, or for subdivisions of more than 3 lots within 150 metres of oceanic water, and within 100 metres of lakes and streams with an average channel width of more than 5 metres, and any traditional use areas and known archaeological sites as identified by First Nations, the Alberni Clayoquot Regional District will require property owners to conduct an archaeological overview that has been reviewed by the relevant First Nation before clearing or altering land in any way.
- d) Historic and archaeological sites are sensitive to human presence. Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, such proposals will be referred to the Heritage Conservation Branch of the Ministry of Tourism, Sports and the Arts.

4.0 GOAL 2: TO RETAIN RURAL CHARACTER

South Long Beach is a rural area. It is characterized by residential neighbourhoods, comprised mainly of larger lots. Servicing is limited to private sewage disposal and private wells with the exception of the community water supply in the Millstream area. The community relies on Ucluelet and larger service centres such as Port Alberni and Nanaimo to meet its general retail and consumer service needs. Employment is based in the resource sectors, the public, commercial and industrial services in adjacent communities, tourism and self employment.

The community wishes to maintain this rural character. It does not wish to become a “full service” community or to merge with the District of Ucluelet. It would like to expand basic services such as fire protection, safe water supply and sewage disposal in areas of past development that are experiencing waste disposal problems as a result of inadequate lot sizes. New development is intended to be self-sustaining in terms of services and to reflect the rural character of South Long Beach. The services would need to meet the Vancouver Island Health Authority’s Standards.

4.1 Land-Use Planning Objectives

- a) To designate adequate land to meet anticipated residential housing demand for the next five to 10 years, as required by Section 473 of the *Local Government Act*.
- b) To maintain a rural focus for new development related primarily to low-density rural residential uses and tourism-related residential and commercial uses.
- c) To focus most new rural residential and tourism-related commercial development in a specific “node” in the Port Albion area.
- d) To focus tourism-related, low-density residential and commercial development in selected locations along the Barkley Sound upland area.
- e) To maintain lot sizes, services and forms of development consistent with rural needs and lifestyles.
- f) To retain the sense of community and neighbourliness.
- g) To allow for a variety of uses within developed areas, where appropriate.
- h) To provide adequate public parks, facilities and amenities consistent with the needs of a rural community and rural lifestyle.
- i) To provide for the development of communal or community water supply or sewage services where appropriate.

4.2 Land Use Designations

In order to achieve the preceding objectives, the OCP contains the following land use designations:

- Residential Use
- Rural Use
- Salmon Beach Neighbourhood
- Community Service
- Parks and Recreation

These land-use designations shown on Map No. 3, and the policies detailed in each subsequent section will be used by the Alberni Clayoquot Regional District to achieve the Plan's objectives. In addition to general policies related to land-use designations, specific neighbourhood policies are also included in this section.

4.3 Residential Use

Residential neighbourhoods are of utmost importance to those who live, work and raise their children in South Long Beach. These areas are where people make their greatest financial and time investments. Residents generally like their neighbourhoods the way they are. The residents of South Long Beach consider their neighbourhoods to be "rural" in character. Consequently, new lots and homes in or adjacent to existing residential neighbourhoods should be compatible with current development, and should reflect the current rural character. The Alberni Clayoquot Regional District acknowledges that existing lots in some neighbourhoods may be smaller than the minimum permitted by the policies contained in this section.

This Plan addresses the need to incorporate good planning principles with the diversity of activities and lifestyles found in existing neighbourhoods. The objectives and policies contained in the following Sections are intended to be applicable to areas designated on the land use schedule. The residential land use designation is intended to respond to local housing demand. Lack of public sewage treatment and water supply services in this rural area means that providing for affordability through increased density, and special needs housing beyond group homes is limited. Strategies such as smaller accessory residential units on larger lots, and designation for rural residential use of lower cost lands that do not have water access or a water view will help to address affordability concerns. In addition to recognizing existing development in Millstream, Willowbrae, Thornton Road and Port Albion areas, areas for new residential development are proposed for Port Albion area, and on DL 483.

4.3.1 Residential Objectives

- a) To promote rural lot sizes and densities.
- b) To retain the single-family focus in rural residential areas.
- c) To facilitate the development of affordable housing in South Long Beach.
- d) To focus new development in areas adjacent to existing residential areas and services.

- e) To provide for a mix of uses in new development areas.
- f) To allow home-based businesses and industry.

4.3.2 Residential Policies

- a) Permitted uses within areas designated Residential include single-family homes, cottage residential, mobile homes and group homes, home based businesses and home industry. (see Section 5.10)
- b) A maximum of four boarders or lodgers are permitted in guest suites or bed-and-breakfast accommodation rooms in the home or accessory dwelling unit, provided that the homeowner resides in the home, and that adequate off street parking, sewage treatment and water supply are available.
- c) All residential lots be adequately serviced to a standard appropriate for full-time permanent residency.
- d) Lands that are designated Residential may have a minimum lot size of 0.4 hectare (0.988 acre), provided they have adequate community or communal water or sewage systems that meet relevant provincial standards. A minimum lot size of 1 hectare (2.47 acres) will be required where the lot has on-site water supply and sewage systems that meet relevant provincial standards.
- e) An accessory dwelling unit (ADU) of no more than 90 square metres (969 square feet) may be established on lots of over .4 hectares (1 acre) provided adequate water supply is available, a sewage treatment system that meets relevant provincial standards is in place, and where the principal use is a single family dwelling.
- f) Notwithstanding polices 4.3.2.e and 4.3.2.f above, where any lot or subdivision registered in the Land Title Office prior to adoption of this OCP has an area or density less than that specified in the Official Community Plan:
 - such lot or subdivision shall be permitted to remain at its existing density except in the case of major replot, when Official Community Plan designations shall apply;
 - consolidation and minor lot line adjustments to such lots or subdivisions shall be permitted where, in the opinion of the Ministry of Transportation or Alberni Clayoquot Regional District and of the Approving Officer, it would be not be against the public interest to accept such amendments and the effect of such would improve the existing situation.
- g) When communal water and sewage treatment is provided, The Alberni Clayoquot Regional District may support clustering of housing or density averaging where preservation of green space or reduction in servicing costs, including the construction of roads, would be achieved.
- h) The Alberni Clayoquot Regional District may consider, under Section 323 of the *Local Government Act*, enacting a bylaw to control nuisances and disturbances, including unsightliness, to prevent improper storage or litter on private lands.

4.4 Residential Comprehensive Development Area Objectives

- a) To provide the opportunity for low-impact, rural residential development.
- b) To provide for a mix of uses in new development areas.
- c) To plan new development at densities and in locations that minimize visual impact

from the water, retain significant areas of open space, and minimize impact on the natural environment and environmental features along Ucluelet Inlet.

4.4.1 Residential Comprehensive Development Area Site Assessment

- a) Applications for a comprehensive development plan will be based on the following:
- Biophysical, geological and terrain analysis, and an archaeological site inventory and impact assessment to standards acceptable to Alberni Clayoquot Regional District.
 - Assessment and identification of sensitive areas, rare vegetation, terrestrial, marine aquatic and riparian habitat, wetlands and surface water.
 - Identification and assessment of risks associated with interface fire, steep slope and tsunami hazards.
 - Identification and assessment of the visual impact of the development from the adjacent marine environment.

4.4.2 Residential Comprehensive Development Area Policies

- a) Lands that are designated Residential may have a maximum gross density of development equivalent to 2 residential unit for each 0.4 hectare (1 acre) of the development site.
- b) Mixed-use development, including residential and tourist-related commercial lodge or accommodation uses and related services is encouraged on Lots 18 and 83.
- c) Minimum lot sizes of 1 hectare will be required for lots served with on-site sewage treatment and water supply that meet relevant provincial standards, and 0.4 hectare (0.988 acres) will be required for lots served with community or communal water or on-site sewage treatment that meet relevant provincial standards, and 0.24 hectares (.059 acres) for lots served with community or communal water and sewage treatment systems that meet relevant provincial standards.
- d) When communal water supply or sewage treatment is provided, the Alberni Clayoquot Regional District will support clustering of houses or density averaging where preservation of green space would be achieved.
- e) Permitted uses within areas designated Residential Comprehensive Development Area includes single-family homes, manufactured and mobile homes, and home based business and industry. (see Section 5.10)
- f) Lodges, resorts, cabins or cottages, and transient recreational vehicle and camping sites will be permitted on the basis of eight bedrooms in a lodge or resort, six transient campground sites, or four cabins, or one vacation rental residence being considered equivalent to one residential unit for the purpose of calculating gross density.
- g) All commercial uses will be provided with approved water supply and sewage treatment systems. Up to 50% of the allowable development of the site may be in commercial use so long as the gross density of 1 residential unit or commercial use equivalent per 1 hectare is retained.
- h) Vacation rental residential units in new development are limited to 15% of the total

- number of units in the development proposal.
- i) Areas near the shoreline will be preferred for the location of lodges and resorts.
 - j) Commercial uses with more than 12 guest bedrooms or campground sites will be required to provide accommodation for staff.
 - k) An amenity bonus of up to four additional bedrooms in a lodge or resort, three additional transient campground sites, or two cabins per gross unit converted to commercial will be considered in exchange for development of trails, improvements in public access to the ocean, additional parkland or open space dedicated to Alberni Clayoquot Regional District over the required 5% dedication.
 - l) Food services will only be permitted in conjunction with accommodations. Drive-through food services will not be permitted.
 - m) An accessory dwelling unit (ADU) of no more than 90 square metres (969 square feet) may be established on lots of over 0.4 hectares (1 acre) provided adequate water supply is available, a sewage treatment system that meets relevant provincial standards is in place, and where the principal use is a single family dwelling.
 - n) New development proposals will be required to minimize the visual impact of the development through design and layout of buildings and structures, tree retention, building location, buffers or other means.
 - o) Site plans and uses will be designed within the constraints of and protection of natural systems.
 - p) Infrastructure and services will be designed using appropriate development standards, including green infrastructure, and FireSmart principles.
 - q) Designs will provide a network of open space, parkland, pedestrian and bicycle trails as well as roads throughout the project that link with regional road and trail systems.
 - r) The Alberni Clayoquot Regional District will work with the Ministry of Transportation and the property owners to realign and construct Port Albion Road on the east side of the lagoon located to the southeast of Canadian Fish Road.
 - s) The area west of the lagoon and the existing Port Albion Road alignment in this area are designated as a potential area for dedication of parkland in any future subdivision.

4.5 Rural Use

The Rural designation applies to specific upland areas in specific locations of the plan area and along the Ucluelet Inlet and Barkley Sound. These residential areas are intended to meet both local demand as well as for seasonal, tourism, and secondary home ownership by non-local residents. These are proposed development areas as there is currently limited residential development on these lands.

4.5.1 Rural Use Objectives

- a) To provide the opportunity for low-impact, low-density residential development.
- b) To allow home-based businesses and industries.

- c) To provide for a mix of uses in new development areas.

4.5.2 Rural Use Policies

- a) Permitted uses within areas designated Rural include single-family homes, mobile homes and group homes, home based business and home industry. (see Section 5.10).
- b) The Alberni Clayoquot Regional District will require that all residential lots be adequately serviced to a standard appropriate for full-time permanent residency.
- c) Subdivision of lands that are designated Rural may have a minimum lot size of 2.0 hectares (4.94 acres), provided the lot has on-site water supply and sewage systems that meet relevant provincial standards. Lot 111 (known as Staple Island), Clayoquot District, may be subdivided into lots less than 2.0 hectares (4.94 acres), provided the average lot size is 2.0 hectares (4.94 acres) or greater, and no more than a total of 14 lots are created.
- d) A maximum of four boarders or lodgers are permitted in guest suites or bed-and-breakfast accommodation rooms in the home or accessory dwelling unit provided that the homeowner resides in the home, and that adequate off street parking, sewage treatment and water supply are available.
- e) An accessory dwelling unit of no more than 90 square metres (969 square feet) may be established on lots of over 0.4 hectares (1 acre) provided adequate water supply is available, a sewage treatment system that meets relevant provincial standards is in place, and where the principal use is a single family dwelling.
- f) Notwithstanding polices 4.4.2.c and 4.4.2.d above, where any lot or subdivision registered in the Land Title Office prior to adoption of this OCP has an area or density less than that specified in the Official Community Plan:
- such lot or subdivision shall be permitted to remain at its existing density except in the case of major replot, when Official Community Plan designations shall apply;
 - consolidation and minor lot line adjustments to such lots or subdivisions shall be permitted where, in the opinion of the Ministry of Transportation or Alberni Clayoquot Regional District and of the Approving Officer, it would not be against the public interest to accept such amendments and the effect of such would improve the existing situation.
- g) The Alberni Clayoquot Regional District may consider, under Section 323 of the *Local Government Act*, enacting a bylaw to control nuisances and disturbances, including unsightliness, to prevent improper storage or litter on private lands.

4.6 Rural Comprehensive Development Area

The Rural Comprehensive Development Area designation applies to specific upland areas along the Barkley Sound. Because of the ecological and visual sensitivity of the Barkley Sound foreshore and upland area, and the difficulty of providing infrastructure, development in this area must be low-impact in nature.

4.6.1 Rural Comprehensive Development Area Objectives

- d) To provide the opportunity for low-impact, low-density development.

- e) To retain the “wild Pacific” character in all new development proposals.
- f) To provide for a mix of uses in new development areas.
- g) To plan new development at densities and in locations that minimize visual impact from the water, retain significant areas of open space, and minimize impact on the natural environment and environmental features along Barkley Sound.

4.6.2 Rural Comprehensive Development Area Site Assessment

- a) Applications for a comprehensive development plan will be based on the following:
 - Biophysical, geological and terrain analysis, and an archaeological site inventory and impact assessment to standards acceptable to Alberni Clayoquot Regional District.
 - Assessment and identification of sensitive areas, rare vegetation, terrestrial, marine aquatic and riparian habitat, wetlands and surface water.
 - Identification and assessment of risks associated with interface fire, steep slope and tsunami hazards.
 - Identification and assessment of the visual impact of the development from the adjacent marine environment.

4.6.3 Rural Comprehensive Development Area Policies

- a) Lands that are designated Rural may have a maximum gross density of development equivalent to 1.25 residential unit for each 2 hectares (4.94 acres) of the development site.
- b) Permitted uses within areas designated Rural include single-family homes, manufactured and mobile homes (1.0 residential unit), and home based business and industry. (Section 5.10)
- c) An accessory dwelling unit (0.25 dwelling unit) of no more than 90 square metres (969 square feet) may be established on lots of over 0.4 hectare (1 acre) provided adequate water supply, a sewage treatment system that meet relevant provincial standards is in place, and where the principal use is a single family dwelling.
- d) When communal water supply or sewage treatment is provided, the Alberni Clayoquot Regional District supports clustering of houses or density averaging where preservation of green space would be achieved. Minimum lot sizes of 2 hectares will be required for lots served with on-site sewage treatment and water supply, and 1 hectare (2.47 acres) will be required for lots served with communal water or on-site sewage treatment, and 0.4 hectares (.988 acres) for lots served with community or communal water and sewage systems that meet relevant provincial standards.
- e) A maximum of four boarders or lodgers are permitted in guest rooms in a residence for bed-and-breakfast accommodation provided that the owner resides in the home and that adequate off street parking, sewage treatment and water supply are available.
- f) Lodges, resorts, cabins or cottages, and transient recreational vehicle and camping sites will be permitted on the basis of eight bedrooms in a lodge or resort, six

transient campground sites, or four cabins, or one vacation rental residence being considered equivalent to one residential unit for the purpose of calculating gross density.

- g) All commercial uses will be provided with approved water supply and sewage treatment systems. Up to 50% of the allowable development of the site may be in commercial use so long as the gross density of 1.25 residential unit or commercial use equivalent per 2 hectares is retained.
- h) Vacation rental residential units in new development are limited to 15% of the total number of units in the development proposal.
- i) Areas near the shoreline will be preferred for the location of lodges and resorts.
- j) Commercial uses with more than 12 guest bedrooms or campground sites will be required to provide accommodation for staff.
- k) An amenity bonus of up to four additional bedrooms in a lodge or resort, three additional transient campground sites, or two cabins per gross unit converted to commercial will be considered in exchange for development of trails, improvements in public access to the ocean, additional parkland or open space dedicated to Alberni Clayoquot Regional District over the required 5% dedication.
- l) New development proposals will be required to minimize the visual impact of the development through design and layout of buildings and structures, tree retention, building location, buffers or other means.
- m) Site plans and uses will be designed within the constraints of and protection of natural systems.
- n) Infrastructure and services will be designed using appropriate development standards, including green infrastructure, and FireSmart principles.
- o) Designs will provide a network of open space, parkland, pedestrian and bicycle trails as well as roads throughout the project that link with regional road and trail systems.

4.7 Salmon Beach Neighbourhood

Salmon Beach is a unique “recreational residential” village. The area has been given its own designation on Map No. 3, Land-Use Designations. Salmon Beach has challenges and needs that are very specific to this area. Additional Objectives and Policies that apply to this and all coastal areas are contained in Section 3.5, Coastal Riparian Areas.

4.7.1 Salmon Beach Objectives

- a) To improve local services.
- b) To protect creeks, streams and the waterfront.
- c) To improve road access to Highway 4 and to Ucluelet.
- d) To improve the quality of buildings.
- e) To improve year-round security.
- f) To retain the neighbourhood’s rustic, seaside character.

4.7.2 Salmon Beach Policies

- a) Salmon Beach is intended to be a recreational residential area with related community services and amenities.
- b) The Alberni Clayoquot Regional District supports and encourages the efforts of the Salmon Beach Local Services Committee to standardize services to all lots.
- c) Streams and the waterfront are designated Development Permit Areas as shown on Map No. 4, Development Permit Areas.
- d) The Alberni Clayoquot Regional District encourages the maintenance of the Forest Service Road to Toquart Bay to the standard required.
- e) The Alberni Clayoquot Regional District encourages the Ministry of Forests, Ministry of Transportation, forest companies and tenure holders, First Nations and private landowners to consider and discuss the options for improving road service, or a public road access between Salmon Beach and Ucluelet.
- f) Due to the seasonal nature of tenancy at Salmon Beach, the need for year-round security is acknowledged. The Alberni Clayoquot Regional District will work with the Salmon Beach Local Services Committee to find effective means of improving security.
- g) The Alberni Clayoquot Regional District encourages the community's efforts to retain its rustic, seaside character.
- h) Zoning standards will reflect current lot sizes, land uses, and services.

4.8 Community Service

There are a number of both public, not for profit and privately owned facilities, services and institutional uses in the Plan area. The cemetery, landfill, public water supply facilities and the Visitors Centre are examples of publicly owned services. Emcon, and private utilities and services such as Telus are examples of privately owned services. In addition, there may be an opportunity to develop neighbourhood-oriented facilities such as community halls or a fire hall in the future.

4.8.1 Community Service Objectives

- a) To support the continued use of the Alberni Clayoquot Regional District's landfill facility.
- b) To support provision of both public, not for profit and privately owned community services, facilities and utilities and related maintenance.
- c) To support the Pacific Rim Tourist Centre and related facilities.
- d) To support the provision of water supply to the District of Ucluelet and to the South Long Beach area.
- e) To allow the opportunity for development of neighbourhood-related facilities such as community centres or a fire hall.

4.8.2 Community Service Policies

- a) Permitted uses in Community Service areas include public, not for profit and private facilities and utilities, and related uses and maintenance including cemeteries, tourist information and interpretive or training centres and related facilities, community centres, fire halls, community wells and water towers,

electrical, gas, and communication services and related maintenance services and facilities, schools, playing fields, places of worship and, landfill and recycling facilities, utilities and transportation services including related maintenance services and facilities.

- b) The Alberni Clayoquot Regional District property on which the existing landfill is located is the only area intended for this use and designated for Community Services use in the Plan.
- c) Lot sizes will be adequate for the use intended, or a minimum of 1 hectare (2.47 acres) if water supply or sewage treatment is required.
- d) One caretaker residence is permitted provides adequate water supply and sewage treatment can be provided.
- e) Community Service will have public road access, and adequate off-street parking.

4.9 Millstream/Willowbrae/Thornton Road Neighbourhood

The Millstream neighbourhood of approximately 50 lots is supplied with potable water from the Millstream water system. The lots range in size from about 950 m² (just less a quarter-acre) to about 6,750 m² (approximately 1.67 acres). Although the Willowbrae neighbourhood is immediately to the north of Millstream, there is no direct road connection other than the Tofino-Ucluelet Highway. The Thornton Road area at the north end of Ucluelet Inlet is accessed by Port Albion Road.

4.9.1 Millstream/Willowbrae/Thornton Road Objectives

- a) To retain the single-family focus.
- b) To improve public access to Ucluelet Inlet and estuary.
- c) To improve road connections.
- d) To support adequate water and sewerage.

4.9.2 Millstream/Willowbrae/Thornton Road Policies

- a) The Alberni Clayoquot Regional District supports and encourages the provision of family-oriented homes in the Millstream/Willowbrae/Thornton Road area.
- b) The Alberni Clayoquot Regional District will work with area residents to improve the management of short-term vacation rental uses to address nuisance impacts on adjacent residences such as noise, exterior lighting and parking, and may require business licensing as a means to manage impacts.
- c) The Alberni Clayoquot Regional District supports clearing and marking the five existing public accesses in Millstream and Willowbrae to Ucluelet Inlet: the northern end of Grant Avenue, the end of Willowbrae Road, the eastern end of Albion Crescent, the end of Lee Street and the southern end of Karn Avenue at the Millstream water system.
- d) The Alberni Clayoquot Regional District will work towards providing a road connection between the Millstream neighbourhood to Willowbrae Road, by an extension of Mavis Avenue, Grant Avenue or Albion Crescent.

- e) The Alberni Clayoquot Regional District will work with the Ministry of Transportation to lower traffic speed limits and improve highway safety in the Millstream/Willowbrae area.
- f) The Alberni Clayoquot Regional District will maintain the Millstream water system and will, provided that the supply of water is adequate, provide all existing and future homes in Millstream Water Service Area with access to the water system.
- g) The Alberni Clayoquot Regional District encourages all homeowners to have septic systems inspected regularly and maintained properly.
- h) Where other options are not available, the Alberni Clayoquot Regional District supports development of community water and sewage systems to address issues of public and environmental health.

4.10 Port Albion Neighbourhood

Port Albion is a small rural residential area of approximately 20 lots along Port Albion and Sutton Roads. This area is adjacent to the Ittatsoo Reserve. It is serviced by private wells and septic systems, and is currently not included in the fire protection agreement with the District of Ucluelet.

4.10.1 Port Albion Objectives

- a) To improve Port Albion road access.
- b) To focus new development on Lots 18 and 83.
- c) Improve wharf and related parking.
- d) Protect the Thornton Creek Hatchery from development impacts.

4.10.2 Port Albion Policies

- a) The Alberni Clayoquot Regional District will investigate the feasibility of obtaining a lease of Waterlot 1976 and maintaining the dock in this lot.
- b) The Alberni Clayoquot Regional District will examine ways of providing parking facilities in the vicinity of the dock.
- c) Development in the vicinity of the Thornton Creek Hatchery must include a buffer of 30 metres of undeveloped green space around the boundaries of the Hatchery.
- d) The existing dryland sort and surrounding area and the fish packing and processing area are designated Industrial to facilitate on-going water- and marine-related commercial and industrial activities and to encourage expansion of these uses.
- e) This Plan designates Lots 18 and 83 for rural residential development, as on Map No. 3, Land-Use Designations. This area is also designated as a Comprehensive Development Area.

4.11 The Junction

The Junction is the area located at the junction of the Pacific Rim Highway (Highway 4) and the Tofino-Ucluelet Highway. This area also contains wells providing drinking water for the District of Ucluelet. Thus, protection of this sensitive water system is imperative. It also has wetland and forest areas, and industrial forestry and aggregate

uses on crown lands.

In addition to its environmental sensitivity, The Junction, as the “arrival point” for visitors to the “Wild Pacific” coast, is visually and aesthetically important. First impressions are formed – or reinforced – upon arrival, and the community wishes this impression to be representative of the experience of being in a rugged natural, coastal environment. In light of this, development at The Junction should be restricted and in keeping with the “Wild Pacific” ambiance and theme.

4.11.1 The Junction Objectives

- a) To protect District of Ucluelet’s water supply.
- b) To protect wetland areas.
- c) To improve traffic safety.
- d) To create an aesthetically pleasing “entrance” to the West Coast at the highway intersection that reflects west coast landscape and values.

4.11.2 The Junction Policies

- a) The Lost Shoe Creek aquifer Wellhead Protection Area, as defined in the District of Ucluelet’s Wellhead Protection Study is shown as a Development Permit Area on Map No. 4. Any activity or development that might have a negative impact on ground water quality will not be permitted.
- b) Development will be considered only after an assessment of impact on the wetlands, wellhead, Lost Shoe Aquifer, and habitat has been completed to the satisfaction of Alberni Clayoquot Regional District and has been found to be acceptable.
- c) Lands at the intersection (“Emcon site” and adjacent land) are designated as Community Services. Uses will be restricted to service functions such as road maintenance facilities, police, ambulance and fire protection, interpretive and education centres.
- d) Buffering and screening to reduce visual impact from the Highway will be required. Natural buffers and screening will be encouraged.
- e) New development will be reviewed for compatibility with to design objectives (4.11.3) to encourage building form, character and materials that are consistent with the entrance concept and with the adjacent visitors centre.
- f) The Alberni Clayoquot Regional District will work with the Ministry of Transportation, the District of Ucluelet, the District of Tofino, Parks Canada and First Nations to develop a concept for a suitable “entrance” to the west coast and a strategy to implement that concept. The strategy will consider the need for day-use parking at The Junction for car-pool users, and will consider the option of low-impact tourist-related businesses, public uses and related activities at The Junction. Any resulting changes in proposed land use will be implemented through an amendment to this Official Community Plan.
- g) The Alberni Clayoquot Regional District will work with the Ministry of

- Transportation to review options and seek means of improving traffic safety in the vicinity of The Junction.
- h) The Alberni Clayoquot Regional District will seek the cooperation of property owners and the Ministry of Transportation to provide a safe continuation of the bike/ pedestrian path through The Junction area.
 - i) The Alberni Clayoquot Regional District supports the addition to current camping facilities in this area.
 - j) Proper monitoring and maintenance of existing septic disposal systems within the Development Permit Area is strongly recommended.

4.11.3 The Junction Design Objectives

The residents of South Long Beach have expressed strong support for the concept of an “entrance” at the road intersection of the Port Alberni and Tofino/Ucluelet highways. The goal is to establish this entrance in a manner that expresses a welcome to the “Wild Pacific” west coast area. Key to establishing an aesthetic and complementary entrance is building and development design. The following design objectives are intended to facilitate form and character for new and redeveloped buildings on properties fronting the highways within 500 metres of the road intersection. The approach is to encourage any new construction or redevelopment to be compatible with new Visitors Information Centre, and to create an attractive entrance to the West Coast.

- a) Architectural design and building materials should support a character of development that signifies quality, stability and permanence;
- b) New buildings should not be more than one storey high, with a maximum height of 8 metres (26 feet).
- c) Alberni Clayoquot Regional District encourages the use of natural materials or materials that replicate the aesthetic of natural materials such as cedar shingles, wood, logs and stone, and historic colours, such taupes, browns, greys, white and pastels.
- d) The Alberni Clayoquot Regional District encourages building design that is similar to or compatible with Visitors Information Centre;
- e) The Alberni Clayoquot Regional District encourages the use of architecture, design and construction materials based on Leadership in Energy and Environmental Design (LEED) principles and standards.
- f) Building and accessory-use setbacks shall be sufficient to provide for a 5 metre wide vegetated planting strip along the highway frontage. Provisions of the Highway Corridor Protection DPA also apply to this location.
- g) Surface parking should be screened with landscape or hardscape materials.
- h) All site plan layouts should accommodate pedestrians and provide wheel chair accessibility.
- i) On-site surface water retention and absorption are encouraged for outside parking through use of porous materials, water retention and infiltration areas or other means that meet Alberni Clayoquot Regional District development standards.
- j) Loading and service areas should be located and designed to minimize visibility from

public rights-of-way and public spaces. The use of walls and landscaping to screen views of these areas is encouraged.

- k) Outside refuse containers should be located to the rear of the buildings, and should be suitably landscaped with a solid landscape buffer including, fencing or plantings. Native plant materials that do not attract bears are encouraged.
- l) Site plans should provide safe and easily identified access for pedestrians and vehicles.

4.12 Kennedy Lake

4.12.1 Kennedy Lake Objectives

- a) To protect Kennedy Lake as a future community water supply.
- b) To protect the quality of water in the Lake.
- c) To discourage the use of watercraft that create noise and contamination.
- d) To encourage the establishment of a managed campsite near the Kennedy River Bridge.
- e) To retain road access to the Kennedy River and Clayoquot Arm narrows.
- f) To protect salmon spawning areas along the south shore of the Lake.

4.12.2 Kennedy Lake Policies

- a) The Alberni Clayoquot Regional District will work with the First Nations, Federal and Provincial governments, District of Ucluelet, and the District of Tofino to establish a water servicing plan based on utilizing the water in Kennedy Lake as the main source for potable water for the West Coast peninsula.
- b) The Alberni Clayoquot Regional District does not support development of commercial marinas, fuel services or other uses of the Lake or the upland area around the Lake that may result in a negative impact on the quality of water in the Lake.
- c) The Alberni Clayoquot Regional District will work with Parks Canada and BC Parks to continue to improve public awareness and to encourage environmental responsibility by visitors and users of Kennedy Lake.
- d) The Alberni Clayoquot Regional District is opposed to the issuance of any tenure on crown land adjacent to or within Kennedy Lake for:
 - i Establishment of float homes or cabins;
 - ii Establishment of seasonally occupied dwellings;
 - iii Establishment of moorage facilities for vessels that are, or could be permanently or temporarily moored and occupied.
- e) The use of low-impact, non-motorized watercraft such as kayaks, canoes, sailboards and sailboats are encouraged.
- f) The Alberni Clayoquot Regional District encourages Parks Canada and BC Parks to establish a properly managed campground in the vicinity of the Kennedy River and Clayoquot Arm narrows for tents, but not for recreational vehicles.

- g) The Alberni Clayoquot Regional District supports efforts by Parks Canada and BC Parks to respect and retain wildlife corridors and to heighten public awareness of the presence of wildlife.
- h) The Ministry of Forests and forestry tenure holders in the area are encouraged to retain road access to the Kennedy River and Clayoquot Arm narrows area and to allow public use of the access roads.
- i) The Alberni Clayoquot Regional District encourages BC Parks and Parks Canada to designate salmon spawning areas on Kennedy Lake as natural preserves and to prohibit camping, swimming, development, or other recreational activities in these areas.
- j) The Alberni Clayoquot Regional District encourages Parks Canada to retain the federal parkland adjacent to the Alberni Highway on Kennedy Lake as open space with day use only.

4.13 Barkley Sound Marine Area

The Barkley Sound Marine Area in this Plan is located between the highest tide line and the Plan Area boundary in Barkley Sound from Pipestem Inlet to the Ittatsoo Reserve. This Plan acknowledges the value and importance of the *Barkley Sound Planning Strategy*, and its goals, as well as the issues and concerns of the public that were identified including maintaining the natural character of Barkley Sound, fisheries management, restricting commercial development, subdivisions and float cabins, government coordination, and First Nations' interests. The Plan agrees with its stated principles of resource sustainability, environmental significance, development suitability, community involvement, land and sea claims, and inter-agency cooperation.

The Marine Area is Crown land and water managed by the provincial government. Although the Crown is not bound by local bylaws, any persons occupying this area on a long-term lease arrangement must comply with applicable local land use bylaws. These areas will be included in any future zoning bylaw. The following policies apply to the Barkley Sound Marine Area. Additional Objectives and Policies regarding Barkley Sound are contained in Section 3.5, Coastal Riparian Areas.

4.13.1 Barkley Sound Marine Area Objectives

- a) To protect the natural environmental values and habitat of the Barkley Sound
- b) To retain current shellfish aquaculture operations in the marine component of this Plan Area of Barkley Sound.

4.13.2 Barkley Sound Marine Area Policies

- a) The Alberni Clayoquot Regional District supports and encourages the goals, objectives and guidelines contained in the *Barkley Sound Planning Strategy*.
- b) The construction of private docks or wharves for individual residential lots is discouraged. Communal or public docks and wharves associated with upland residential subdivisions or commercial development will be considered if they are

not located in an area included in the Environmental Features Inventory of the *Barkley Sound Planning Strategy* as shown on Map No. 2, or other provincially or federally recognized environmental inventory, or have been assessed by a Qualified Environmental Professional as having no significant impact on that feature, and do not unreasonably interfere with public access to the foreshore.

- c) 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.
- d) Commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the Province.
- e) Before construction of a dock in marine waters the property owner must obtain and adhere to a Marine Habitat Assessment Report for the site which must be completed by a qualified registered professional biologist, where applicable on Crown land.
- f) The Alberni Clayoquot Regional District is opposed to the issuance of any tenure on crown land adjacent to or within Barkley Sound for:
 - i Establishment of float homes or cabins;
 - ii Establishment of seasonally occupied dwellings;
 - iii Establishment of moorage facilities for vessels that are, or could be permanently or temporarily moored and occupied.
- g) Existing shellfish aquaculture leases are recognized and new shellfish aquaculture leases will be considered if they are not located in an area included in the Environmental Features inventory of the *Barkley Sound Planning Strategy* (Schedule C), or have been assessed by a Qualified Environmental Professional as having no impact on that feature.

4.14 Ucluelet Inlet

The Ucluelet Inlet area is defined as the marine area extending from the Ittatsoo Reserve area to the head of Ucluelet Inlet. The marine area is Crown land and water managed by the provincial government. Although the Crown is not bound by local bylaws, any persons occupying this area on a long-term lease arrangement must comply with applicable local land use bylaws. These areas will be included in any future zoning bylaw. The following policies apply to the Ucluelet Inlet Marine Area. Additional Objectives and Policies that apply to Ucluelet Inlet are contained in Section 3.5, Coastal Riparian Areas.

4.14.1 Ucluelet Inlet Objectives

- a) To restore damaged habitat.
- b) To recognize current industrial uses and areas, and maintain the opportunity for continued industrial use on Ucluelet Inlet.
- c) To provide opportunities for commercial uses as part of new upland development.

- d) To improve environmental management of commercial and industrial uses.
- e) To manage new on-water and foreshore development to protect environmental values and minimize impact on upland residential uses.
- f) To minimize visual impact of any new development.
- g) To focus water-related industrial and marine commercial uses around existing industrial areas.
- h) To promote the development of the Ucluelet Harbour (or similar facilities) and encourage the improvement of the access for marine traffic.

4.14.2 Ucluelet Inlet Policies

- a) The Alberni Clayoquot Regional District supports the goals, objectives and community action plan of the Ucluelet Harbour Project and will work with individuals, organizations, community groups and the District of Ucluelet and First Nations to achieve those goals and objectives.
- b) The Alberni Clayoquot Regional District will work with individuals, organizations, community groups, agencies, the District of Ucluelet and First Nations to create an integrated plan to address use, management, and habitat restoration and conservation in Ucluelet Harbour and Ucluelet Inlet.
- c) The construction of private docks or wharves for individual residential lots will be discouraged. Communal or public docks and wharves associated with upland residential subdivisions or commercial development will be considered if they are not located in an area included in the Environmental Features Inventory of the *Barkley Sound Planning Strategy* (Schedule C), or other provincially or federally recognized environmental inventory, or have been assessed by a Qualified Environmental Professional as having no significant impact on that feature, and do not unreasonably interfere with public access to the foreshore.
- d) The Alberni Clayoquot Regional District encourages commercial and industrial users of the Inlet to utilize best management practices in order to minimize impacts on the water quality and natural environment of the Inlet.
- e) The Alberni Clayoquot Regional District will work with environmental organizations and governmental agencies to identify damaged habitat in the Inlet and to investigate options for the restoration of such habitat.
- f) New foreshore and marine commercial and industrial uses in and on the Inlet should be planned and operated so that adverse impact on upland residential uses is minimized.
- g) The Alberni Clayoquot Regional District is opposed to the issuance of any tenure on crown land adjacent to or within Ucluelet Inlet for:
 - a. Establishment of float homes or cabins;
 - b. Establishment of seasonally occupied dwellings;
 - c. Establishment of moorage facilities for vessels that are, or could be permanently or temporarily moored and occupied.

4.15 Parks and Recreation

South Long Beach includes within its boundaries a large federal Park Reserve on Kennedy Lake, provincial parkland to the west and east of the federal parkland on Kennedy Lake, provincial parkland to the west of the mouth of the Kennedy River and a smaller park on the border of the District of Ucluelet. The plan area is adjacent to Long Beach and the Broken Islands Group sections of Pacific Rim National Park. There are also BC Forest Service recreation sites the mouth at Clayoquot Arm on the west side of Kennedy River Bridge, and at Toquart Bay.

There is one small regional park at the eastern end of Willowbrae Road. Residents and visitors also benefit from the walking/bike path over the District of Ucluelet water transmission line along the west side of the Tofino-Ucluelet Highway south from The Junction to Ucluelet.

While acknowledging the invaluable asset of federal and provincial parkland, the residents of South Long Beach wish to see public parks, open space, greenways and trails, and areas for protection of environmental features and habitat incorporated into all existing and future residential areas.

4.15.1 Parks and Recreation Objectives

- a) To request dedication of parkland adequate to service regional or neighbourhood needs in each new residential subdivision.
- b) To protect significant areas of green or open space within new development areas, in addition to parkland.
- c) To preserve a significant portion of the land surrounding Ucluelet Inlet for conservation and protection of wildlife habitat.
- d) To retain and enhance existing recreational opportunities.
- e) To encourage development of the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.
- f) To retain Willowbrae Trail.

4.15.2 Parks and Recreation Policies

- a) The existing park on Willowbrae Road is designated Parks and Recreation.
- b) Lot A, Plan 40281, DL 20 owned by the District of Ucluelet, is designated Parks and Recreation in conformance with the terms of the Crown grant of the land.
- c) All federal and provincial parkland is designated Parks and Recreation.
- d) The specific location of future parks or protected areas to be dedicated through the subdivision process will be determined as part of the review of new development and subdivision proposals. The general locations of these areas are shown by the letter "P" on Map No. 3, and are schematic or conceptual only.
- e) Development proposals and plans must identify sites considered appropriate and suitable for dedication as parkland for public use or open space and protected areas.
- f) The community's priorities for public parkland are as follows:
 - i. Parkland and connecting trails around Ucluelet Inlet;
 - ii. Waterfront, headlands and beaches, including pedestrian and boat accesses;

- iii. An interconnecting system of trails, pathways, greenways, open spaces and parks;
 - iv. Viewpoints;
 - v. Improvement and signage of existing parks and waterfront accesses;
- g. Additional community and recreational facilities as deemed desirable and as the population of South Long Beach increases. Significant environmental features or habitat areas.
- h. Upon subdivision of lands with the Plan area, the Alberni Clayoquot Regional District will request five percent (5%) dedication of parkland, payment of cash-in-lieu, a combination of these, or deferral by the registration of a notice and covenant in accordance with Section 510 of the *Local Government Act*.
- i. The Alberni Clayoquot Regional District has full discretion in determining which parkland option in Section 4.15.2 (e) above is preferable.
- j. Land to be dedicated as parkland for public recreational use must be shown to be safe and not a natural hazard area.
- k. In circumstances, including subdivision in commercial and industrial areas, when the Alberni Clayoquot Regional District decides that cash-in-lieu payment is preferable to parkland dedication, the proponent will provide a report or appraisal determining the market value of the land under consideration at the time of development approval.
- l. In addition to any other requirements under the *Community Charter*, a public meeting will be held before any parkland owned by the Alberni Clayoquot Regional District may be disposed of, transferred or exchanged.
- m. The Alberni Clayoquot Regional District will work with the provincial government, the District of Ucluelet and property owners to plan for the extension of the bike path through The Junction and northwards along the Tofino-Ucluelet Highway.
- n. The Alberni Clayoquot Regional District will work with the District of Ucluelet, First Nations, non-governmental organizations, community groups and private organizations and landowners to support the development of the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.
- o. The Alberni Clayoquot Regional District encourages the development on publicly-owned land of parks, trails, pathways, community and recreational facilities by the following:
 - i. Non-governmental organizations, community groups and private organizations;
 - ii. Public-private partnerships;
 - iii. Capital projects approved by the Alberni Clayoquot Regional District;
 - iv. Joint-use agreements with school authorities and neighbouring municipalities.
- p. In new development areas, the Alberni Clayoquot Regional District encourages and will work with development proponents to reach a target of 20% of the development area as open space. This open space can include public parks, freshwater and marine areas, or ESA, or other vegetated area protected by covenant or included as common amenity in a strata development, trails, and public access to the foreshore.
- q. Alberni Clayoquot Regional District will work with the Government of BC, not-for-profit groups, trusts and foundations, First Nations and others to protect for

conservation purposes the crown land portions of DL 20, including the former log dump.

- r. Alberni Clayoquot Regional District may identify additional parkland priorities related to local and regional needs through development of a Regional Parks Plan.
- s. Donation of land and any dedication of public land over the required 5% dedication is encouraged and will be considered as a donation to the region for the purpose of the Ecological Gifts Program and taxation purposes.
- t. The Alberni Clayoquot Regional District supports community, provincial and federal government efforts to retain a right-of-way along the Willowbrae Trail alignment in order to preserve public access to Florencia Bay and Half Moon Bay.

5.0 GOAL 3: TO ENHANCE ECONOMIC OPPORTUNITIES

While recognizing the shift over the past decade or two from almost total dependence on resource-based industries to a growing reliance on tourism, residents want to retain sustainable forestry and fishing activities as well as enhanced options for home based and other forms of employment and income. Although the growth of the tourism industry is seen as inevitable, residents would like to see more focus on local living and more activities that are not just for tourists.

Opportunities in basic resource extraction have diminished over time, but they still are the foundation of the rural economy. They need to be protected and where possible, enhanced. The community is now looking to expand its employment opportunities in such areas as resource value added, tourism, services and home-based businesses. The goal of retaining rural character and limited services also means that these opportunities must fit within the rural context and be compatible with rural character.

5.1 Land-Use Planning Objectives

- a) To foster economic vitality and versatility.
- b) To recognize and support current businesses in the plan area.
- c) To designate land to meet anticipated needs for economic development for the next five to 10 years.
- d) To support sustainable initiatives and activities in forestry, the wild fishery and mining.
- e) To provide opportunities for development of value added businesses related to the resource sector.
- f) To support industrial and commercial development that is compatible with rural character, services and lifestyles.
- g) To support sustained forestry and forest related uses on forestlands.
- h) To encourage commercial and industrial uses in designated locations.
- i) To support home based business development, and home industry uses on residential lots of more than 2 hectares.

5.2 Land-Use Designations

In order to achieve the preceding objectives, the OCP contains the following land use designations:

- Mixed-Use Commercial
- Recreational Commercial
- Industrial
- Light Industrial
- Resource – Private Forestry
- Resource – Crown, Forestry

- Resource – Crown, Sand and Gravel

These land-use designations shown on Map No. 3 and the policies detailed in each subsequent section will be used by the Alberni Clayoquot Regional District to achieve the Plan's objectives. In addition to general policies related to land-use designations, specific area policies are also included in this section.

5.3 Mixed-Use Commercial

The relatively low and dispersed population of South Long Beach make the successful operation of some types of commercial uses – such as grocery stores and retail shops – a challenge. In addition, there is a well established retail sector, shops and stores in Ucluelet. The Plan recognizes the opportunity for limited range of service and related retail commercial use on the Tofino Ucluelet Highway. The lands within this designation are substantially undeveloped. The designation recognizes current uses, and provides for future development opportunities.

5.3.1 Mixed-Use Commercial Objectives

- a) To support development of general retail and food services in the District of Ucluelet.
- b) To protect existing mixed and service commercial uses in the South Long Beach area.
- c) To allow for limited expansion of appropriate small-scale service and related retail commercial uses.
- d) To provide the opportunity for affordable housing in connection with other compatible uses.

5.3.2 Mixed-Use Commercial Policies

- a) Areas with existing commercial uses are designated Mixed-Use Commercial, as shown on Map No. 3, Land-Use Designations.
- b) Permitted uses in areas designated Mixed-Use Commercial include mobile homes, modular homes, residences above commercial space, professional services, construction and trades, wholesale services, space extensive retail services such as home building supply.
- c) Minimum lot size for residential and commercial uses on individual lots will be .4 hectares (0.988 acre) with communal water service, or 1 hectare (2.47 acre) with on-site services that meet relevant provincial standards. Lot sizes may be reduced in size if communal sewage treatment that meet relevant provincial standards is provided.
- d) The Alberni Clayoquot Regional District supports and encourages the development of locally-owned and of locally-oriented retail, production and service commercial uses and professional services, and discourages franchise-type businesses.

- e) Live/work type commercial development is permitted provided adequate water supply and sewage treatment is available.
- f) The Alberni Clayoquot Regional District will consider the introduction of temporary commercial use permits as an incubation measure for start-up businesses.
- g) Food services are not be permitted within areas designated for Mixed-Use.
- h) Buffering and screening of mixed use areas to reduce visual impact from the Ucluelet Highway are required. Natural buffers and screening are encouraged. Provisions of the Highway Corridor Protection DPA also apply to this location.

5.4 Recreational Commercial

Recreational commercial ventures, such as campgrounds, fill a considerable need in the community. The Plan recognizes existing recreational commercial uses and provides the opportunity for expanded or additional similar uses.

5.4.1 Recreational Commercial Objectives

- a) To protect existing recreational commercial uses.
- b) To allow for limited expansion of appropriate small-scale recreational commercial uses.
- c) To provide opportunities for activities complementary to commercial uses.

5.4.2 Recreational Commercial Policies

- (a) Areas with existing commercial uses are designated Recreational Commercial, as shown on Map No. 3, Land-Use Designations.
- (b) Permitted uses in the areas designated Recreational Commercial includes campground or recreational vehicle park with cabins or cottages, mountain-biking and bicycle rentals, kayak, canoe, camping and surfing equipment rentals, arts and crafts production and sales, sales of tourism activities such as fishing charters, marine and wildlife tours.
- (c) Minimum lot size for recreational commercial uses on individual lots will be .4 hectares (0.988 acre) with communal water service, or 1 hectare (2.47 acre) with on-site services that meet relevant provincial standards. Lot sizes may be reduced in size if communal sewage treatment that meets relevant provincial standards is provided.
- (d) All recreational commercial uses will have adequate off street parking, public road access.
- (e) Buffering and screening of mixed use areas to reduce visual impact from the Ucluelet Highway is required. Natural buffers and screening is encouraged.

5.5 Industrial

The existing dryland sort and the fish-processing/packing facility in South Long Beach are important industrial uses, providing valuable employment opportunities. The community foresees the possibility of expanded uses in industrial areas.

5.5.1 Industrial Objectives

- a) To protect and enhance industrial opportunities at the head of Ucluelet Inlet.
- b) To retain the fish packing facility in Port Albion.
- c) To provide for the opportunity of additional small-scale forestry-related industrial uses.

5.5.2 Industrial Policies

- a) Areas where existing industrial uses are carried out and areas where such activities may be established without conflicting with adjacent uses are designated Industrial, as shown on Map No. 3, Land-Use Designations.
- b) The Alberni Clayoquot Regional District supports the continued operation of the dryland sort and forestry-related uses at the head of Ucluelet Inlet, provided such operations are undertaken with as much sensitivity and respect for the natural environment as is practicable.
- c) The Alberni Clayoquot Regional District supports the continued operation of the fish-processing and packing facility in Port Albion.
- d) Lands in the vicinity of the dryland sort are designated Industrial to allow for additional forestry-related light industrial uses.
- e) Minimum lot size for industrial uses on individual lots is 0.4 hectares (0.988 acres) with communal water service, or 1 hectare (2.47 acres) with on-site services that meet relevant provincial standards. Lot sizes may be reduced in size if communal sewage treatment that meets relevant provincial standards is provided.
- f) All industrial uses will have adequate off street parking, public road access.

5.6 Light Industrial

The resource-based economy has been the foundation of the employment base in South Long Beach for generations. With fewer jobs in basic extraction and primary forestry, there is increasing interest in adding value to basic resources, especially forest resources. This designation is intended to provide areas for development of value-added and other light industrial businesses.

5.6.1 Light Industrial Objectives

- a) To promote forestry-related industrial/commercial, forestry and extensive recreational uses.
- b) To minimize negative impact on adjacent uses or the environment by light industrial sites and uses.

5.6.2 Light Industrial Policies

- a) The Alberni Clayoquot Regional District encourages the establishment and development in this area of forestry-related activities, including but not limited to value-added enterprises, milling, millworking, forestry demonstration activities, interpretative and educational centres and forest practices.
- b) Recreational uses that require large areas such as mountain biking and equestrian trails are also permitted.
- c) Uses located adjacent to Pacific Rim National Park are required to maintain a minimum vegetated buffer and building setback of 30 metres or more as may be required to protect park uses and values.
- d) Uses are required to demonstrate that manufacturing processes, the storage, use and movement off site of materials used in manufacturing, products and by products of manufacturing does not impact air or surface and groundwater quality or quantity.

5.7 Resource – Private Forestry

Forestry has long been a major contributor to the economy of the west coast. Large tracts of both privately-owned and Crown land have traditionally been devoted to forestry. Although economic reliance on the forest industry has been diminishing over the past decades, the Plan recognizes the continued importance of forestry and forestry-related activities in the area. The Plan also recognizes and acknowledges that the provincial Ministry of Forests has precedence over forestry use on privately owned lands that are designated by the Ministry as Managed Forest.

5.7.1 Resource – Private Forestry Objectives

- a) To retain long-term forestry uses on the majority of the privately-owned Managed Forest lands.

5.7.2 Resource – Private Forestry Policies

- a) The Alberni Clayoquot Regional District supports the goals and intent of the *Private Managed Forest Land Act* with regard to forestry lands and supports the long-term retention of these lands as Managed Forest lands.
- b) Private lands on which forestry is viewed as a desirable and viable use are designated Resource – Private Forestry.
- c) Permitted uses on lands designated Resource – Private Forestry include all forestry activities permitted under the *Private Managed Forest Land Act* such as natural resource harvesting, thinning, silviculture, primary processing, value-added activities, home agriculture, public recreation and access including trails.
- d) The minimum lot size for lands designated Resource – Private Forestry is 16 hectares (40 acres).
- e) One primary residence is permitted.

- f) The Alberni Clayoquot Regional District will work with the forestry companies and private landowners to provide public access through their lands where and when not in conflict with forestry operations.
- g) Private forest lands not within Managed Forest status are subject to development permit requirements for forestry use.
- h) The Alberni Clayoquot Regional District encourages forestland owners and owners of adjacent residential properties to manage trees and vegetation in a manner that avoids fire risk.
- i) The Alberni Clayoquot Regional District encourages the use of sustainable, visually-sensitive forestry practices on all forest lands.
- j) The Alberni Clayoquot Regional District will encourage agriculture on private forest lands on parcels over 20-ha.

5.8 Resource – Crown, Forestry

Substantial tracts of land in South Long Beach are owned by the provincial Crown and held under various kinds of forest management tenure, such Tree Farm Licences. The Plan also recognizes and acknowledges that the provincial Ministry of Forests has precedence over Crown lands that in forest tenure and over privately owned lands that are designated by the Ministry as Managed Forest.

5.8.1 Resource – Crown, Forestry Objectives

- a) To retain long-term forestry uses on Crown lands.
- b) To encourage the establishment of a Community Forest.

5.8.2 Resource – Crown, Forestry Policies

- a) Public (Crown) lands on which forestry is viewed as a desirable and viable use are designated Resource – Crown, Forestry.
- b) The Alberni Clayoquot Regional District supports on-going forestry activities on Crown lands that are in a form of forestry tenure such as tree farm licences, timber licences, forest licences, woodlot licences or are part of B.C. Timber Sales.
- c) The Alberni Clayoquot Regional District supports the establishment of a Community Forest within the Plan area.
- d) The Alberni Clayoquot Regional District supports in principle the concept of a West Coast Community Rainforest Centre for interpretation, education and training purposes as proposed by the Central West Coast Forest Society.
- e) The Alberni Clayoquot Regional District will work with the Ministry of Forests and forestry companies to provide public access to Crown lands where and when not in conflict with forestry or other natural resource related operations or wildlife and habitat conservation.
- f) Uses located adjacent to Pacific Rim National Park are encouraged to maintain a vegetated buffer and building setback adequate to protect park uses and values.
- g) Should any of these Crown-owned lands be acquired by the private sector, the intent of this Plan is that those lands would have a minimum lot size of 16

- hectares (40 acres) and be designated as comprehensive development or development permit areas.
- h) Alberni Clayoquot Regional District does not support transfer of Crown Lands to private tenures along provincial highways.
 - i) The Alberni Clayoquot Regional District encourages the use of sustainable, visually- sensitive forestry practices on all forest lands.
 - j) Forestry uses located adjacent to Pacific Rim National Park are encouraged to maintain a minimum forested buffer and building setback of 30 metres or more as may be required to protect park uses and values.

5.9 Resource – Crown, Sand, Gravel, Mining, and Energy Production

The Plan acknowledges the existence of sand and gravel extraction operations on Crown lands in the vicinity of the District of Ucluelet’s well head at the Junction. The Plan further acknowledges that mineral extraction and energy production are controlled by the Ministry of Energy, Mines and Petroleum Resources.

5.9.1 Resource – Crown, Sand and Gravel Objectives

- a) To recognize existing sand and gravel extraction operations.
- b) To have sand and gravel resources extracted from designated sites in a manner that minimizes potential for negative impact on the District of Ucluelet’s water source and on other areas of South Long Beach.
- c) To plan ultimately for the reclamation of sand and gravel resource lands.

5.9.2 Resource – Crown, Sand and Gravel Policies

- a) Lands on which sand and gravel are being extracted under licence from the Ministry of Energy, Mines and Petroleum Resources are designated Resource – Crown, Sand and Gravel.
- b) The Alberni Clayoquot Regional District encourages and supports the search for alternate locations for resource extraction that have less potential for contaminating the District of Ucluelet’s water source and well site.
- c) Should these lands be acquired by the private sector, the intent of the Plan is that the lands would have a minimum lot size of 16 hectares (40 acres) and be designated as development permit areas.
- d) Related industrial uses such as asphalt and concrete processing may be permitted as a temporary use or will be zoned to an industrial use conditional on adequate environmental protection, parking and traffic management, on-site storage, buffers and screening, nuisance and noise abatement, and waste management.
- e) Uses located adjacent to Pacific Rim National Park are encouraged to maintain a minimum vegetated buffer and building setback of 30 metres or more as may be required to protect park uses and values.
- f) The Alberni Clayoquot Regional District encourages the Ministry of Energy, Mines and Petroleum Resources to prepare a Regional Gravel Management Plan

for the plan area that would identify potential sources of aggregates; address the potential impacts of aggregate extraction on the aquifers; and for exploration testing, and development, require staged closure/reclamation plans for all approved activities.

- g) Extraction and reclamation plans should:
- Return the extracted area to a naturally vegetated state,
 - Stabilize any slopes that may be subject to erosion,
 - Retain a natural buffer between extraction activities and Pacific Rim Highway, and Pacific Rim national Park.

5.10 Home Based Business and Home Industry

Generating all or part of household income from the home or primary residence is a growing phenomenon. It is also a part of the history and economy of the South Long Beach economy and community.

5.10.1 Home Based Business and Home Industry Objectives

- a) To support home based economic activities in the South Long Beach plan area.
b) To minimize the adverse affects of home based business and industry on adjacent residential uses.

5.10.2 Home Based Business and Home Industry Policies

- a) Home based businesses are permitted in all primary residences provided:
- i) such activities result in no noise, light, glare, vibration, fumes, odours, dust or smoke that can be detected from outside the home;
 - ii) provision adequate water and sewerage are demonstrated;
 - iii) adequate off-street parking is provided; and
 - iv) the homeowner resides in the residence.
- b) Up to four paying guests may be permitted in the home for bed-and-breakfast accommodation provided that the homeowner resides in the home, and that adequate off street parking, sewage treatment and water supply are available.
- c) Vacation rental uses are permitted in existing developed areas provided adequate off-street parking, water supply and sewage treatment is available. The Alberni Clayoquot Regional District requires a valid Temporary Use Permit for short term vacation rentals when the landowner does not reside on the property.
- d) Vacation rental uses are permitted in new development will be conditional on zoning to that use. Vacation rental residential units in new development are limited to 15% of the total number of units in the development proposal.
- e) The minimum lot size to establish a home industry as an accessory use is 2.0 hectares.
- f) Home industry may include up to 4 full-time employees, a maximum of two of whom may not be occupants in the residence.
- g) Home industry is limited to uses which do not cause disturbance to or loss of enjoyment of adjacent properties as a result of noise, dust, odour, light, glare, vibration, fumes, odours, dust or smoke and may include:

- arts and crafts;
 - processing of food;
 - wood processing including furniture manufacturing and small sawmills;
 - repair of canoes, kayaks, bicycles, but not fibreglass manufacturing, auto body repair or painting.
 - rental of boats canoes, kayaks, bicycles or other recreational equipment;
 - breeding of plants and animals;
 - storage of construction, marine or fishing related equipment; and
 - offices to serve related businesses.
- h) Adequate buffering, screening and setbacks are required.

6.0 GOAL 4: TO ENHANCE COMMUNITY SERVICES

Because it is a rural area, South Long Beach residents usually travel to larger centres like Ucluelet, Tofino and Port Alberni for many social and cultural activities. The community relies on the District of Ucluelet and the District of Tofino for health, education and social services. The community does need basic services and utilities such as roads, water, solid waste disposal fire protection and emergency services. No significant expansion of services provided by the Alberni Clayoquot Regional District is anticipated for the term of this Plan.

6.1 Community Service Objectives

- a) To maintain and continue to develop public roads and public access
- b) To enhance community water supply
- c) To manage and limit the impact of stormwater from current and new development
- d) To continue to provide adequate solid waste disposal
- e) To establish emergency planning and procedures
- f) To improve fire protection
- g) To preserve and enhance the visual aspect of the “wild Pacific” environment along highway corridors.
- h) To support long term use and management of the airport as a major access point to the West Coast.
- i) To maintain and upgrade where necessary current services provided by the Alberni Clayoquot Regional District.

6.2 Roads and Transportation

Because of its low-density, dispersed population and the prevalent forestry uses, South Long Beach has very few public roads for a community of its size, and these are all provincial roads. The road network is shown on Map No. 5 – Road Network and Public Facilities. There are no roads, current or planned, in this plan area that are directly under the jurisdiction of the Alberni Clayoquot Regional District.

There are two provincial highways: the Pacific Rim Highway or Highway 4 and the Tofino-Ucluelet Highway or Peninsula Road. The following roads are classified by the Ministry of Transportation as local roads:

- Sutton Road
- Smithdale Road
- Thornton Road
- Wright Road (gazetted/ dedicated but not opened)
- Willowbrae Road
- Grant Avenue (part gazetted/ dedicated but not opened)
- Lee Street

- Hilltop
- Mavis Avenue
- Albion Crescent
- Karn Avenue

Port Albion Road between Tofino-Ucluelet Highway and Lot 475, and from Sutton Road for 200 metres south is used as a collector road. Between Lot 475 and Sutton Road, the surface of Port Albion Road is owned by the Ministry of Highways under Section 42 of the *Transportation Act*, but the road has not been surveyed and dedicated.

Maggie Lake Forest Service Road (Toquart Bay Road) is the only Forest Service road in the Plan area. This Industrial-Use Forest Service Road is owned by the Ministry of Forests, with maintenance contracted to forest companies using the road. It provides public access from Pacific Rim Highway to Toquart Bay and beyond. All other roads on Crown land are licensed under road permits to industrial users. The single exception is the road that accesses the radar installation on Mt Ozzard, which is licensed to the Coast Guard.

All roads on private forestry lands are private roads. This includes Barkley Main from Maggie Lake Forest Service Road to Salmon Beach and Port Albion, West Main, East Main, Mercantile Road, Paradise Road, Draw Mountain Road, Virgin Falls Road, Sand River Road, Clayoquot Arm Road, Kootowis Creek/Kennedy River Road, Alaska White Pine Road, Grice Bay Road, Trestle Road, Millstream Road and less frequently used roads. Developing adequate public access to the private lands and Reserve areas along the Barkley Sound foreshore, and to the Kennedy Lake narrows is necessary to achieve the development objectives of this plan.

6.2.1 Roads and Transportation Objectives

- a) To improve road and traffic safety and road maintenance.
- b) To work with the Ministry of Transportation to develop a long range development plan for roads and marine access.
- c) To support public access to all residential neighbourhoods.
- d) To establish a publicly accessible road from Maggie Lake FSR to Port Albion.
- e) To preserve and enhance the visual aspect of arriving at the “wild Pacific” coast.

6.2.2 Roads and Transportation Policies

- a) The Alberni Clayoquot Regional District will work with the Ministry of Transportation, the District of Tofino and the District of Ucluelet to improve safety for drivers, bicyclists and pedestrians on high-volume-traffic roads such as the Tofino-Ucluelet Highway and Port Albion Road.
- b) The Alberni Clayoquot Regional District urges the Ministry of Transportation to conduct a traffic study for the Junction intersection, and the highway access to

- Ucluelet, and to explore methods such as a traffic circle at the Junction, and turning lanes at critical highway access points, speed-limit signs, intersection signs and pedestrian-awareness signs to improve traffic flow and safety.
- c) Public access to all subdivisions is encouraged. Where marine access is proposed, it must be reasonably accessible at any time of the year, and must have adequate parking and moorage or launch provided at the departure point. Parking and access must be secured through irrevocable tenure or lease. Adequate provision must be made as part of the proposed development for on-site boat storage or moorage. Where access is provided by a public road, that road must be considered a public road by the Ministry of Transportation for subdivision purposes, and must be connected to the public road network.
 - d) The Alberni Clayoquot Regional District will work with the Ministry of Transportation, the Ministry of Forests, First Nations and the forestry companies and tenure holders to develop a Roads and Marine Access Network Plan for the plan area, including a specific objective of identifying public marine access to the private lands and Reserve areas along the Barkley Sound foreshore, and public road access from the Toquart Bay Main to Salmon Beach and Port Albion, and from Pacific Rim Highway to the Kennedy Lake narrows as indicated on Map 5.
 - e) The Alberni Clayoquot Regional District encourages the provincial government to retain trees and natural vegetation for a depth of 20 metres from the road allowance along both sides of the Pacific Rim Highway or Highway 4 and the Tofino-Ucluelet Highway, and the Maggie Lake and Toquart Bay Forest Service Road.
 - f) “Third party” or “off-premises” signs – that is, signs advertising a service, product or activity that is sold or offered at a location other than the premises on which the sign is located is discouraged along provincial highways, with the exception of wayfinding or directional signage.
 - g) The Alberni Clayoquot Regional District will review and update, if necessary, the provision for commercial, industrial, bed and breakfast and home-based business and industry signage in the Alberni Clayoquot Regional District’s consolidated zoning bylaw.
 - h) The Alberni Clayoquot Regional District may consider developing and adopting a signage bylaw.
 - i) To protect the integrity and safety of the hiking/biking trail along Tofino/Ucluelet Highway, establishment of new accesses and crossings is discouraged.
 - j) Properties along the highway corridors are designated Development Permit Areas, as shown on Map No. 4, to require development proposals to include adequate building setbacks, signs, landscaping and building heights where such site components add to or detract from the overall views along the corridors.

6.3 Drinking Water

With the exception of Millstream and Salmon Beach, all residents of South Long Beach rely on individual, privately-owned wells for their drinking water. Millstream has its

own water system, which is either at or approaching capacity. Salmon Beach property owners have recourse to a number of communally-owned wells with hand-pumps.

There are two registered “community watersheds”: Mercantile Creek and Ittatsoo watersheds. The District of Ucluelet has a licence to draw water, from Mercantile Creek. The small Ittatsoo watershed supplies the Toquart community. The District of Ucluelet’s main drinking water source is its well field located at The Junction. The wells at this site draw from the Lost Shoe Creek aquifer.

6.3.1 Drinking Water Objectives

- a) To improve access to community water supply and support the provision of an adequate supply of potable water for current and future residents of South Long Beach.
- b) To protect drinking water quality by protecting ground and surface water sources from contamination in accordance with the provincial drinking water regulations.
- c) To support the concept of provision of a joint water supply system for the west coast communities.
- d) To protect the District of Ucluelet’s wellhead water source from contamination.

6.3.2 Drinking Water Policies

- a) Provision of water supply through private on-site or communal systems is required for new development.
- b) In order to protect groundwater from contamination, the Alberni Clayoquot Regional District urges homeowners to monitor and maintain their individual septic systems on a regular basis.
- c) The Alberni Clayoquot Regional District will investigate and assess options for expanding or augmenting the Millstream water system.
- d) The Alberni Clayoquot Regional District will work with the District of Ucluelet, the District of Tofino and First Nations to examine the feasibility of utilizing Kennedy Lake or some other source to provide a public water system for the west coast communities. The precise timing, scope or feasibility of such an initiative or the location of any related infrastructure is unknown at this time.
- e) The Alberni Clayoquot Regional District will continue to work with the District of Ucluelet and senior levels of government to resolve the issue of water for fire protection in Port Albion.
- f) The Lost Shoe Creek aquifer, including the District of Ucluelet’s well site, the Millstream wellhead and potential aquifer area, the Mercantile Creek and Ittatsoo Creek water supply areas are designated as a Development Permit Area as shown on Map No. 4.

6.4. Stormwater

Stormwater is the component of rainfall runoff that is generated by human activities created when land development alters the natural water balance. When vegetation and soils are replaced with roads and buildings, less rainfall infiltrates into the ground, less gets taken up by vegetation and more becomes surface runoff.

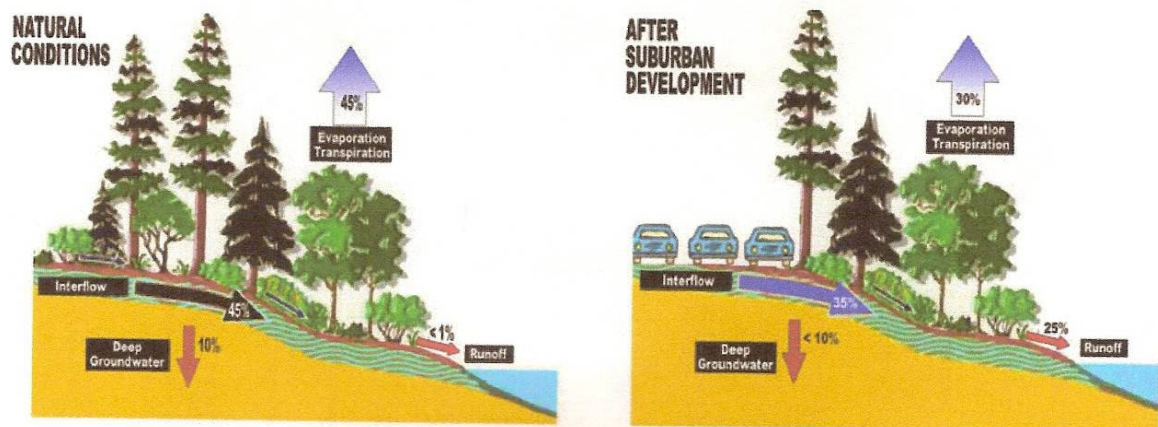
Stormwater is no longer seen as just a drainage or flood management issue, but also as a resource for fish and other aquatic species, for groundwater recharge (both for stream summer flow and for potable water), for water supply (for livestock or irrigation) and for aesthetic and recreational use. Traditional storm drainage strategies are being replaced with integrated stormwater management and stream stewardship programs. Protection of watercourses and the provincial *Riparian Areas Regulation* are addressed in Section 3.4.

6.4.1 Stormwater Objectives

- To protect water quality in streams and lakes and recharge aquifers.
- To maintain the natural hydrology of surface water runoff.
- To protect the natural environment from negative impacts of development.
- To encourage the preservation of trees and vegetation in developed areas of the community and in new development.

Figure 6: Stormwater Management

Example Annual Water Balance



6.4.2 Stormwater Policies

- Subdivision referrals, rezoning applications and development permit applications will be reviewed for stormwater issues at the outset of the planning process.

- b) On-site stormwater management systems is promoted and encouraged throughout the community in order to reduce potential flooding and negative impacts on adjacent properties.
- c) Stormwater source control in all site designs for new subdivisions and rezoning applications is required, and Alberni Clayoquot Regional District will work towards a goal of ensuring that stormwater flow and quality, after development, is equivalent to pre-development flow and quality and follows natural hydrologic pathways.
- d) The use of provincial guidelines such as *Environmental Best Management Practices for Urban and Rural Land Development in British Columbia* and *Stormwater Planning: A Guidebook for British Columbia* is encouraged.
- e) The collection and use of rainwater and roof runoff for irrigation, car-washing and other activities that do not require potable water is encouraged.
- f) The principle of smaller building footprints that allow more site area for vegetation and water infiltration, and the use of pervious or porous surfaces on driveways, walkways and parking areas is encouraged.

6.5 Sewage Treatment and Disposal

As noted earlier, almost all homes in South Long Beach rely on individual septic treatment and in-ground disposal systems. In some cases, pump-and-haul services are utilized where necessary to alleviate public health or environmental concerns. Waste from cottages at Salmon Beach, for example, is pumped from holding tanks and hauled to the communal septic disposal field.

6.5.1 Sewage Treatment and Disposal Objectives

- a) To support proper maintenance of septic systems.
- b) To improve sanitary waste disposal in existing neighbourhoods.

6.5.2 Sewage Treatment and Disposal Policies

- a) As noted in Section 6.3.2 above, the Alberni Clayoquot Regional District urges homeowners to regularly monitor and properly maintain their sewage treatment and disposal systems.
- b) The Alberni Clayoquot Regional District does not support the use of pump-and-haul services for on or off-site treatment, or marine outfall disposal of untreated waste for new development.
- c) Provision of sewage treatment through private on site or communal systems is required for new development.
- d) The Alberni Clayoquot Regional District may consider the use of properly designed, operated and maintained individual or community sewage treatment and disposal systems that meet relevant provincial standards in currently developed areas where septic systems are not suitable.

6.6 Solid Waste Disposal

The Alberni Clayoquot Regional District owns and operates a landfill site on Alaska White Pine forestry road, and recycling facilities are located in Ucluelet.

6.6.1 Solid Waste Disposal Objectives

- a) To maximize use of the landfill site for objects that cannot be recycled.
- b) To maximize public awareness of recycling potential and practice.
- c) To protect the landfill from incompatible uses.
- d) To discourage back road dumping

6.6.2 Solid Waste Disposal Policies

- a) The Alberni Clayoquot Regional District encourages residents to utilize the regional landfill site for objects that cannot be recycled rather than disposing of them on Crown land or private forestlands.
- b) The Alberni Clayoquot Regional District supports development of a solid waste management plan for the West Coast communities.
- c) Temporary industrial uses such as solid waste processing will be permitted at the landfill site.
- d) Proper waste management and disposal, reuse and recycling, is encouraged.
- e) Dumping of waste along roadsides and on vacant lands is discouraged.

6.7 Fire Protection and Emergency Services

6.7.1 Fire Protection and Emergency Services Objectives

- a) To provide adequate and efficient fire protection for all residents of South Long Beach.

6.7.2 Fire Protection and Emergency Services Policies

- a) The Alberni Clayoquot Regional District will work with the District of Ucluelet to establish emergency plans and procedures for the protection of all residents and visitors.
- b) The Alberni Clayoquot Regional District will work with the District of Ucluelet, First Nations and property owners to establish adequate levels of fire protection within fire protection areas supported by the community.
- c) The Alberni Clayoquot Regional District will work with the Ucluelet First Nation and residents to provide access to bulk water for fire protection purposes for the Port Albion area.

6.8 Regional Airport

The Tofino-Ucluelet airport is outside the South Long Beach Plan area. Although it is owned by the Alberni Clayoquot Regional District, this facility is shared by residents and visitors to Electoral Area C, the District of Tofino and the District of Ucluelet.

Maintaining air access is critical to the long term future and economy of the entire area. It is the entrance to the West Coast for many visitors who travel by air. The airport does have limited services. For example, there is no customer terminal. It is also currently a financial liability for the Alberni Clayoquot Regional District.

6.8.1 Regional Airport Objectives

- a) To maintain the airport service as an important transport function in the area;
- b) To improve facilities, aesthetics and customer services at the airport
- c) To improve the financial viability of the airport

6.8.2 Regional Airport Policies

- a) The Alberni Clayoquot Regional District will consider undertaking a review of the airport facility and lands with a view to:
 - Improving the financial viability of the airport and accompanying lands and services;
 - Improving transportation and customer services at the airport;
 - Exploring the use of land surplus to the needs of the air transport service for other economic development or community purposes;
 - Exploring alternative management options for the facility.

7.0 CROWN, FIRST NATIONS LANDS AND TREATY SETTLEMENT LANDS

In addition to existing Reserve areas, First Nations and provincial negotiators have identified tracts of provincial Crown lands as proposed treaty settlement lands. These proposed treaty settlement lands are shown on Map No. 3, Land-Use Designations for to help understand Plan area land uses. Treaty settlement land areas are still subject to negotiation and may change as a result of finalization of the treaty process without amendment to this plan.

The Alberni-Clayoquot Regional District is not party to the treaty negotiations, but does support the intent and desired outcome of the process. The Alberni Clayoquot Regional District supports First Nations' goals and use of the settlement lands that are compatible with economic, social and environmental priorities for the West Coast region.

7.1 Crown, First Nations Lands and Treaty Settlement Lands Objectives

- a) To recognize the First Nations treaty settlement lands, and First Nations jurisdiction related to those lands.
- b) To continue to develop a strong working relationship with First Nations related to resource management, economic development and infrastructure development.

7.2 Resource - Crown, First Nations Lands and Treaty Settlement Lands Policies

- a) The Alberni Clayoquot Regional District supports the First Nations treaty development process.
- b) The Alberni Clayoquot Regional District supports and will further develop, as necessary, protocol agreements in regards to information sharing, review of respective development applications or projects, bylaws, foreshore management and other matters as deemed appropriate.
- c) The Alberni Clayoquot Regional District will develop agreements with First Nations as necessary related to joint planning, financing and management of infrastructure, water supply, economic development initiatives, or other matters as deemed appropriate.
- d) The Alberni Clayoquot Regional District supports and encourages efforts by the Ucluelet, Toquaht and Tla-o-qui-aht First Nations to create employment opportunities for their people.
- e) The Alberni Clayoquot Regional District supports and will further develop, as necessary, agreements, joint initiatives, or other actions as deemed appropriate to address environmental protection, remediation, and restoration issues within and between their respective jurisdictions.

PART 3: COMMUNITY PLAN IMPLEMENTATION

Part 2 of this Plan contains the objectives and policies that are intended to direct the community, its elected officials and Alberni Clayoquot Regional District staff towards the Community Vision and goals set out in Part 1. Achieving the goals and pursuing the policies required the formulation of an action or implementation plan so the Plan has the positive impact intended. Implementation can be achieved by the use of a number of methods and tools. Part 3 describes the means by which the Plan's Goals, Objectives and Policies will be implemented.

8.1 Development Permit Areas

8.1.1 Section 488 of the *Local Government Act* allows the Alberni Clayoquot Regional District to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

The following activities require a development permit whenever they occur within a DPA:

- subdivision of land;
- construction, addition to or alteration of a building or other structure ;
- clearing or alteration of land.

By requiring a development permit for a project, the Alberni Clayoquot Regional District can require a greater level of detail and analysis for a development proposed for lands that are considered to have special or sensitive conditions. The community is thus better able to assess the impact the project might have.

8.1.2 Development Permit Areas are shown on Map No. 4. The following general policies apply to Development Permit Areas:

- a) Where land is subject to more than one DPA designation, a single development permit is required. However, the application is subject to the requirements of all applicable DPAs.

- b) On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development requirements in full, the principles of the development permit requirements will be addressed to the fullest extent that is reasonable within the constraints of the site and lot.
- c) A permit may include requirements and conditions or set standards for development or may impose conditions respecting the sequence and timing of construction.

8.2 Development Permit Policies

Six DPAs are designated on Map No. 4, Development Permit Areas. These DPAs are:

DPA I	Sensitive Ecosystems Protection
DPA II	Freshwater Riparian Areas Protection
DPA III	Coastal Riparian Areas Protection
DPA IV	Natural Hazard Areas Protection
DPA V	Highway Corridors Protection
DPA VI	Forest Resource Lands

8.2.1 Development Permit Exemptions

The following activities are exempt from requiring a development permit. Despite the exemption provisions owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

- i) Interior alterations or non-structural exterior alterations to a building or structure.
- ii) Planting or replanting of native trees, shrubs, or ground cover for slope stabilization, habitat improvement or soil stabilization or erosion control.
- iii) Structural alteration of legal or legal nonconforming buildings and structures within the existing foot print.
- iv) The removal of invasive plants or noxious weeds area including; but not limited to: Scotch broom, Himalayan blackberry, morning glory, and purple loosestrife, provided measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted with native species.
- v) 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 Alberni Clayoquot Regional District.
- vi) Subdivision of land where a covenant under section 219 of the Land Title Act is registered against the title to the land and includes provisions which, in the opinion of the Alberni Clayoquot Regional District, protect riparian areas or sensitive ecosystems on the lands in a manner that is consistent with the applicable Development Permit Area designation.

- vii) Emergency procedures to prevent, control, or reduce erosion or other immediate threats to life and property including:
 - emergency actions for flood protection, and erosion protection;
 - removal of hazard trees; and
 - clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with the Water Act.
 - limbing, pruning and topping of trees are permitted where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigor in accordance with the Federal Fisheries Act and the Wildlife Act.
 - the removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property in accordance with the Federal Fisheries Act and the Wildlife Act.
- viii) Public works and services constructed following best management practices for the specific concern within the development permit area.
- ix) Forestry activities on private land that are managed under the *Private Managed Forest Land Act*.
- x) Construction of a single public or common-use trail subject to the following:
 - the trail will be built to BC Parks standards for the type of trail proposed, and built using established Best Management Practices;
 - the trail must be a maximum 1.5 metres in width;
 - the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization (certain structures may require a building permit);
 - the trail provides the most direct route of feasible passage through the development permit area;
 - sensitive habitat will not be impacted by the presence of the trail;
 - the ground must be stable, i.e., erodible stream banks or other erosion prone areas must be avoided;
 - no trees, greater than 5 metres in height and 10 centimeters in diameter, are to be removed. Limbing, pruning and topping of trees shall be done however a **minimum** of 60% of the original crown of any tree should be retained to maintain tree health and vigor;
 - no vehicles are permitted; and
- xi) Where the subject property has more than 50 m of linear water frontage, two trails shall be permitted subject to the guidelines outlined in section x).

8.2.2 DPA I – Sensitive Ecosystems Protection

Category

As permitted by Section 488 of the *Local Government Act*, environmentally sensitive areas and ecosystems are designated as Development Permit Areas. Such lands include watersheds and water supplies that must be protected from contamination,

older forests, red- and blue-listed plant communities, habitat and nest trees for eagles and herons, wildlife habitat and travel corridors.

Justification

The *Wildlife Act* protects identified birds, birds' nests, eggs and young while the nest is occupied and year round for the nests of eagles and herons. To protect nest trees, the Ministry of Environment recommends buffer areas surrounding these trees.

Biological diversity is interpreted to include wildlife, whether endangered, threatened, vulnerable or secure. Known wildlife habitat and important travel or migration corridors should be protected. In addition, wildlife-human conflict can be minimized by the retention of green corridors and buffers from development.

The Lost Shoe Creek aquifer and the associated District of Ucluelet water supply and well head are considered to be a particularly sensitive watershed. Other water supply areas include the Millstream wellhead and aquifer, and the Mercantile Creel and Ittatsoo water supply areas. Ground and surface water quality and quantity must be maintained in order to protect the source of drinking water for the residents of the area.

Sensitive lands identified on Map No. 4 are generally considered to be areas that are endangered or sensitive to disturbance. It is acknowledged, however, that there may be sensitive ecosystems that are not recorded on the map, and that a number of sites shown on the map have not yet been ground-proofed by a qualified professional.

Guidelines

- a) Nest trees are protected under the provincial *Wildlife Act*. This includes known nest trees and nest trees that may be identified during the course of site assessment or development.
- b) Nest tree protection buffer areas will be determined in accordance with Section 2.3.1 of the document Environmental Objectives, Best Management Practices and Requirements for Land Development.
- c) The Alberni Clayoquot Regional District supports development of land within a DPA for environmentally sensitive areas or ecosystems provided a qualified environmental professional presents acceptable evidence that the proposed development does not disturb or adversely affect the habitat tree, wildlife habitat, aquatic and wetland habitat, or ground and surface water quality and quantity.
- d) Development permit applications should include a report prepared by a qualified environmental professional outlining the following information:
 - detailed site plan (1:250 or larger) identifying the environmentally sensitive area within the site;
 - criteria used to define the boundaries of the environmentally sensitive area;
 - inventory of species and related habitat;
 - impact statement describing effects of proposed development on the natural conditions;

- procedures for protection of the environmentally sensitive area during construction;
 - guidelines for mitigating ESA or habitat degradation including limits of proposed leave areas and buffers;
 - habitat compensation alternatives, where compensation is approved.
- e) In the absence of satisfactory evidence of ESA protection, no development or alteration is permitted.

8.2.3 DPA II – Freshwater Riparian Areas Protection

Category

Pursuant to Section 488 of the *Local Government Act*, this designation is intended to minimize the impact of the built environment on fish habitat and fish supportive watercourses, as well as to minimize the effect of seasonal flooding on the built environment. DPA II areas include all land within a distance of 30 metres from the natural boundary for all streams as defined by the *Riparian Areas Regulation*, including but not limited to Thornton, Mercantile, Kootowis, Staghorn, Sandhill, North and South Trestle, Lost Shoe, Smith (Salmon), Redford, Draw, Lucky and Wendy Creeks; Kennedy, Twin, Maggie and Little Maggie Rivers..

Justification

Freshwater riparian areas represent resources that provide habitat for aquatic and wildlife species. Riparian areas also protect the physical and ecological integrity of the watercourse ecosystem and provide valuable groundwater recharge. Undisturbed riparian areas can protect private property from the impacts of flooding and potential loss of land due to erosion and instability.

Guidelines

- a) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.
- b) Development permit applications should include a report prepared by a qualified professional outlining the following information:
 - detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
 - an assessment carried out by a qualified environmental professional, using the assessment methods appended to the *Riparian Areas Regulation*;
 - identification of the streamside protection and enhancement areas (SPEAs) and criteria used to define the boundaries of the SPEAs;
 - inventory of fish species and related habitat;
 - impact statement describing effects of proposed development on the natural conditions;
 - measures deemed necessary to protect the integrity of SPEAs from the effects of development;

- guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
 - habitat compensation alternatives would be approved by the appropriate Municipal, Provincial, or Federal Authority.
- c) Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
- d) Based on the biophysical assessment of the site within an areas designated DPA II, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance natural watercourses, fish habitat or riparian areas.
- e) In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres is required between the natural boundary of the watercourse and any building or structure.

8.2.4 DPA III - Coastal Riparian Areas Protection

Category

Pursuant to Section 488 of the *Local Government Act*, the shorelines of Ucluelet Inlet, Newcombe Channel and Barkley Sound are designated Development Permit Areas, as shown on Map No. 4.

Justification

Disturbance of the marine foreshore or construction or erosion control features along the waterfront often accelerate shoreline erosion on adjacent areas, reduce stability and degrade the ecological function and aesthetic of the shoreline. They may also result in accretion in other areas. To protect the ecological integrity, and the stability of the marine foreshore slopes and shoreline is maintained, alteration of adjacent lands must be regulated.

Guidelines

- a) This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the sea.
- b) Unless otherwise exempt under 8.2.1, prior to undertaking any development on the lands within this DPA, the owner of the lands must apply to the ACRD for a Development Permit, and must include the following information with the application:
- An assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
 - i. Appropriate siting of buildings, structures, private, commercial or group moorage facilities (docks or boat lifts), roads, driveways, parking areas,

- trails, paths, and utilities;
 - ii. Retention or restoration of native vegetation and soils;
 - iii. Removal of invasive species;
 - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
 - v. Specification of any activities that may occur within the buffer areas; and
 - vi. Must state that the proposal is suitable for the area intended for development.
- c) Sites shall be retained in their natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.
- d) The removal of trees and vegetation within the DPA is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, private, commercial or group moorage facilities, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall only occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- e) Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- f) Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a greenshores approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site specific conditions.
- g) Where a shoreline stabilization device is recommended by a Qualified Coastal Professional as a result of an assessment completed, it must be located entirely within the property boundary.
- h) The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
- i. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
 - ii. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
 - iii. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
 - iv. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas,

coastal geomorphologic processes or neighbouring properties.

- i) Parking areas shall contain oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.
- j) The construction of private, commercial and group moorage facilities are permitted in DPA III subject to the following conditions:
 - i. 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.
 - ii. Commercial moorage facilities must be designed and constructed in compliance with the applicable best management practices of the province.
 - iii. Before construction of a dock in marine waters the property owner must obtain and adhere to a Marine Habitat Assessment Report for the site which must be completed by a qualified registered professional biologist, where applicable on Crown land.
 - iv. 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.
 - v. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
 - vi. 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.
 - vii. 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.
 - viii. 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.
 - ix. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
 - x. 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.
 - xi. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
 - xii. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
 - xiii. Styrofoam used in the construction of floats and docks is discouraged. Any styrofoam, plastic foams or other non-biodegradable materials used

- in construction of floats and docks shall be fully encased within sealed rigid plastic shells to prevent escape into the natural environment.
- xiv. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- xv. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- xvi. Preference is given to the placement of mooring buoys and floats instead of docks.
- xvii. Placement of docks must remain sensitive to views, impacts on neighbours, and orientation to neighbouring docks.
- xviii. Keep the dock and land beneath the dock safe, clean and in sanitary condition
- xix. New shoreline residential development of two or more dwellings should provide joint use or community dock facilities rather than individual docks for each residence.
- xx. No more than one moorage facility shall be located on any single lot.
- k) The consideration of the issuance of a Development Permit by the ACRD in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

8.2.5 DPA IV - Natural Hazard Areas Protection

Category

In accordance with Section 488 of the *Local Government Act*, areas that are or may be subject to flooding or tsunami are designated as Development Permit Areas, as shown on Map No. 4.

Justification

Lands that are or may be flooded represent a hazardous condition for permanent structures. The west coast of Vancouver Island is a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. To avoid potentially hazardous conditions and maintain the integrity of the shoreline and slopes, alteration of adjacent lands must be regulated. In order to protect development from hazardous condition, development permits are required for areas designated as DPA IV.

Guidelines

- a) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA IV areas and to minimize the impact of any activity on these areas.
- b) Development permits related to tsunami hazard are required in upland areas located between the high tide line, a horizontal distance of 30 metres from the natural boundary of the sea or an elevation of 4 metres above the natural boundary of the sea.
- c) Prior to any development or alteration of land within DPA IV areas, a development

permit application must be filed that includes an assessment of a qualified professional addressing the following:

- Identify any hazards which may affect the safe development of the land including, but not limited to:
 - flooding
 - tsunami
 - subsidence
 - ground water flows
- Provide recommendations to reduce the risk of damage to the land, buildings and the Works and Services in regards to:
 - identify any part of the development or works and services which require inspection by specialized personnel and outline a recommended inspection program during the development of the land;
 - further geotechnical investigations and reports;
 - restricting the use of the land, buildings or the works and services;
- d) Evaluate the development plans for the property using the relevant Alberni-Clayoquot Zoning Bylaw, the Environmentally Sensitive Area (ESA) and Natural Hazard Area (NHA) designations, and the Development Permit guidelines of the Official Community Plan to determine the suitability of the land to accommodate the use intended.
- e) Establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of the Engineer, be caused by the hazards of flooding, erosion, subsidence, earthquake, mud flows or any combination thereof. The recommended setback cannot diminish the minimum setback requirements established by the Municipal bylaws.
- f) Certify “the land is safe for the use intended.”
- g) The Engineer’s recommendations and the conclusions of the Report must:
 - acknowledge that the Alberni Clayoquot Regional District, its Approving Officer and Building Inspectors may rely upon the Report when making a decision on applications for the subdivision or development of the land;
 - certify the land is safe for use intended with the probability of a geotechnical failure or another substantial hazard resulting in property damage of less than 10 (10%) in 50 years;
 - identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works (the “Works and Services”) or the construction standards intended for the development;
 - prescribe the geotechnical works and any changes in the standards of the design of the development which are required to:
 - develop land, buildings and the Works and Services safely for the use intended;
 - maintain the safety of the land, buildings and any Works and Services as a condition of the approval of the development.
- h) No development or alteration of land is permitted where the report by the

- qualified professional indicates that a hazardous condition would result.
- i) The Alberni Clayoquot Regional District encourages planning for the retention of significant stands of trees, as well as native vegetation, within DPA IV areas.
 - j) In the absence of a geotechnical engineering report where development is proposed in a tsunami risk area, no development or alteration of land is permitted within a horizontal distance of 30 metres from the high tide line and an elevation of 4 metres above the high tide line.
 - k) In areas adjacent to streams, watercourses or wetlands that are or may be subject to flooding, the guidelines contained in Section 8.2.2 for DPA II apply.
 - l) In conformance with provincial guidelines for lakes, ponds and marsh areas, no building may be constructed within 7.5 metres of the natural boundary of any lake, pond or adjacent swamp or marsh area.
 - m) Where lands subject to flooding are proposed for development, the flood construction level should be provided by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, where a location is determined to be safe by a qualified professional and in accordance with the Zoning Bylaw and provincial regulations.
 - n) In areas of the shoreline that are or may be subject to flooding, the guidelines contained in Section 8.2.3 for DPA III also apply.

8.2.6 DPA V - Highway and Forest Service Road Corridor Protection

Category

As permitted by Section 488 of the *Local Government Act*, environmentally sensitive areas are designated as Development Permit Areas. Such lands include older forests, red- and blue-listed plant communities, habitat and nest trees for eagles and herons, wildlife habitat and travel corridors. In addition, under Section 488, local governments may designate areas as Development Permit Areas to establish objectives for the form and character of commercial development.

Justification

The Pacific Rim Highway and the Tofino-Ucluelet Highway and the Maggie Lake and Toquart Bay Forest Service Road mark the entrances and egresses for motorists, visitors and travellers arriving at the West Coast. The visual impact along these corridors influences the overall “wild Pacific” experience being either a positive or a negative one. These highway corridors can also, if preserved, form part of the network of wildlife migration routes around the peninsula.

Guidelines

- a) Development permits are required within 20 metres of a highway right of way or corridor.
- b) Development permit applications should include a report prepared by a qualified environmental professional or architect outlining the following information:
 - detailed site plan (1:250 or larger) identifying the views and visual

- corridor within the site;
 - criteria used to preserve and protect existing trees and shrubs within the highway corridor;
 - plans for enhancing and improving areas that are either not planted or poorly landscaped;
 - impact statement describing effects of proposed development on the highway corridor;
 - procedures for protection of the highway corridor during construction;
 - plans, where commercial development is included, showing building setbacks, building heights, landscaping, parking and signage.
- c) In the absence of satisfactory evidence of non-disturbance, no development or alteration is permitted within 20 metres of a highway right of way or corridor.

Additional Exemptions

- construction of a single dwelling unit.

8.2.7 DPA VI - Forest Resource Lands

Category

Pursuant to Section 488 of the *Local Government Act*, this designation is intended to minimize the impact of development on surface water quality, the effect of seasonal flooding on the built environment, stability of steep slopes, and protection of fish and wildlife habitat. It includes privately owned lands designated as Forest Resource in this Plan that are not managed under the regulations of the *Private Managed Forest Land Act*.

Justification

Protection of the ecological values of forested areas is managed by the province when forested areas are designated as managed forests under the *Private Managed Forest Land Act*. This currently applies to the designated privately and publicly owned designated forest lands in South Long Beach. Should any of these areas be removed from designation under the *Private Managed Forest Land Act*, or should provincial lands be sold as a private tenure, no provincial management guidelines or regulations to protect the ecological values of these sites would apply directly to the ongoing management of these areas as working forests.

Guidelines

- a) The development permit application must include, as a minimum, a management plan prepared by a Qualified Professional for tree harvesting or processing, or any related site development including road construction, prepared by a qualified professional that would include the following:
- Protection of water quality, maintenance of natural hydrologic flow rates and locations, and fish habitat by establishing and maintaining Riparian Management Zones (RMZs) building and maintaining secure and stable roads with appropriate drainage structures, protecting natural surface drainage

- patterns and complying with all applicable legislation.
- Protection of wildlife and wildlife habitat by addressing provisions of all applicable legislation, locating critical wildlife areas and as needed, enter into a habitat protection agreement.
- Protection of the long term forestry use by ensuring timely re-establishment of forest cover following harvesting or if natural events cause removal of trees.
- The location of internal roads, road fill extraction areas, public road connections, and method and timing of harvest.
- Conservation of soil, especially in sensitive terrain by identifying areas of unstable slopes and soils or areas that are prone to erosion, and manage all harvesting and road building accordingly.

Additional Exemptions

- Normal forest management practices such as tree planting, thinning and pruning.

8.3 Development Approval Information

Under Sections 485 and 484 of the *Local Government Act*, an Official Community Plan may designate areas or circumstances where development approval information is required. This is a tool that, if utilized by the Alberni Clayoquot Regional District, would be appropriate for the provision of information on the impact on transportation patterns, local infrastructure, public facilities, community services and natural features and the natural environment of the area affected. There is limited scientifically recorded information related to critical habitat and other ecological resources, hazard areas, and archaeological resources within the South Long Beach Plan area. However, local knowledge supplemented with a growing body of scientific information may be considered sufficient to require a detailed environmental and habitat investigation and analysis when development is proposed. Relevant requirements and procedures to require development approval information under Section 485 of the *Local Government Act* may be developed for Comprehensive Development Plan Areas and for Development Permit Areas as identified in this Plan.

Where a report by a Qualified Professional (Q.P.) is required, the following guideline may be used to define the scope of the information required. This guideline is not intended to limit the scope of a required report on any specific site as may be required in a Bylaw approved under Section 485. The report will contain:

- A legal description of the property.
- A location map depicting property location.
- A description of any relevant climatic, hydrometric, geological, hydro- geological, ecological or other related information.
- A site map or air photograph overlay depicting: the existing property boundaries, water courses, slopes, sensitive and habitat areas and any other relevant regional

or site specific information.

- A description of all relevant restrictive covenants registered on title for the subject property.
- A review of current and historical air photographs.
- A review of historic nature, extent, magnitude, frequency and potential effect of hazards or constraints that may affect the property.
- A description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional review.
- An assessment of the location of all proposed building or development sites by specifying setback distances from a natural boundary, property boundary or feature or hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of legal reference plan for attachment to a restrictive covenant.
- Where applicable, flood construction level by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of the above.
- Recommendations on safe use of a site should be clearly stated with sufficient detail and clarity to facilitate inclusion of a Land Title Act Section 219 covenant.
- A description of any proposed mitigation works and actions designed to mitigate the hazard or impact of development.
- Where mitigation works and actions are proposed, an assessment of the effects that the proposed works and actions may have on other properties including public infrastructure or lands.
- Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant should confirm that the works and actions will be acceptable to the local government, and that they would meet regulatory requirements prior to completing the report and a detailed design.
- A Quality Assurance Statement with signature and seal of a Q.P. Some assessment reports may require the involvement of one or more Q.P.s and a peer review process.

8.4 Area Plans

An Official Community Plan may designate an area or neighbourhood for the development of a more detailed plan. This exercise is particularly useful in creating a comprehensive or master plan, rather than allowing an area to development in a piecemeal fashion. Such a plan could take the form of a Local Area Plan, a Neighbourhood Plan or a Comprehensive Development Plan.

8.5 Zoning

Zoning is one of the regulatory tools that can be utilized to implement the vision, goals and policies contained in an Official Community Plan. Under Section 481 of the *Local*

Government Act, zoning legally establishes the density of development permitted on any parcel of land, as well as specifying the activities and uses that can take place. It also contains specific regulations that control the size, siting and other details of development control that are required. Like an OCP, zoning is adopted by bylaw. The Alberni Clayoquot Regional District may review its existing zoning bylaws and amend, expand or revise as deemed appropriate or necessary.

8.6 Temporary Commercial and Industrial Use Permits

Section 493 of the *Local Government Act* provides for issuance of a temporary use permit within designated areas.

Subject to the policies of the Official Community Plan, temporary use permits may be issued throughout the South Long Beach Plan Area. The purpose is to allow entrepreneurs to respond to temporary, short-term business opportunities. All commercial and industrial activities, other than those permitted in the zoning bylaw, shall require a temporary use permit approved by the Board.

8.6.1 Objectives

- a) Provide for short term economic activities.
- b) Balance public and private interests.
- c) Maintain a reasonable level of compatibility with surrounding development.

8.6.2 Permit Guidelines

- a) Permits may be issued for any period up to three years and could be considered for renewal for a second period of up to three years.
- b) No public health or public safety or environmental degradation shall be created.
- c) Permits for aggregate processing such as asphalt and concrete manufacturing are permitted only within licensed extraction areas.
- d) Conditions related to the following may be imposed:
 - environmental protection
 - siting
 - hours of operation
 - duration of the permitted use
 - parking and traffic management
 - on-site storage
 - buffers and screening
 - external lighting
 - nuisance and noise abatement
 - waste management
 - post-use site restoration
 - performance security

8.7 Subdivision

The subdivision approval authority in unincorporated areas within regional districts is the Ministry of Transportation. The approving officer bases his decision on both provincial guidelines and the area's zoning bylaw. The Alberni Clayoquot Regional District considers that lots created by subdivision that do not have public access are inconsistent with good land use planning and contrary to the public interest.

8.8 Development Cost Charges

Development Cost Charges (DCCs) are charges levied on new development projects pursuant to Section 559 of the *Local Government Act*. DCCs may be imposed by bylaw for the purpose of providing funds to assist the local government to pay the capital costs of services such as sewerage, water, drainage, roads or other infrastructure improvements required to support the development. The Alberni Clayoquot Regional District may undertake a study to determine the practicality and extent of DCCs that might be applied to new development areas.

8.9 Development Standards

The Alberni Clayoquot Regional District has the authority to adopt engineering and development standards as it deems appropriate for the community. The Alberni Clayoquot Regional District will investigate the use of alternative development standards or green infrastructure and incorporate them as deemed appropriate in future amendments to development standards.

8.10 Administration of the Plan

The Alberni Clayoquot Regional District intends that this Plan, which represents the vision, goals and policies of the residents of South Long Beach, is implemented. Actions arising from the OCP include, among other tasks and activities, the following:

- working with neighbouring jurisdictions including the District of Tofino, the District of Ucluelet and Ucluelet, Toquaht and Tla-o-qui-aht First Nations to maintain good communication and compatibility of adjacent land uses;
- working with the District of Ucluelet, the Ucluelet Economic Development Corporation, the District of Tofino, First Nations and the Chambers of Commerce to attract new businesses and industries to the west coast.
- The Alberni Clayoquot Regional District encourages the establishment of neighbourhood organizations, activities, celebrations and community groups such as neighbourhood watch.
- reviewing and revising applicable zoning bylaws;
- reviewing and revising, if considered appropriate, subdivision bylaws.