



AREA C | OFFICIAL COMMUNITY
PLAN UPDATE

**AREA C (SOUTH LONG BEACH)
OFFICIAL COMMUNITY
PLAN UPDATE**

**PHASE 3: COMMUNITY ENGAGEMENT
SUMMARY REPORT**

MAY 2025



PROJECT OVERVIEW

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

WHAT IS AN OFFICIAL COMMUNITY PLAN?

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

PROJECT TIMELINE

The estimated project phase timeline is shown in [Figure 1](#). Phase 3: Vision and Goals started in Winter 2024.

Figure 1. Estimated project phase timeline.



ENGAGEMENT SUMMARY

ENGAGEMENT OVERVIEW

Phase 3 community engagement focused on identifying opportunities and challenges around key OCP topics, including:

- Community Vision and Goals
- Parks and Recreation
- Housing and Affordability
- Transportation
- Community Resilience
- Growth Management
- Employment and Economy

Community feedback was gathered through a survey, a pop-up event, and an open house and workshop.

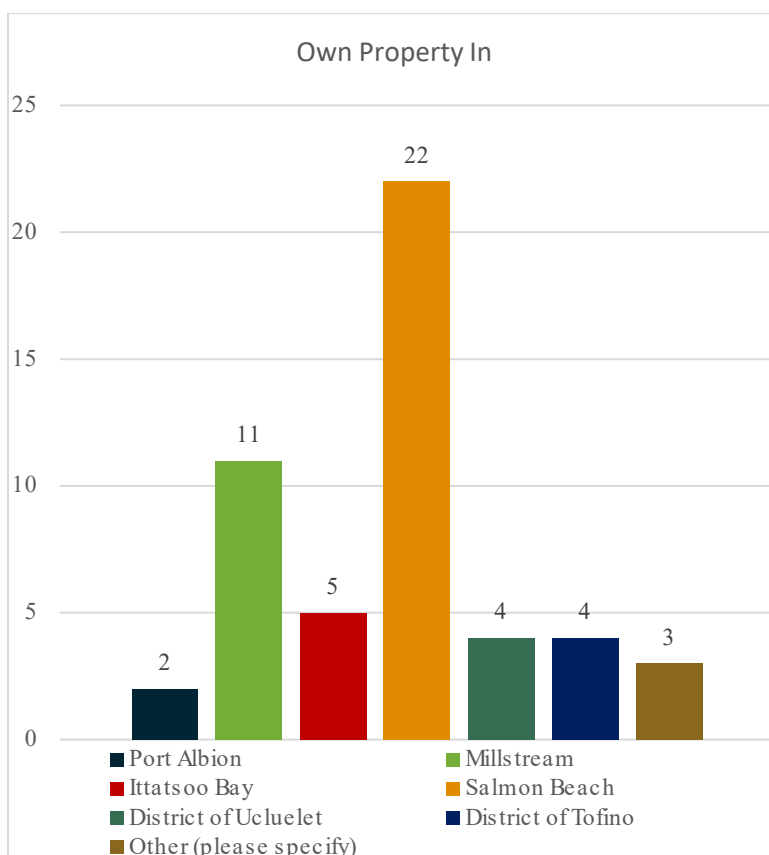
ONLINE ENGAGEMENT

OCP ENGAGEMENT SURVEY #1

The survey was one of the many opportunities for community members to share their input for the future of their community. The survey explored the same questions as the open house and workshop, to ensure that those who could not attend the event could still share their community vision.

The survey was available on the project page (www.letsconnectacrd.ca/area-c-ocp) from March 3 to March 31, 2025. The survey received 47 submissions (46 online and 1 paper copy), and the majority of the survey responses were from Salmon Beach property owners (Figure 2).

Figure 2. Survey question 2 "I own property in..."



IN-PERSON ENGAGEMENT

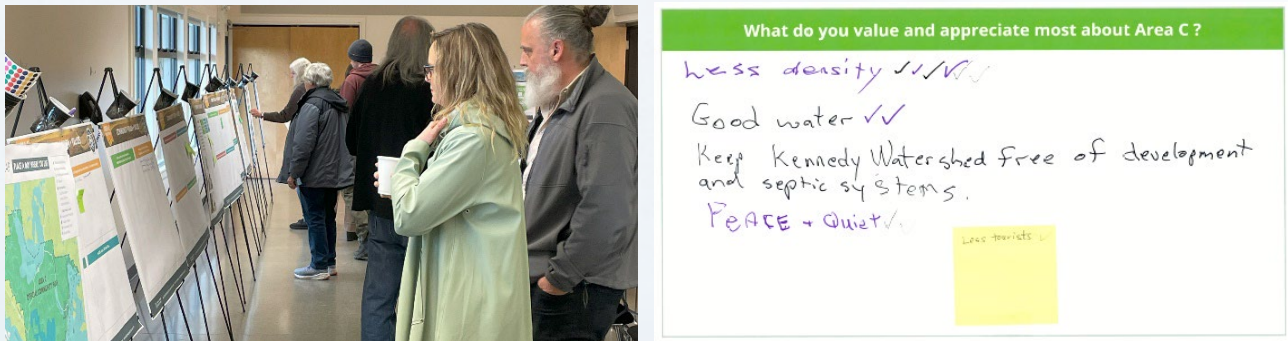
In-person engagement opportunities in Phase 3 included an open house and workshop, as well as a pop-up event.

- Open house and workshop was held on March 13, 2025, at the Ucluelet Community Centre.
- “What We Heard” pop-up event was held on March 26, 2025, at the Ucluelet Co-op General Store.

OPEN HOUSE AND WORKSHOP

The open house and workshop was hosted for community members to share their future vision for Area C, and had 44 attendees. Community members were invited to share their input on 12 of the interactive display boards featured (see [Figure 3](#)). The workshop portion of the event featured group table discussions on seven OCP topics.

Figure 3. Open house interactive display boards.



Numerous resources were available at this event for community members, including the current South Long Beach OCP, Zoning Bylaw, and paper copies of the OCP Engagement Survey #1.

“WHAT WE HEARD” POP-UP EVENT

The pop-up event was hosted for community members to hear a summary of “What We Heard” from the open house and workshop. A display board was featured at this event, with a short summary of “What We Heard” (see [Figure 4](#) on next page). The display board also included a project update on “What’s Next?”.

This event was attended by many Area C community members, who engaged with ACRD staff. The key discussion topics from community members included reconciliation, housing, and transportation.

At this event the OCP Engagement Survey #1 was advertised, with paper copies available.

Figure 4. Summary of "What We Heard" from open house and workshop.

"WHAT WE HEARD" FROM OPEN HOUSE + WORKSHOP

Area C is a gorgeous rural community, with natural landscapes that residents cherish and wish to preserve. Development in Area C should be strategic and limited, ensuring the protection of the natural environment and community wellbeing. Residents would like to see improved community services and safe, accessible transportation networks for all. A commitment to environmental protection is essential to the future of Area C.

PHASE 3 ENGAGEMENT ADVERTISEMENTS

Advertising for Phase 3: Vision and Goals included:

- Social media posts on Facebook, X (Twitter), and Instagram
- Tuff City radio ad
- The Westerly Newspaper
- Direct mailout to Area C residents
- Email to Let's Connect project subscribers
- Sandwich boards displayed in the community

KEY THEMES OF "WHAT WE HEARD"

The key themes identified below summarize the feedback provided by community members during the Phase 3 survey, pop-up event, and open house and workshop.

COMMUNITY VISION AND VALUES

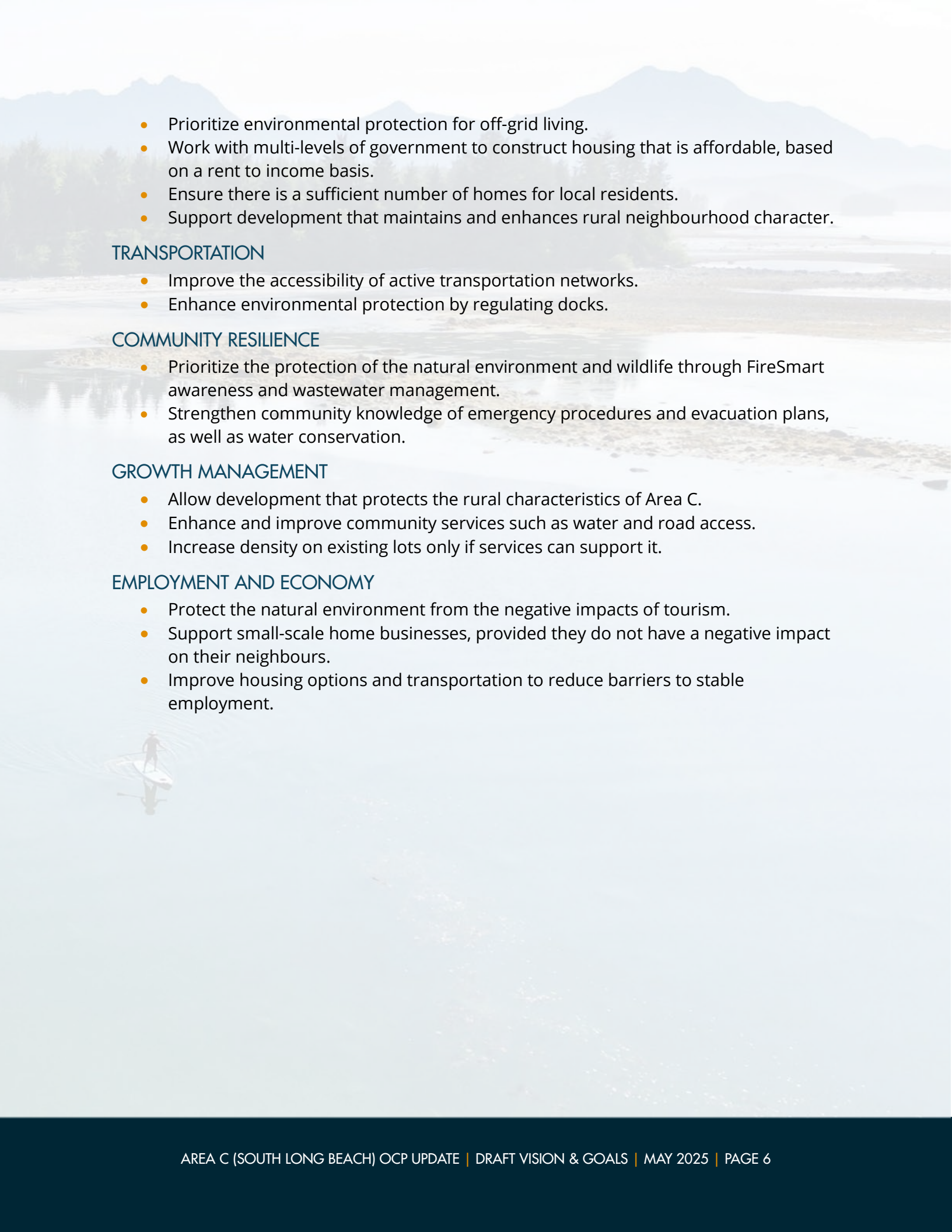
- Maintain and enhance the wild and natural beauty of Area C.
- Enhance and improve community services such as water and sewer.
- Support and strengthen reconciliation efforts.
- Continue to build a strong sense of community.

PARKS AND RECREATION

- Maintain and enhance opportunities for outdoor recreation through the development of additional parks and trails, including playgrounds.
- Improve access to active transportation networks (i.e. multi-use pathways) and enhance road safety (i.e. signage).
- Protect public access to the waterfront and community greenspace from private development.
- Prioritize protecting wildlife and the environment.

HOUSING AND AFFORDABILITY

- Allow additional dwellings on larger residential lots.

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- Prioritize environmental protection for off-grid living.
 - Work with multi-levels of government to construct housing that is affordable, based on a rent to income basis.
 - Ensure there is a sufficient number of homes for local residents.
 - Support development that maintains and enhances rural neighbourhood character.

TRANSPORTATION

- Improve the accessibility of active transportation networks.
- Enhance environmental protection by regulating docks.

COMMUNITY RESILIENCE

- Prioritize the protection of the natural environment and wildlife through FireSmart awareness and wastewater management.
- Strengthen community knowledge of emergency procedures and evacuation plans, as well as water conservation.

GROWTH MANAGEMENT

- Allow development that protects the rural characteristics of Area C.
- Enhance and improve community services such as water and road access.
- Increase density on existing lots only if services can support it.

EMPLOYMENT AND ECONOMY

- Protect the natural environment from the negative impacts of tourism.
- Support small-scale home businesses, provided they do not have a negative impact on their neighbours.
- Improve housing options and transportation to reduce barriers to stable employment.