



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

BYLAW REFERRAL RESPONSE SUMMARY | OCTOBER 18, 2022 BAMFIELD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW P1445 PUBLIC HEARING

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

P1445 - Bamfield OCP Amendment

P1448 - Beaufort OCP Amendment

P1447 - South Long Beach OCP Amendment

P1443 - Sproat Lake OCP Amendment

P1444 - Beaver Creek OCP Amendment

P1446 - Cherry Creek OCP Amendment

OCP Amendment Bylaw referrals were sent to the following agencies and First Nations included in the table below. The table below is a summary of responses and comments for all six OCP Amendment Bylaws, with complete referral responses attached, where applicable.

RERERRAL AGENCY / FIRST NATION	RESPONSE	RESPONSE SUMMARY / COMMENTS
Agricultural Land Commission	In support, subject to updates to language for land in ALR.	<p>The proposed amendments affect several different OCP bylaws, and address a wide range of land uses and other topics, many of which do not affect the Agricultural Land Reserve. The comments provided are focused on ALC/ALR issues.</p> <p>As the intent of the Bylaw amendments was to bring consistency between bylaws and update references to reflect new and updated provincial regulations/legislation, ALC staff generally find the proposed amendments and existing wording to be accurate and supportive of the ALR/ALC legislation. However, there is an inconsistency between the language found in all of the OCPs Agricultural sections.</p>
Ministry of Agriculture and Food	In support, subject to adding language to provide clarity for land in ALR.	The Ministry offers the following comments, which only pertain to P1448 - Beaufort OCP, P1443 - Sproat Lake OCP, P1444 - Beaver Creek OCP and P1446 - Cherry Creek OCP: Many uses permitted in Home Occupation and Home Industry Use are permitted in the ALR, add "For land in the ALR, a home occupation/home industry use must be consistent with the Agricultural Land Commission Act and Regulations and may require approval through application to the ALC."
Ministry of Indigenous Relations and Reconciliation	No response.	Refer to Ministry of Municipal Affairs response.
Ministry of Forests	In support.	Submitted May 25, 2022 letter. The Ministry of Forests (Ministry) supports all OCPs and bylaws that provide direction to ensure compliance with applicable provincial and federal legislation, and the



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		supporting regulations. The OCPs and bylaws support Ministry policy as it relates to moorage structures for private, strata, recreation, and commercial uses, and in some situations the requirement for Marine Habitat Assessments.
Ministry of Land, Water and Resource Stewardship	Referred to Ministry of Municipal Affairs.	OCPs are the jurisdiction or oversight of the Ministry of Municipal Affairs.
Ministry of Municipal Affairs	No concerns.	<p>The Ministry of Municipal Affairs has no concerns with the draft OCP Amendment Bylaws at this time, subject to any provincial interests raised by other ministries and agencies.</p> <p>The Province continues to encourage local governments to engage with the First Nations whose traditional territory they are situated within, when they are considering, establishing, or amending OCPs and certain zoning bylaws.</p> <p>Local governments do not have a constitutional obligation to consult on the potential impacts to Aboriginal Interests arising from local government decisions. In some cases, local governments have a statutory obligation to consider whether consultation with First Nations is required. The Local Government Act requires local governments to consider consultation with First Nations when developing, amending and reviewing an Official Community Plan (s. 879), and to include consultation with First Nations as part of developing, amending and reviewing a Regional Growth Strategy (s. 855).</p>
Ministry of Transportation and Infrastructure	Interests unaffected by bylaws for all 6 OCPs.	
Ministry of Environment and Climate Change Strategy - BC Parks	No response.	
Department of Fisheries and Oceans Canada, Small Craft Harbours Branch	No comments.	At this time the Department of Fisheries and Oceans (DFO) Small Craft Harbours (SCH) branch does not have any further comments pertaining to the proposed bylaw amendment(s).
Transport Canada, Navigation Protection Program	No concerns.	Nil response from Navigation Protection Program, Transport Canada.
Parks Canada	No response.	
Canadian Coast Guard	No response.	
Mosaic Forest Management	No response.	
ACRD Protective Services	Interests unaffected for all 6 OCPs.	
ACRD Regional Fire Services	Interests unaffected for all 6 OCPs.	No significant changes for the fire services.



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ACRD Community Services, Beaver Creek and Bamfield Water Systems	In support.	
ACRD Building Inspector	Interests unaffected for all 6 OCPs.	
Bamfield Volunteer Fire Department	No response.	
Beaver Creek Volunteer Fire Department	No response.	
Cherry Creek Volunteer Fire Department	Interests unaffected for all 6 OCPs.	
Sproat Lake Volunteer Fire Department	No response.	
District of Tofino	No concerns.	As the South Long Beach OCP area is not adjacent to the municipality and amendments will have negligible impacts to the community, the District of Tofino has no concerns with the proposed amendment bylaws to the OCPs. Comments around discouraging the continuation of vacation rental and B&B operations in the South Long Beach area in support of regional housing objectives, recognizing this is more of a regional west coast comment and not a specific Tofino concern.
District of Ucluelet	Submitted questions for clarification.	Comments around impacts on regional growth and servicing demands with allowing smaller lots or additional dwelling units, either principal or secondary; policies for regional parks; plan or policy for transportation and public access throughout Area C; including recommendations from the West Coast Land Use and Demand Study to develop a plan for sustaining development.
City of Port Alberni	In support for reasons outlined: All six OCPs, and specifically P1444 Beaver Creek, P1446 Cherry Creek. Interests unaffected: P1445 Bamfield, P1448 Beaufort, P1447 South Long Beach, P1443 Sproat Lake.	Support for all six OCPs: standardized wording, updated references to LGA and ALC, and statement regarding Housing Needs Report. Additional support for P1444 and P1446: revised flood construction level guidelines.
Island Health, Health Protection and Environmental Services	In support subject to recommendations.	Supportive of proposed amendments to riparian areas that will help preserve environmentally sensitive areas and protect biodiversity; adding Housing Needs Report statement which will strengthen community planning around affordable and accessible housing; wording changes to recommended FCL for coastal areas for preservation of natural areas and the built environment. Strengthen guidelines for removal of trees and vegetation with the DPA by discouraging clear-cutting and employment



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		<p>development principles that retain as much natural vegetation as possible.</p> <p>Consider including statements to protect ALR for food production/food security use to protect agricultural land resources for present and future food production.</p> <p>Consider the allowance of accessory dwellings on small lots only where community water or community sewerage systems exist to service the lots.</p>
School District 70 Pacific Rim	No response.	
BC Transit	No response.	
Bamfield Harbour Authority	No response.	
Bamfield Parks Commission	No response.	
Sproat Lake Parks Commission	No response.	
Cherry Creek Waterworks District	No objection.	Cherry Creek Waterworks District has no objection to the OCP Bylaw Amendment, particularly No: P1446.
FIRST NATIONS		
Ahousaht First Nations	No response.	
Ditidaht First Nations	Submitted concerns and questions for clarification.	<p>Do not have capacity to do a thorough review and invite ACRD to present anything that may affect the DFN. This may be things like setback requirements, new DP areas, building requirements, etc. These are items that may or may not affect DFN. DFN does have a number of fee simple lots that may be affected by the changes.</p> <p>DFN is not in a position to simply give a yes or no to the amendments, until such a time when ACRD either provides the funding needed to do a thorough review, or provides those specifics to us. Until then, we may choose in the future to address the issues of Aboriginal rights and/or title infringement and compensation through the treaty process, the courts or other dispute resolution processes. We also reserve the right to raise objections if any cultural use, archaeological sites or environmental impacts are identified as a result of the amendments, or if we discover impacts on our rights or interest that we had not foreseen.</p>
Hesquiaht First Nation	No response.	
Hupacasath First Nation	No response.	
Tla-o-qui-aht First Nation	Responded with request to meet.	Tla-o-qui-aht would like to have a working meeting to discuss how the ACRD and OCP process can become more in line with Tla-o-qui-aht Tribal Parks Land Vision.
Tseshaht First Nation	No response.	
Huu-ay-aht First Nations	Responded that referral was received, but no	



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	response received by ACRD.	
Toquaht Nation	Submitted concerns and questions for clarification.	Toquaht has concerns about increasing density in the areas surrounding Treaty Settlement Lands without adequate infrastructure in place. Questions around update to the Barkley Sound Marine Area to add policies related to the construction of docks and moorage facilities and included coastal riparian development permit area (DPA III) guidelines for the development of docks and moorage facilities. Questions around changes that impact the rural comprehensive development and comprehensive development areas.
Uchucklesaht Tribe Government	Interests unaffected for all 6 OCPs, and request to meet.	The ACRD OCP bylaw amendments as presented are not located within or adjacent to Uchucklesaht Treaty Settlement Lands or Traditional Territory.
Yuutuʔiŋat̓ Government	Responded that referral was received, but no response received by ACRD.	



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

October 13, 2022

Reply to the attention of Martin Collins

ALC Planning
Review: File 46826

Amy Anaka
Planner, Alberni-Clayoquot Regional District

aanaka@acrd.bc.ca

Delivered Electronically

Re: ACRD Zoning Bylaw Review & Official Community Plan (OCP) Updates

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

- P1445 - Bamfield OCP Amendment (Contains no ALR)
- P1448 - Beaufort OCP Amendment (Contains ALR)
- P1447 - South Long Beach OCP Amendment (Contains no ALR)
- P1443 - Sproat Lake OCP Amendment (Contains ALR)
- P1444 - Beaver Creek OCP Amendment (Contains ALR)
- P1446 - Cherry Creek OCP Amendment (Contains ALR)

Thank you for forwarding a draft copy of the Alberni-Clayoquot Regional District (“the ACRD”) Official Community Plan (OCP) Summary of Updates dated April 25, 2022 for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Proposed Bylaw amendments are consistent with the purposes of the *ALC Act* (ALCA), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

The proposed amendments affect several different OCP bylaws, and address a wide range of land uses and other topics, many of which do not affect the Agricultural Land Reserve. The comments provided are focused on ALC/ALR issues.

ALC Staff Response

As the intent of the Bylaw amendments was to bring consistency between bylaws and update references to reflect new and updated provincial regulations/legislation, ALC staff generally find the proposed amendments and existing wording to be accurate and supportive of the ALR/ALC legislation.

However, there is an inconsistency between the following language found in all of the OCPs Agricultural sections.

Agricultural Use Policies in all the bylaws affecting the ALR reference the following:

Maintain a minimum lot size of 2 hectares submitted to approval by the

ALR in areas designated for Agricultural Uses.

Discourage the subdivision of land within the ALR into parcels too small to support economically viable agriculture.

These two policies are inconsistent with each other, as it is the Commission's experience that a 2 ha lot represents a lot size that cannot (or is at the very least unlikely) support economically viable agriculture. As such it is suggested that the minimum lot size for ALR/Agriculture areas be increased to 8 ha, to lower expectations that local government supports subdivision, which is clearly discouraged in the other referenced policy.

ALC staff commend the Regional District on Policies requiring a treed/vegetative buffer between ALR land and non-agricultural development. It should be specified that that the buffer must be located on the non-ALR side of the ALR boundary.

ALC staff confirm that the Policies outlined in the OCPs for additional dwellings in the ALR are consistent with the ALC Act.

ALC staff commend the Regional District Development Permit exemptions for farming.

However, ALC staff note that no mention is made of exemptions in the Riparian Development Permit Area for clearing for farming (in the ALR) adjacent to streams. It is possible that 15 to 30 meter setbacks outlined in the bylaws may excessively restrict cropping and pasture options for ALR land. There may be options for more modest setbacks for clearing of natural vegetation that provide for more flexibility for farmers yet still achieve desired levels of streamside protection.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact Martin Collins at martin.collins@gov.bc.ca or 604 - 953-6673.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "Martin Collins". The signature is written in a cursive, flowing style.

Martin Collins, Director of Policy & Planning

cc: Ministry of Agriculture Reed Bailey



May 24, 2022

Amy Anaka
Planner
Alberni-Clayoquot Regional District

Sent by email

Dear Amy:

Re: Official Community Plan Amendments to P1445 - Bamfield OCP, P1448 - Beaufort OCP, P1447 - South Long Beach OCP, P1443 - Sproat Lake OCP, P1444 - Beaver Creek OCP, P1446 - Cherry Creek OCP

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on the proposed amendments to the above noted six Official Community Plans. From an agricultural perspective, the Ministry offers the following comments, which only pertain to P1448 - Beaufort OCP, P1443 - Sproat Lake OCP, P1444 - Beaver Creek OCP and P1446 - Cherry Creek OCP.

3.2 General Planning Policies

Home Occupation Use (Policy 3.2.6, 3.2.7 or 3.2.8): Permit home occupation use, as a secondary or accessory use, in any designation where single-family residential is the principal use.

As written, many of the uses permitted in the definition of Home Occupation are also permitted on properties in the Agricultural Land Reserve (ALR) subject to the *Agricultural Land Commission Act* and Regulations. For clarity to the reader, ACRD may wish to add the following language to this policy:

For land in the ALR, a home occupation use must be consistent with the Agricultural Land Commission Act and Regulations and may require approval through application to the ALC.

Home Industry Use (Policy 3.2.7, 3.2.8 or 3.2.9): Only permit home industry use in accordance with the following...

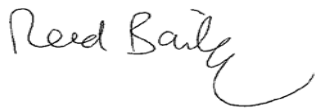
Similar to the Ministry's comment above pertaining to Home Occupation, many of the uses permitted in the definition of Home Industry are also permitted on properties in the ALR subject to the *Agricultural Land Commission Act* and Regulations. For clarity to the reader, ACRD may wish to add the following language to this policy:

For land in the ALR, a home industry use must be consistent with the Agricultural Land Commission Act and Regulations and may require approval through application to the ALC.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Reed Bailey
Land Use Planner
778-698-3455
Reed.Bailey@gov.bc.ca



Angela Boss
Regional Agrologist
250-331-5208
Angela.Boss@gov.bc.ca

Cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca



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BYLAW RESPONSE SUMMARY

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

P1445 - Bamfield OCP Amendment

P1448 - Beaufort OCP Amendment

P1447 - South Long Beach OCP Amendment

P1443 - Sproat Lake OCP Amendment

P1444 - Beaver Creek OCP Amendment

P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below
 In support subject to conditions below
 Interests unaffected by bylaws
 NOT in support for reasons outlined below

Applicable Legislation: Land Act, Water Sustainability Act, Riparian Areas Protection Regulation.

The Ministry of Forests (Ministry) supports all OCPs and bylaws that provide direction to ensure compliance with applicable provincial and federal legislation, and the supporting regulations. The OCPs and bylaws support Ministry policy as it relates to moorage structures for private, strata, recreation, and commercial uses, and in some situations the requirement for Marine Habitat Assessments.

Agency/First Nation
(please print):

Ministry of Forests

Name (please print):

Jesse Hopps

Title: Senior Authorization Specialist

Signature:

Digitally signed by Jesse Hopps
Date: 2022.05.24 09:14:06 -07'00'

Date:



File: 12800-20

May 25, 2022

VIA EMAIL: aanaka@acrd.bc.ca

Amy Anaka
Planning & Development Department
Alberni-Clayoquot Regional District

Re: Ministry of Forests perspective supporting the introduction of Official Community Plans and bylaws/dock regulations.

Dear Advisory Planning Commission & Electoral Area Directors:

The Ministry of Forests (Ministry) has been working closely with Alberni-Clayoquot Regional District (ACRD), Planning and Development Department to inform what legislation, policies and procedures are administered over the landscape as it pertains to streams, as defined by the *Water Sustainability Act*, and the marine environment. The Ministry thanks you for the opportunity to comment during the formation of the proposed ACRD Official Community Plans (OCP) and bylaws.

The Ministry supports all OCPs and bylaws that provide direction to ensure compliance with applicable provincial and federal legislation, and the supporting regulations. As addressed in the ACRD's proposed OCP and bylaws, the *Land Act*, *Water Sustainability Act*, *Canadian Navigable Waters Act*, *Species at Risk Act* and *Fisheries Act* are all key to ensuring appropriate administration of the land and activities over the land. This list of legislation and regulation is not exhaustive; however, it illustrates the complexity of maintaining compliance. With the support from ACRD, through the formation of OCPs and bylaws, citizens become more informed of legislated requirements and together we can prevent non-compliance, which could subsequently reduce or mitigate possible conflict and environmental impacts.

The OCPs and bylaws support Ministry policy as it relates to moorage structures for private, strata, recreation, and commercial uses, and in some situations the requirement for Marine Habitat Assessments. The OCPs and bylaws align with Ministry policy and will facilitate a fulsome review of all works within the areas they apply to ensure together we can make informed decisions. The Ministry and other agencies have numerous resources that support the scope of the OCPs and bylaws; furthermore, there are several resources that identify the overarching environmental protection objectives. To mention a few, please visit the sites below for additional resources:

- [Crown Land and Water](#)
- [Water Licensing & Rights](#)
- [Working on Navigable Waters in Canada](#)
- [Species at Risk Act: Measures to Protect Listed Wildlife Species](#)
- [Fisheries Act Updates to Better Support the Review of Projects](#)
- [Aquatic Habitat Management](#)
- [Environmental Protection and Sustainability](#)

We want to continue our positive relationship with the ACRD and work towards well-considered and transparent decisions. The proposed amendments are supported, and we recognize the updates will provide a platform that (facilitates/encourages) public awareness and compliance.

Should you have any questions or if you would like to discuss further, please contact me at Jesse.Hopps@gov.bc.ca or 250-736-6873.

Yours truly,

Jesse Hopps
Senior Authorization Specialist
South Island Natural Resource District

cc: David Robinson, Resource Manager, South Island Natural Resource District

From: [Dams, Madeline MUNI:EX](#)
To: [Amy Anaka](#)
Subject: RE: Referral Response: ACRD Official Community Plan Amendment Bylaws
Date: June 7, 2022 2:48:44 PM

[CAUTION] This email originated from outside of the ACRD

Dear Amy,

Thank you for your April 26th, 2022 referral of the Alberni-Clayoquot Regional District (ACRD) draft Official Community Plan (OCP) Amendment Bylaws to the Ministry of Municipal Affairs (MUNI) for review and comment. Please consider this email as MUNI's response to your request for feedback on the drafts. I apologize for the delay in my response. MUNI has no concerns with the draft OCP Amendment Bylaws at this time, subject to any provincial interests raised by other ministries and agencies.

As you know, the Province of British Columbia is committed to reconciliation with Indigenous peoples through the implementation of the *Declaration of the Rights of Indigenous Peoples Act* ("Declaration Act"). On March 30, 2022, the Province released its [Action Plan](#) for implementing the Declaration Act. As part of this commitment, the Province continues to encourage local governments to engage with the First Nations whose traditional territory they are situated within, when they are considering, establishing, or amending OCPs and certain zoning bylaws. Engagement by local governments both locally and regionally can help build relationships with First Nations, benefit both communities, and enhance reconciliation. Should a local government wish to develop their own reconciliation-based policies and commitments, they are welcome and encouraged to do so. Please ensure that you keep a detailed record of your First Nations referral efforts as outlined in the [Interim Guide to First Nations Engagement on Local Government Statutory Approvals](#).

Local governments have an important role to play in supporting more supply of the right kinds of housing in the right places. It's great to see that the ACRD completed Housing Needs Reports for the ACRD Electoral Areas and the Maa-nulth Treaty First Nations in 2021. As the statements of consideration in the OCP Amendment Bylaws affirm, the *Local Government Act* requires local governments to consider their [housing needs report](#) when developing future OCPs (or making housing-related amendments to those plans).

More generally in relation to housing, the Province is also exploring challenges and opportunities to support more efficient and effective local development approvals under the Development Approvals Process Review. Initial steps include [legislation](#) in 2021 that removed the default requirement for local governments to hold public hearings on zoning bylaw amendments consistent with an OCP and provided local governments with the ability to delegate decisions on development variance permits to staff.

As you are also likely aware, the Province launched the [CleanBC Roadmap to 2030](#) (Roadmap) in 2022 Building on actions in the 2018 CleanBC strategy, the Roadmap is a more ambitious climate plan to reach our 2030 emissions reductions targets and build a strong, low-carbon economy. In

relation to your OCP, you may be particularly interested in the Transportation, Buildings, and Communities pathways in the Roadmap. The Communities pathway notes that local governments have the capacity to influence approximately 50% of B.C.'s GHG emissions through land use and transportation decisions. The integration of land use and transportation planning supports mixed-use communities where more people can live closer to jobs, schools and services. Building complete, compact communities supports climate action, and may also help affordability and quality of life by decreasing the economic and time costs of long commutes.

I encourage you to visit the following website for legal mechanisms, innovative policies, and best practices that are available to communities to facilitate adaptation to climate change, protect green infrastructure, and carry out sustainable land and water use practices:

<https://www.civicinfo.bc.ca/planning-guides>

Please also keep MUNI informed of any significant issues or concerns as work on the OCP progresses. The earlier we are aware of bylaw development or agency concerns, the better we can be of assistance. I trust this will help you with your ongoing work. If you have further questions, please feel free to contact me.

Thanks again for referring the draft OCP Amendment bylaws to us.

Sincerely, Madeline

Madeline Dams | Senior Planning Analyst
Planning and Land Use Management Branch | Ministry of Municipal Affairs
778-698-4361

From: Amy Anaka <aanaka@acrd.bc.ca>

Sent: April 26, 2022 3:12 PM

To: Planning Shared <planning@acrd.bc.ca>

Cc: XT:Irg, Mike Alberni-Clyoquot Regional District EAO:IN <mirg@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>

Subject: Referral Response: ACRD Official Community Plan Amendment Bylaws

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

Please see the attached referral information and response summary for bylaw amendments to the six Alberni-Clayoquot Regional District (ACRD) Electoral Area Official Community Plans (OCPs). Amendments are being considered to the six OCPs to align OCP policies and objectives with the proposed updated Zoning Bylaw as part of the Zoning Bylaw Review Project. Note that the proposed Zoning Bylaw has not yet been considered by the ACRD Board of Directors, and is still in draft form as of March 2022, available here: www.acrd.bc.ca/zbreview#march2022. Once the proposed Zoning

Bylaw is considered for first reading by the Board of Directors, your agency/First Nation will receive an additional referral for comments on the updated Zoning Bylaw.

The ACRD is requesting comments on the OCP amendment bylaws for potential effect on your agency/First Nation's interest, and **would appreciate receiving your comments by May 24, 2022**. If no response is received within that time, it will be assumed that your interest in all six of the OCP amendment bylaws are unaffected. Please let Planning staff know if you need additional time to respond.

Providing an opportunity for input is a priority for the ACRD to ensure the success of this Project. We would appreciate input from your agency/First Nation as outlined below, and have attached the following three PDFs to assist with your review and providing comments:

1. Summary of OCP Amendment Bylaws
2. OCP Amendment Bylaws Referral Form
3. OCP Amendment Bylaws Response Summary (fillable response form). Completed form can be emailed to planning@acrd.bc.ca by May 24, 2022.

All documents related to the OCP amendment bylaws are available on the Zoning Bylaw Review Project webpage here (www.acrd.bc.ca/zbreview#ocp), and include:

- Summary of OCP Amendment Bylaws: www.acrd.bc.ca/dms/documents/planning-and-development/projects/zoningbylawreview/april-2022/summary_of_ocp_amendment_bylaws_april_25_2022.pdf
- OCP Amendment Bylaws with a comprehensive list of amendments are available under each Electoral Area (EA) OCP sub-heading (e.g. BAMFIELD OCP AMENDMENT BYLAW P1445).
- April 2022 OCP documents incorporating all of the text amendments are available under each EA OCP sub-heading.
- Updated OCP Land Use and Development Permit Area maps, and reference mapbooks (larger-scale mapsheets) are also available under each EA OCP sub-heading.

If you require any additional information or would like to set up a virtual meeting or phone call to discuss this project, please contact Planning staff at planning@acrd.bc.ca or 250-720-2700.

Thank you in advance for your assistance. We look forward to hearing from you.

Regards,
Amy

Amy Anaka | MURP, MCIP, RPP | Planner
Alberni-Clayoquot Regional District
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
250-720-2721 | aanaka@acrd.bc.ca

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REGIONAL DISTRICT**

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Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaws NOT in support for reasons outlined below

[Empty box for general comments on all six (6) OCP Amendment Bylaws]

Agency/First Nation
(please print):

Ministry of Transportation & Infrastructure

Name (please print):

James Miskulin

Title: Development Services Officer

Signature:

J. Miskulin

Date: Oct 11, 2022



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OCP Amendment Bylaw No. P1445 - Bamfield

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1448 - Beaufort

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below



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OCP Amendment Bylaw No. P1447 - South Long Beach

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1443 - Sproat Lake

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1444 - Beaver Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1446 - Cherry Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

From: [Schwark, Valerie](#)
To: [Amy Anaka](#)
Subject: RE: Changes to Riparian Rights/Harbour Construction RE: ACRD Official Community Plan Amendment Bylaws
Date: May 19, 2022 1:54:14 PM
Attachments: [image001.png](#)

[CAUTION] This email originated from outside of the ACRD

Hello Amy,

At this time the Department of Fisheries and Oceans (DFO) Small Craft Harbours (SCH) branch does not have any further comments pertaining to the proposed bylaw amendment(s).

Thanks kindly and please keep DFO-SCH Pacific Region posted on any updates in the future.

Valerie

Valerie Schwark

A/ Program Officer | Small Craft Harbours
Fisheries and Oceans Canada | Pacific Region
Tel : 236-330-4442 | Valerie.Schwark@dfo-mpo.gc.ca



From: Amy Anaka <aanaka@acrd.bc.ca>
Sent: Friday, April 29, 2022 2:16 PM
To: Schwark, Valerie <Valerie.Schwark@dfo-mpo.gc.ca>
Subject: Referral Response: ACRD Official Community Plan Amendment Bylaws

Hi Valerie,

I had your email incorrect when I sent the following referral on April 26. Hopefully this email is correct.

Please let me know if you have any questions.

Thanks,
Amy

From: Amy Anaka
Sent: April 26, 2022 3:12 PM
To: Planning Shared <planning@acrd.bc.ca>
Cc: Mike Irg <mirg@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: Referral Response: ACRD Official Community Plan Amendment Bylaws

Good afternoon,

Please see the attached referral information and response summary for bylaw amendments to the six Alberni-Clayoquot Regional District (ACRD) Electoral Area Official Community Plans (OCPs). Amendments are being considered to the six OCPs to align OCP policies and objectives with the proposed updated Zoning Bylaw as part of the Zoning Bylaw Review Project. Note that the proposed Zoning Bylaw has not yet been considered by the ACRD Board of Directors, and is still in draft form as of March 2022, available here: www.acrd.bc.ca/zbreview#march2022. Once the proposed Zoning Bylaw is considered for first reading by the Board of Directors, your agency/First Nation will receive an additional referral for comments on the updated Zoning Bylaw.

The ACRD is requesting comments on the OCP amendment bylaws for potential effect on your agency/First Nation's interest, and **would appreciate receiving your comments by May 24, 2022**. If no response is received within that time, it will be assumed that your interest in all six of the OCP amendment bylaws are unaffected. Please let Planning staff know if you need additional time to respond.

Providing an opportunity for input is a priority for the ACRD to ensure the success of this Project. We would appreciate input from your agency/First Nation as outlined below, and have attached the following three PDFs to assist with your review and providing comments:

1. Summary of OCP Amendment Bylaws
2. OCP Amendment Bylaws Referral Form
3. OCP Amendment Bylaws Response Summary (fillable response form). Completed form can be emailed to planning@acrd.bc.ca by May 24, 2022.

All documents related to the OCP amendment bylaws are available on the Zoning Bylaw Review Project webpage here (www.acrd.bc.ca/zbreview#ocp), and include:

- Summary of OCP Amendment Bylaws: www.acrd.bc.ca/dms/documents/planning-and-development/projects/zoningbylawreview/april-2022/summary_of_ocp_amendment_bylaws_april_25_2022.pdf
- OCP Amendment Bylaws with a comprehensive list of amendments are available under each Electoral Area (EA) OCP sub-heading (e.g. BAMFIELD OCP AMENDMENT BYLAW P1445).
- April 2022 OCP documents incorporating all of the text amendments are available under each EA OCP sub-heading.
- Updated OCP Land Use and Development Permit Area maps, and reference mapbooks (larger-scale mapsheets) are also available under each EA OCP sub-heading.

If you require any additional information or would like to set up a virtual meeting or phone call to discuss this project, please contact Planning staff at planning@acrd.bc.ca or 250-720-2700.

Thank you in advance for your assistance. We look forward to hearing from you.

Regards,
Amy

Amy Anaka | MURP, MCIP, RPP | Planner
Alberni-Clayoquot Regional District
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
250-720-2721 | aanaka@acrd.bc.ca

This e-mail is confidential and may be privileged. Any use of this e-mail by an unintended recipient is prohibited. If you receive this e-mail in error please notify me immediately and delete it.

From: [NPP PAC / PPN PAC \(TC\)](#)
To: [Amy Anaka](#)
Subject: RE: Reminder of Referral Response: ACRD Official Community Plan Amendment Bylaws
Date: October 6, 2022 5:01:11 PM
Attachments: [image001.png](#)
[image002.png](#)

[CAUTION] This email originated from outside of the ACRD

UNCLASSIFIED / NON CLASSIFIÉ

Hi Amy,

Nil response from us.

Should you have any questions, please do not hesitate to contact our office in Vancouver by phone at (604) 775-8867 or by e-mail at NPPPAC-PPNPAC@tc.gc.ca.

Thank you,

Alexa Henry

Senior Program Support Officer
Navigation Protection Program
Transport Canada | Government of Canada

Agente principale de programme
Protection des eaux navigables
Transports Canada | Gouvernement du Canada



From: Amy Anaka <aanaka@acrd.bc.ca>
Sent: Thursday, September 22, 2022 4:22 PM
To: Amy Anaka <aanaka@acrd.bc.ca>
Subject: Reminder of Referral Response: ACRD Official Community Plan Amendment Bylaws

Good afternoon,

I'm following up on my email from April regarding the agency referral for Amendment Bylaws to the six ACRD OCPs. Over the spring and summer Planning staff worked on additional engagement with ACRD committees on the Zoning Bylaw Review project, and the timeline for the public hearings for the OCP Amendment Bylaws was extended into fall 2022. We have tentatively scheduled the first public hearing for the Bamfield OCP Amendment Bylaw for October 18, 2022. Public hearings for the

minor amendments to the five additional OCPs will follow in fall 2022/winter 2023.

It would be greatly appreciated if you could please complete the attached **response summary by October 14, 2022** to indicate if the proposed amendments to the OCPs may impact your agency. If no response is received by this date, it will be assumed that your agency's interests in all six of the OCP Amendment Bylaws are unaffected.

Note that as part of the Zoning Bylaw Review project, we are also working on a comprehensive rewrite of the ACRD Zoning Bylaw. This will impact all of the lands within the ACRD's jurisdiction for land use planning. The next updated draft Zoning Bylaw will be available for review on the project webpage (www.acrd.bc.ca/zbreview) at the end of September. We anticipate that the updated Zoning Bylaw will be considered a first time by the Board in early 2023, followed by an agency referral, which you will be included on.

Please let me know if you have any specific questions.

Thanks for your time,
Amy

Amy Anaka | MURP, MCIP, RPP | Planner

Alberni-Clayoquot Regional District
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
office: 250-720-2700 | direct: 250-720-2721 | aanaka@acrd.bc.ca

This e-mail is confidential and may be privileged. Any use of this e-mail by an unintended recipient is prohibited. If you receive this e-mail in error please notify me immediately and delete it.

From: Amy Anaka <aanaka@acrd.bc.ca>
Sent: Tuesday, April 26, 2022 3:12 PM
To: Planning Shared <planning@acrd.bc.ca>
Cc: Mike Irg <mirg@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>
Subject: Referral Response: ACRD Official Community Plan Amendment Bylaws

Good afternoon,

Please see the attached referral information and response summary for bylaw amendments to the six Alberni-Clayoquot Regional District (ACRD) Electoral Area Official Community Plans (OCPs). Amendments are being considered to the six OCPs to align OCP policies and objectives with the proposed updated Zoning Bylaw as part of the Zoning Bylaw Review Project. Note that the proposed Zoning Bylaw has not yet been considered by the ACRD Board of Directors, and is still in draft form as of March 2022, available here: www.acrd.bc.ca/zbreview#march2022. Once the proposed Zoning Bylaw is considered for first reading by the Board of Directors, your agency/First Nation will receive an additional referral for comments on the updated Zoning Bylaw.

The ACRD is requesting comments on the OCP amendment bylaws for potential effect on your agency/First Nation's interest, and **would appreciate receiving your comments by May 24, 2022**. If no response is received within that time, it will be assumed that your interest in all six of the OCP amendment bylaws are unaffected. Please let Planning staff know if you need additional time to respond.

Providing an opportunity for input is a priority for the ACRD to ensure the success of this Project. We would appreciate input from your agency/First Nation as outlined below, and have attached the following three PDFs to assist with your review and providing comments:

1. Summary of OCP Amendment Bylaws
2. OCP Amendment Bylaws Referral Form
3. OCP Amendment Bylaws Response Summary (fillable response form). Completed form can be emailed to planning@acrd.bc.ca by May 24, 2022.

All documents related to the OCP amendment bylaws are available on the Zoning Bylaw Review Project webpage here (www.acrd.bc.ca/zbreview#ocp), and include:

- Summary of OCP Amendment Bylaws: www.acrd.bc.ca/dms/documents/planning-and-development/projects/zoningbylawreview/april-2022/summary_of_ocp_amendment_bylaws_april_25_2022.pdf
- OCP Amendment Bylaws with a comprehensive list of amendments are available under each Electoral Area (EA) OCP sub-heading (e.g. BAMFIELD OCP AMENDMENT BYLAW P1445).
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- Updated OCP Land Use and Development Permit Area maps, and reference mapbooks (larger-scale mapsheets) are also available under each EA OCP sub-heading.

If you require any additional information or would like to set up a virtual meeting or phone call to discuss this project, please contact Planning staff at planning@acrd.bc.ca or 250-720-2700.

Thank you in advance for your assistance. We look forward to hearing from you.

Regards,
Amy

Amy Anaka | MURP, MCIP, RPP | Planner
Alberni-Clayoquot Regional District
3008 Fifth Avenue, Port Alberni, BC V9Y 2E3
250-720-2721 | aanaka@acrd.bc.ca

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**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

BYLAW RESPONSE SUMMARY

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

P1445 - Bamfield OCP Amendment

P1448 - Beaufort OCP Amendment

P1447 - South Long Beach OCP Amendment

P1443 - Sproat Lake OCP Amendment

P1444 - Beaver Creek OCP Amendment

P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaws

NOT in support for reasons outlined below

Agency/First Nation
(please print):

ACRD - Emergency Programs

Name (please print):

Heather Zenner

Title: Protective Services Manager

Signature:

Heather Zenner

Date: September 23, 2022



BYLAW RESPONSE SUMMARY

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

P1445 - Bamfield OCP Amendment

P1448 - Beaufort OCP Amendment

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P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below
 In support subject to conditions below
 Interests unaffected by bylaws
 NOT in support for reasons outlined below

No significant changes for the fire services.

Agency/First Nation
(please print):

ACRD Regional Fire Services

Name (please print):

Charlie Starratt

Title: Regional Fire Services Manager

Signature:

Charlie Starratt

Date: Sept. 23, 2022



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1445 - Bamfield

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

No significant changes for the fire services.

OCP Amendment Bylaw No. P1448 - Beaufort

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

No significant changes for the fire services.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1447 - South Long Beach

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

No significant changes for the fire services.

OCP Amendment Bylaw No. P1443 - Sproat Lake

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

No significant changes for the fire services.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1444 - Beaver Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

No significant changes for the fire services.

OCP Amendment Bylaw No. P1446 - Cherry Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

No significant changes for the fire services.



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

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P1447 - South Long Beach OCP Amendment

P1443 - Sproat Lake OCP Amendment

P1444 - Beaver Creek OCP Amendment

P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)



In support for reasons outlined below



In support subject to conditions below



Interests unaffected by bylaws



NOT in support for reasons outlined below

Agency/First Nation
(please print):


Alberni-Clayoquot Regional District

Name (please print):

Eddie Kunderman

Title: Operations Manager

Signature:



Date: Oct 13, 2022



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

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P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaws

NOT in support for reasons outlined below

Empty rectangular box for general comments on all six (6) OCP Amendment Bylaws.

Agency/First Nation
(please print):

Alberni-Clayoquot Regional

Name (please print):

Luc Stefani

Title: Building Inspector

Signature:

Date: May 18th, 2022



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

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In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

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Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1447 - South Long Beach

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1443 - Sproat Lake

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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OCP Amendment Bylaw No. P1446 - Cherry Creek

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**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

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P1448 - Beaufort OCP Amendment

P1447 - South Long Beach OCP Amendment

P1443 - Sproat Lake OCP Amendment

P1444 - Beaver Creek OCP Amendment


P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaws NOT in support for reasons outlined below

Agency/First Nation (please print): Cherry Creek Fire Department
Name (please print): Lucas Banton Title: Chief
Signature:  Date: 02 May 2022



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1445 - Bamfield

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OCP Amendment Bylaw No. P1448 - Beaufort

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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OCP Amendment Bylaw No. P1447 - South Long Beach

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1443 - Sproat Lake

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ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1444 - Beaver Creek

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REGIONAL DISTRICT**

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BYLAW RESPONSE SUMMARY

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

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P1444 - Beaver Creek OCP Amendment

P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrdb.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below
 In support subject to conditions below
 Interests unaffected by bylaws
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As the South Long Beach OCP area is not adjacent to the municipality and amendments will have negligible impacts to the community, The District of Tofino has no concerns with the proposed amendment bylaws to the OCPs. The only comment I would make is to discourage the continuation of Vacation Rental and B&B operations in the South Long Beach area in support of regional housing objectives though this is more of a regional west coast comment and not a specific Tofino concern.

Agency/First Nation
(please print):

District of Tofino

Name (please print):

Peter Thicke

Title: Planner

Signature:

Peter Thicke

Date: October 14th, 2022



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

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Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaws NOT in support for reasons outlined below

Support standardized policy wording.
Support updated references to LGA and ALC.
Support statement regarding Housing Needs Report.

Agency/First Nation
(please print):

City of Port Alberni

Name (please print):

Scott Smith

Title: Dir. of Development Services/Deputy CAO

Signature:

Date: October 17, 2022



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

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OCP Amendment Bylaw No. P1445 - Bamfield

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OCP Amendment Bylaw No. P1448 - Beaufort

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OCP Amendment Bylaw No. P1447 - South Long Beach

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1443 - Sproat Lake

In support for reasons outlined below

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ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

OCP Amendment Bylaw No. P1444 - Beaver Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

Support standardized policy wording.
Support updated references to LGA and ALC.
Support statement regarding Housing Needs Report.
Support revised flood construction level guidelines.

OCP Amendment Bylaw No. P1446 - Cherry Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

Support standardized policy wording.
Support updated references to LGA and ALC
Support statement regarding Housing Needs Report.
Support revised flood construction level guidelines.



August 17, 2022

Amy Anaka, Planner
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Dear Amy Anaka:

Re: Alberni-Clayoquot Regional District Official Community Plan Amendment Bylaws: P1445, P1448, P1447, P1443, P1444, and P1446

Thank you for the opportunity to provide comment on the Alberni-Clayoquot Regional District Official Community Plan (OCP) Amendment to Bylaws P1445, P1448, P1447, P1443, P1444, and P1446:

- Amendments to extend coastal riparian zones from 15 – 30 metres, revise the riparian development permit area to be measures from the natural boundary of a watercourse, and including coastal riparian development permit area guidelines for development of docks and moorage facilities will help preserve environmentally sensitive areas and protect biodiversity. Current evidence supports a relationship between biodiversity and measures of ecosystem functioning such improved water quality, soil health and pollination. Protection of biodiversity provides positive impacts on health outcomes.
- Including the statement to consider the most recent housing needs report when developing or amending an OCP will strengthen community planning around affordable and accessible housing. Access to permanent, safe, and affordable housing for vulnerable populations, such as seniors, low income groups, single parent families, and people with disabilities helps keep them safe from violence, reduces the risk of injury and communicable diseases. Healthy affordable housing also allows for more income to go towards affording basic sustaining health needs such as healthy food for nourishment and accessing health services, thereby improving general health and quality of life.
- Island Health supports the change in recommended flood construction level for coastal areas in the ACRD to 10 metres or as determined by a qualified professional taking into consideration the slope of the land, foreshore conditions, anticipated sea-level rise, storm surges and freeboard, in accordance with the Zoning Bylaw. Preservation of natural areas and mature trees especially in steep sloped terrain is vital for protection of the built environment, in a time where climate events are increasing in frequency and severity. The past 12 months have brought significant weather patterns that have lead to drought, extreme heat, flooding, and infrastructure damage. Now, more than ever it is imperative that neighbourhood design is sufficient to build resiliency against extremes weather to lessen the impacts such as flooding, landslides, and supply chain and issues.

Gateway Village Health Unit

201 - 771 Vernon Avenue | Victoria, BC V8X 5A7
Email: Gateway_office@viha.ca

Tel: 250.519.3401 | Fax: 250.519.3402
www.islandhealth.ca

Excellent health and care, for everyone, everywhere, every time.

- Guidelines on removal of trees and vegetation within the DPA discourages and limited to only those areas that must be cleared to support the development. Strengthen this by discouraging clear-cutting and employment development principles that retain as much natural vegetation as possible as mature trees and vegetation help lessen impacts of heavy rains and flooding, as well as offer protection from intense heat in summer months.
- Where reference is made to the Agricultural Land Commission consider including statements to protect Agricultural Land Reserve (ALR) for food production/food security use to protect agricultural land resources for present and future food production. Preservation of agricultural land is vital for a sustainable healthy food system, especially to build resiliency in a local sustainable food system during times of supply chain interruptions.
- Accessory dwellings can provide affordable housing options to local residents. Island Health subdivision standard should be considered when creating minimum lot sizes to ensure the lot is able to support both adequate sewage disposal and provision of potable water. Accessory or multiple dwellings on individual lots will need to meet requirements under the *Drinking Water Protection Act* and Regulation and the *Sewerage Disposal Regulation*. To alleviate the burden of regulatory requirements to future home owners consider the allowance of accessory dwellings on small lots only where community water or community sewerage systems exist to service these lots.

If you have any questions or comments please do not hesitate to contact the undersigned.

Sincerely,



Angela Wheeler, CPIH(C)
Regional Healthy Built Environment Consultant

AW/cmd

cc: Shaun Malakoe, Team Lead, Environmental Health, Nanaimo
Stephanie Bruvall, Environmental Health Officer, Port Alberni
Leni Rose, Environmental Health Officer, Port Alberni



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

BYLAW RESPONSE SUMMARY

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT NO.:

P1445 - Bamfield OCP Amendment

P1448 - Beaufort OCP Amendment

P1447 - South Long Beach OCP Amendment

P1443 - Sproat Lake OCP Amendment

P1444 - Beaver Creek OCP Amendment

P1446 - Cherry Creek OCP Amendment

Contact: Amy Anaka, Planner | Email response to: planning@acrd.bc.ca

Date of referral: April 26, 2022 | Referral response due: May 24, 2022

General comments on all six (6) OCP Amendment Bylaws (refer to additional pages 2 to 4 for comments on specific OCP Amendment Bylaws)

- In support for reasons outlined below
 In support subject to conditions below
 Interests unaffected by bylaws
 NOT in support for reasons outlined below

Cherry Creek Waterworks District has no objection to the OCP Bylaw Amendment, particularly No: P1446.

Agency/First Nation
(please print):

Cherry Creek Waterworks District

Name (please print):

Wesley Kovacs-Flood

Title: Administrator, Interim

Signature:

Wesley Kovacs-Flood Digitally signed by Wesley Kovacs-Flood
Date: 2022.05.05 10:32:33 -07'00'

Date: May 5, 2022



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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OCP Amendment Bylaw No. P1445 - Bamfield

In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1448 - Beaufort

In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below



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OCP Amendment Bylaw No. P1447 - South Long Beach

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1443 - Sproat Lake

In support for reasons outlined below

In support subject to conditions below

Interests unaffected by bylaw

NOT in support for reasons outlined below



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OCP Amendment Bylaw No. P1444 - Beaver Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

OCP Amendment Bylaw No. P1446 - Cherry Creek

- In support for reasons outlined below In support subject to conditions below Interests unaffected by bylaw NOT in support for reasons outlined below

Cherry Creek Waterworks District has no objection to the OCP Bylaw Amendment, particularly No: P1446.



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BYLAW RESPONSE SUMMARY

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- In support for reasons outlined below
 In support subject to conditions below
 Interests unaffected by bylaws
 NOT in support for reasons outlined below

The ACRD OCP bylaw amendments as presented are not located within or adjacent to Uchucklesaht Treaty Settlement Lands or Traditional Territory. Thank you for the opportunity to review, we look forward to further engagement regarding the zoning bylaw updates.

Agency/First Nation (please print): Uchucklesaht Tribe Government

Name (please print): Ryan Anaka Title: Deputy CAO / Director and Lands and Resources

Signature: Ryan Anaka Date: October 14, 2022

Digitally signed by Ryan Anaka
Date: 2022.10.17 22:03:39 -07'00'