



Electoral Area A Official Community Plan Review

Liz Moore, Senior Planner
March 18, 2026

Agenda

- Adoption of agenda
- Adoption of Meeting Minutes
- Land Acknowledgement
- Election of Chair
 - Regular chair or rotating chair?
- Presentation: Review of last meeting - vision statement (Senior Planner)
- Presentation: Guiding Principles Exercise (Senior Planner)
- Presentation: Background Report Part 1 (Senior Planner)
- Next steps

Land Acknowledgement



In the spirit of respect, truth and reconciliation, we honour and thank the Indigenous Peoples on whose traditional and unceded lands we operate.

Election of Chair

- Role of Chair
 - Move through the agenda in a timely manner
 - Come to meeting having read through the agenda and material
 - If you have questions before meeting, give staff a call
- Regular Chair or Rotating Chair?
 - Regular Chair
 - Rotating – let's make a schedule

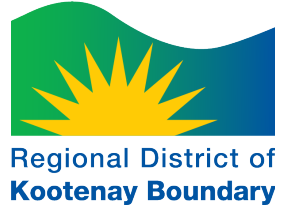
Review of Vision Statement

- This is the Vision Statement we drafted at our last meeting:

In 2046, Electoral Area A is a family friendly, affordable community that is open (to change), while maintaining rural character, healthy environment and outdoor amenities.

A welcoming family-friendly

Points from Vision



- Family friendly
- Affordable
- Open to change
- Rural character
- Healthy Environment
- Outdoor amenities

Values

- Recreation – trails, great outdoors, arena
- Clean, good water and air
- Community services – waste, water, sewage, road, hospital
- Community involvement
- Moderate growth, staying small and rural
- Farming and Industries
- Safety

Guiding Principles

- What principles must guide decisions to achieve this vision?
- Full group
- Identify 4-6 principles
 - Clear
 - Action-oriented
 - Broad enough to guide multiple policy areas

GPs in Current OCP

Page 19 in handout

1. Minimize or avoid settlement in areas that have identified natural hazards;
2. Preserve open space, natural beauty and sensitive ecosystems;
3. Raise awareness of and enhance the heritage resources in the Plan Area;
4. Protect and enhance land that has value for agriculture;
5. Preserve the predominantly rural character and lifestyle of the Plan Area; and minimize urban/rural conflicts by directing urban development toward the adjacent municipalities where services including water, sewer and public transit are available;
6. Support the existing commercial establishments in the Beaver Falls area and direct any new commercial development to the adjacent municipalities and the lower bench of the Columbia Gardens area;
7. Support existing, expanded and new industrial development in areas designated as 'Industrial' and use buffers to screen those uses from the travelling public and adjacent rural properties;
8. Encourage an affordable, energy efficient mix of housing options to meet the varied needs of the area's population, and provide options so individuals can stay in the community their entire life;
9. Provide a variety of recreation opportunities to encourage a healthy, active lifestyle;
10. Provide for the safe and efficient movement of people and goods within and through the Plan Area; and
11. Foster an engaged community.

What is a Background Report?

- Provide information to meet the requirements of the Local Government Act
- Provide a summary of the information available to RDKB at the time we started the review
- Information that can be used to shape new policies in the updated OCP

Background Report Part 1

- Community Overview
- Housing, Density, Land Use
 - OCP
 - Zoning Bylaw - handout
 - 2020 Housing Needs Report
 - Interim Housing Needs Report - handout

GPs in Current OCP



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- Preserve open space, natural beauty and sensitive ecosystems;
- Raise awareness of and enhance the heritage resources in the Plan Area;
- Protect and enhance land that has value for agriculture;
- Preserve the predominantly rural character and lifestyle of the Plan Area; and minimize urban/rural conflicts by directing urban development toward the adjacent municipalities where services including water, sewer and public transit are available;
- Support the existing commercial establishments in the Beaver Falls area and direct any new commercial development to the adjacent municipalities and the lower bench of the Columbia Gardens area;
- Support existing, expanded and new industrial development in areas designated as 'Industrial' and use buffers to screen those uses from the travelling public and adjacent rural properties;
- Encourage an affordable, energy efficient mix of housing options to meet the varied needs of the area's population, and provide options so individuals can stay in the community their entire life;
- Provide a variety of recreation opportunities to encourage a healthy, active lifestyle;
- Provide for the safe and efficient movement of people and goods within and through the Plan Area; and
- Foster an engaged community.

General Themes in Current OCP

- Preserve rural character, open space, agricultural land
- Avoid natural hazards
- Enhance heritage resources
- Limited Commercial
- Industrial – supported in Industrial Park
- Housing -
- Recreation

Land Use Designations

- 15 land use designations

Land Use Designation	Purpose
Rural Residential 1 & 2	High density suburban development around water systems.
Rural / Rural Resource 1 & 2	Resource and large-lot residential uses.
Agricultural Resource 1 & 2	Protect ALR lands.
Forest Resource	Managed forest and timber production.
Commercial & Industrial	Business and employment uses.
Park / Conservation / Institutional	Recreation and community uses; environmental protection.
Airport / Rail-Trail	Transportation and utility corridors.

Development Permit Areas

- 3 DPAs
 - Industrial
 - Landscaping and reclamation
 - Mitigation of impacts on neighbouring properties
 - Visual, noise, light, vibration
 - Industrial and Columbia Gardens Aquifer
 - Design of land uses above aquifer so as not to impact water quantity/quality of aquifer.
 - Montrose Aquifer
 - Design of land uses above aquifer so as not to impact water quantity/quality of aquifer.

Interim Housing Needs Report

For Area A, these numbers that must be considered in the OCP

*see handout from today for the meaning of these categories

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.83	3.33
A. Persons Experiencing Homelessness	5.74	11.48
A. Suppressed Household Formation	18.12	72.50
A. Anticipated Growth	50.83	98.03
A. Rental Vacancy Rate Adjustment	0.25	1.00
A. Additional Local Demand	0.00	0.00
Total New Units – 5 years	76	
Total New Units – 20 years		186

Background Report Part 1



- Is this information helpful for understanding what we are looking at
- What other information would be helpful for you to understand these topics?

Update on Housing Updates to OCP



- Bill 44 – updates to the OCP – Consultant working on this now
- Build out capacity in Area A – we have the capacity!
 - Total capacity calculated – maximum number of residential units permitted under existing OCP land use designations – 3736 units
 - Realistic capacity – no secondary suites – 1913 units
 - Estimated units in 2041 - 876 (current number of units (690) plus identified housing need (186))

Next steps

- Next meeting – April 22, 3-5pm
 - Review Vision and Guiding Principles
 - Background report Part 2
 - Issues Identification
 - Plan for first survey and Open House
- Upcoming meetings
 - No meeting May
 - June