



Meeting #2 – Guiding Principles and Background Report

March 18, 2026

Village of Fruitvale Office – Council Chambers

3:00-5:00pm

Objectives

- Review vision statement
- Build Guiding Principles for the OCP
- Identify key issues and opportunities for review.
- Plan engagement activities to involve the general public.

Agenda

1. 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.

2. Adoption of Agenda

3. Adoption of Meeting Notes

4. Election of Chair

- a. Regular chair or rotating chair?

5. Presentation: Review of last meeting - vision statement (Senior Planner)

6. Presentation: Guiding Principles Exercise (Senior Planner)

7. Presentation: OCP Outline (Senior Planner)

8. Presentation: Background Report Part 1 (Senior Planner)

9. Next steps

Materials

Agenda; January 21 Meeting Notes; Background Report Part 1



Steering Committee Meeting Notes

January 21, 2026

Village of Fruitvale Office – Council Chambers

4:00-6:00pm

Advisory note: *The Steering Committee is an advisory body that provides input to RDKB staff for the Electoral Area A OCP Review. The Committee does not make binding decisions; recommendations and draft materials are subject to further refinement and applicable RDKB processes.*

Steering Committee Members Present: Rob Ironmonger, Lindsay Partridge, Linda Green, Craig Stemmler, Travis Mashford, Kirby Epp, Rick Fillmore, Fred Buckley, Ali Grieve (Director Area A)

Regrets: Murray McConnachie, Shelley Levick

RDKB Staff Present: Liz Moore, Senior Planner

Guests: none

1. Welcome, introductions, and approval of agenda.

Steering Committee members and Senior Planner introduced themselves.

Request made for binders to be assembled for the Steering Committee members to organize materials.

2. Review of Terms of Reference

Reviewed the Terms of Reference provided.

Question concerning confidentiality – Can a Steering Committee member share information with members of the public?

Senior Planner explained that Steering Committee meetings are public and information can be shared. The public may attend Steering Committee meetings. Attendees may observe; opportunities to speak are at the Chair's discretion; consistent with the meeting format.

3. Election of Chair

No committee member elected for regular chair position. Senior Planner proposed that a chair could be elected for each meeting, or the role of chair could be a rotating position.

Craig Stemmler was nominated and acted as chair for the meeting.

4. Presentation: Overview of the current (2010) OCP and purpose of the review.

Note: Presentations were not delivered due to technical issues; the Committee reviewed the handout.

Senior Planner discussed the five main parts of the Official Community Plan:

- Community information
- General policies
- Land use designations
- Implementation approaches
- Development permit area

Steering Committee will spend most of their time focused on general policies, land use designations and development permit areas as these are the areas where the Committee can provide the most input during this process.

Committee member mentioned that previous review took about three years, but that was a major overhaul of the document, so maybe it won't take as long this time around.

Senior Planner mentioned that the timeline is flexible and can accommodate more meetings and activities as needed.

Handout provided in the meeting package concerning the OCP Review is something that can be used to hand out to the public to explain what the process is.

5. Presentation: Project timeline, phases, and engagement plan.

Senior Planner explained outreach approach as the following:

- open house and survey early in the review process to discuss vision and guidelines;
- survey and open house in late fall 2026 to discuss proposed changes and new policies; and
- a final survey and open house to present the draft OCP for comment.

Ideally the public will follow the whole process, but if they don't we try to capture what happens at each stage in an engagement summary document.

Outreach methods were discussed and a couple of additions were made to the list:

- Sandwich boards posted in Fruitvale
- Booth at farmers' market

6. Visioning and Guiding Principles Building Exercises

The vision exercise was introduced with the following description:

The Vision describes what Electoral Area A should look and feel like in 20 years. It's not a list of rules – it's a shared picture of success that will guide every policy in the OCP.

Future Headlines Exercise

Committee members divided into three groups of three. Each group was asked to write three newspaper headlines celebrating success in Electoral Area A in the year 2046 to prompt brainstorming outputs.

Prompts given:

"In 2046, Electoral Area A is known for..."

"Residents celebrate 20 years of ..."

"Area A leads the region in ..."

Responses from the three groups included the following:

- 1) "Congratulations Area A, you are making headlines!
You have finally reached 100% solar power.
Your forests are sustainably managed.
You have been awarded the most family-friendly place in BC."
- 2) "New hydro dam completes construction at confluence of Columbia and Pend d'Oreille.
Area A surpasses 5% growth rate with influx of new families.
Teck/Anglo American celebrates its 150th birthday as new critical minerals processing plant turns 10!"
- 3) "Fire mitigation planning has protected houses and community.
Forest management preserves private property.
Small farming opportunities.
Water services preserved.

Water management planning."

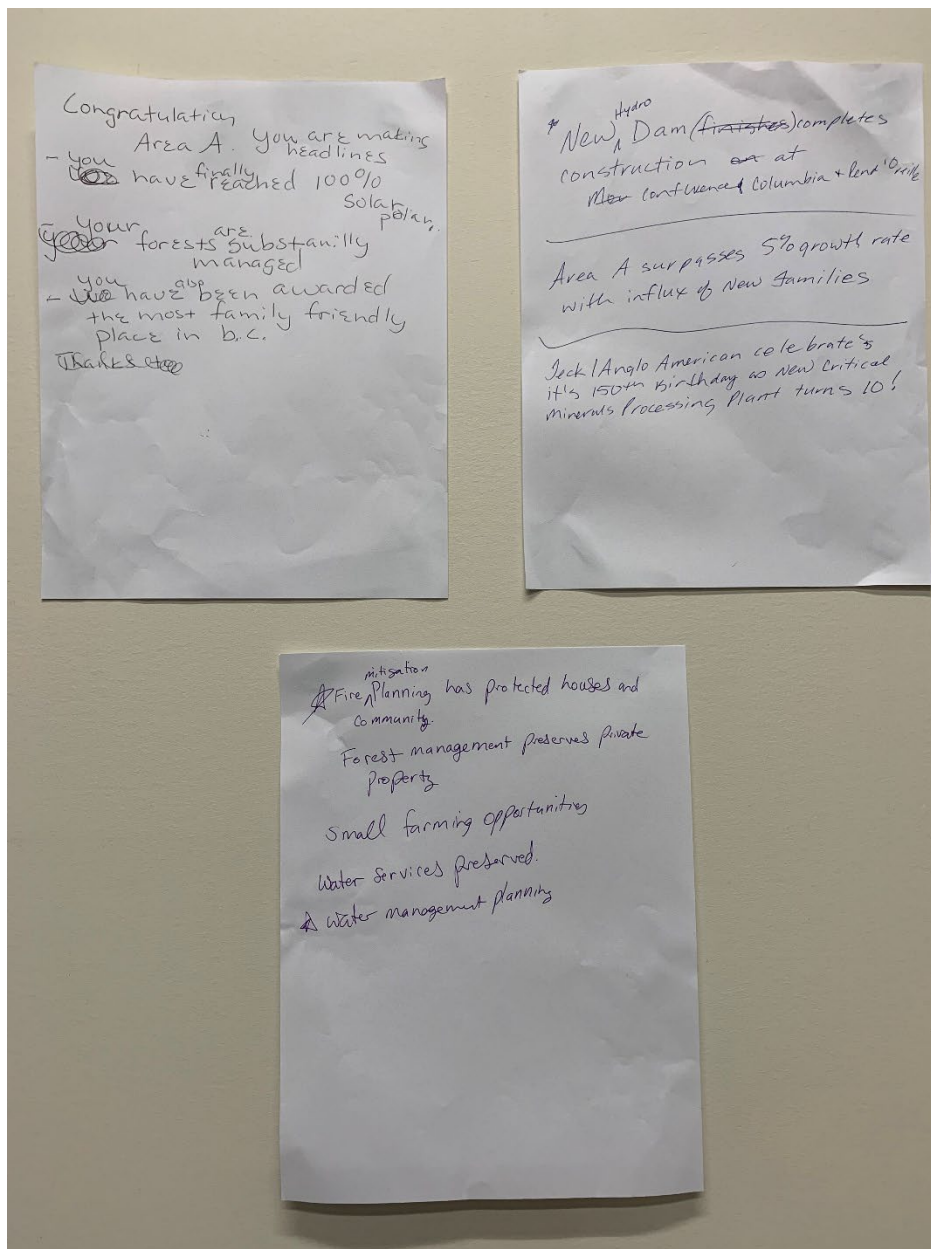


Figure 1: Future Headlines exercise

Values identification

Committee members were asked to write three values they believe must guide OCP. Senior Planner then grouped similar ideas.

Responses are included shown in Figure 2 and recorded in Table 1.

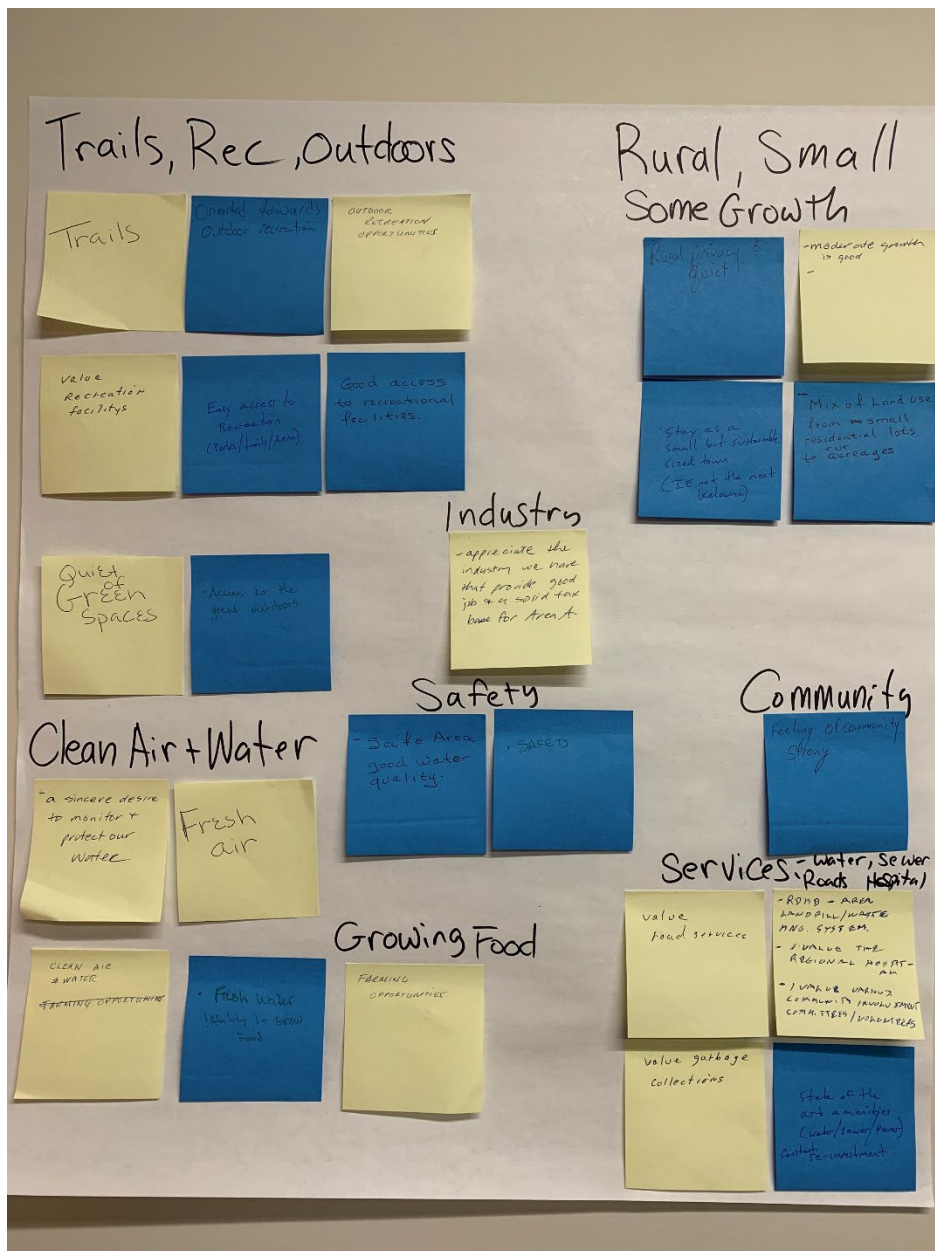


Figure 2: Values exercise - similar ideas grouped

Table 1: Responses to Values exercise

Trails, Rec, Outdoors			Rural, Small, Some Growth	
Trails	Oriented towards outdoor recreation	Outdoor recreation opportunities	Rural privacy and quiet	Moderate growth is good
Value recreation facilities	Easy access to recreation (parks/trails/arena)	Good access to recreational facilities	Stay as a small but sustainable sized town (i.e. not the next Kelowna)	Mix of land use from small residential lots to rural acreages
Safety			Industry	
Safety		Safe area, good water quality	Appreciate the industry we have that provides good jobs and a solid tax base for Area A	
Clean Air and Water			Community	
A sincere desire to monitor and protect our water		Fresh air	Feeling of community strong	
Clean air & water		Fresh water	Value various community involvement committees/ volunteers	
Growing Food			Services – water, sewer, roads, hospital	
Farming opportunities			Value road services	RDKB – area landfill/waste management system Value the regional hospital
Ability to grow food			Value garbage collection	State-of-the-art amenities (water/sewer/power) Constant reinvestment

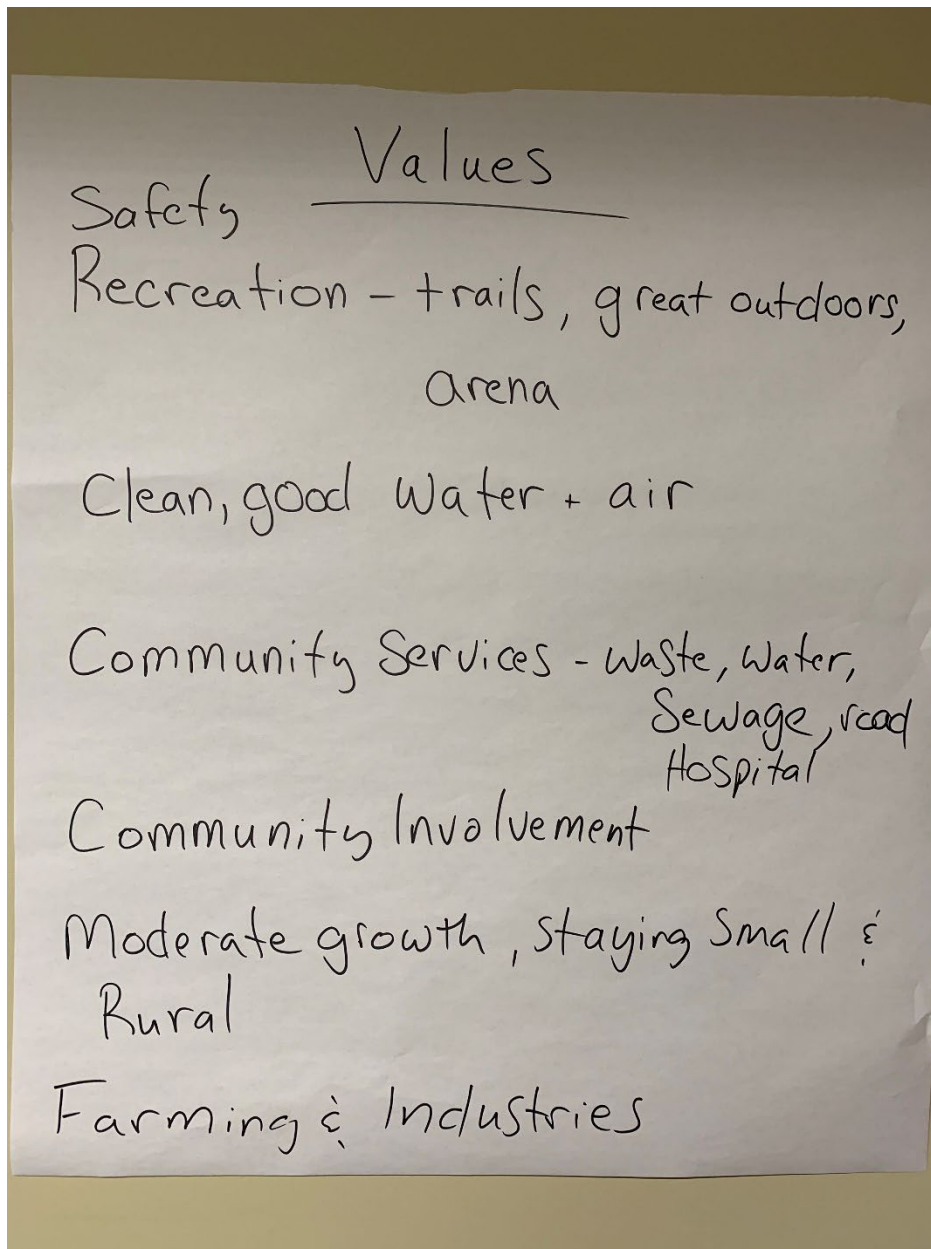


Figure 3: Values exercise - themes

Drafting of Vision Statement

The following prompt was provided to committee members:

"In 2046, Electoral Area A is a _____ community that _____, while _____."

Committee members were asked to complete the phrase in groups of three.

As a group, the drafts were shared and we worked to combine them into a draft vision statement. This work is shown in Figure 4 below.

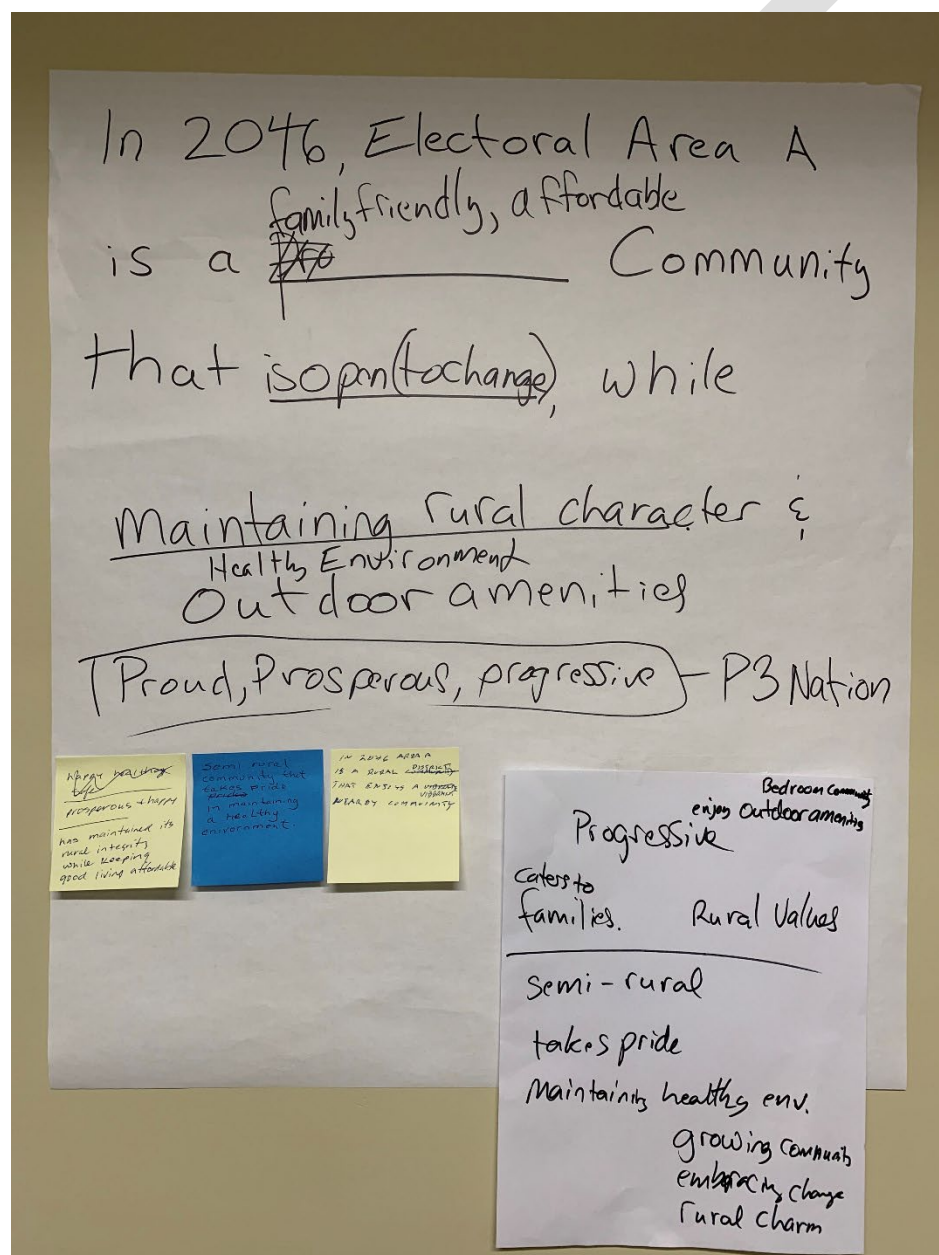


Figure 4: Drafting a Vision Statement

Draft phrases from the groups included the following:

- "In 2046, Electoral Area A is a progressive community that caters to families, while maintaining its rural values."
- "In 2046, Electoral Area A is a semi-rural community that takes pride, while maintaining a healthy environment."
- "In 2046, Electoral Area A is a bedroom community that enjoys outdoor amenities."
- "In 2046, Electoral Area A is a growing community that embraces change, while keeping its rural charm."
- "In 2046, Electoral Area A is a prosperous and happy community that has maintained its rural integrity, while keeping good living affordable."
- "In 2046, Electoral Area A is a rural district that enjoys a vibrant nearby community."

Together the group drafted the following:

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.

7. Next steps and meeting schedule.

- Guiding Principles activity moved to next meeting
- Senior planner will tidy up Vision statement and present it to the Steering Committee next meeting for comment.
- Senior Planner will have a background report ready for next meeting for review by the Steering Committee. This will help with forming policies going forward.

Housekeeping item 1. Timing of meetings – discussed potential times to gain full participation and landed on a time earlier on the third Wednesday of the month.

- A new time of 3-5pm was accepted by the committee members present. Preferred time to not conflict with dinner, allow people who work during the day to make it to the meeting, and hopefully reduce conflict with recreational activities – curling and golf.

Housekeeping item 2. Mileage forms – The Senior Planner referred to the mileage claim forms attached to the email and explained how Committee members can submit claims to the RDKB in November for reimbursement.

Action Items

Action	Owner	Due
Cleaning up vision statement	Senior Planner	February 18 meeting
Prepare OCP Review binders for use by Steering Committee	Senior Planner	February 18 meeting

DRAFT

Electoral Area A OCP Review

Background Report Part 1

February 2026

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Introduction

Purpose of the Background Report

The review of the Electoral Area A OCP is part of the regular review process that all OCPs undergo to ensure that they reflect the interests of the community regarding land use as the community changes over time.

The background report attempts to give an overview of Electoral Area A to set the factual foundation for the review of the Official Community Plan. It helps explain the information available at the outset of the review, showing the key issues and trends, and what constraints and opportunities exist to help decide where the community wants to go.

This report is meant to assist in information management and to provide a summary of the information considered at the beginning of the review process to help shape the updated document. This report will also provide a summary of analysis made on the strengths, gaps, challenges, and opportunities identified for each subject area discussed.

Relationship to the Official Community Plan

The topic areas discussed reflect those generally included in OCPs throughout the RDKB and BC and follow the required subjects listed in the *Local Government Act*, section 473.

An official community plan must include statements and map designations for the following:

- location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
- location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- location and phasing of any major road, sewer and water systems;
- location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;

- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

Electoral Area Overview

Electoral Area A is the eastern most part of the Regional District of Kootenay Boundary (RDKB). It comprises the rural lands surrounding the Villages of Montrose and Fruitvale and the parts of the City of Trail on the east side of the Columbia River.

The Plan Area is bounded by Champion Lakes Provincial Park to the north, the Canada-US border to the south, the City of Trail and the Columbia River to the west and the boundary with the Regional District of Central Kootenay to the north and east. Its area, at 240 square kilometres, comprises only 3% of the Regional District lands (smallest of the five Regional District electoral areas)

Methodology and Data Sources

Census data from statistics Canada for 2016 and 2021 is the corrected data, provided in a letter from Statistics Canada to RDKB following the release of the Census Profile in 2021.

This background report includes summaries and analysis of documents and plans on topics relevant to the OCP process. These documents are listed below:

- Current OCP (2011)
- Current Zoning Bylaw (2014)
- RDKB Housing Needs Report (2020)
- Interim Housing Needs Report (2025)
- Applied Housing Research (2020)
- South Kootenay Agricultural Strategy (2022)
- RDKB Climate Action Plan
- Community Wildfire Resiliency Plan
- Floodplain Bylaw
- South Kootenay Green Link Active Transportation Plan (2025)
- Solid Waste Management Plan (2005)
- Beaver Valley Recreation Parks and Culture Master Plan (2023)

Community Profile Snapshot

Settlement Patterns

The first settlers to the area were placer miners who first discovered gold in the Pend d'Oreille River and its tributaries in the 1850s. Following this discovery, settlement increased as an access trail was built for mining and logging. In 1893, the Nelson-Fort Sheppard Railway was completed in 1893 and opened the area to further settlement.

Between the 1890s and the 1920s economic ties were closer to the City of Nelson than the City of Trail due to the steep slopes leading to Trail. With gradual improvements to the road between Trail and the Plan Area, that economic link shifted to Trail by the 1940s when the area became a bedroom community for people employed in Trail.

Today Highway 3B through the Beaver Valley forms a major transportation link across southern BC and Highway 22A provides a north-south link from the Waneta border crossing to Castlegar. The railroad, now owned by Burlington Northern Santa Fe Railway Company, is still used for freight traffic between the Canada-US border to the veneer plant just outside the Village of Fruitvale.

Settlement is located in the valley bottoms; and on plateaus above the Columbia River, Beaver Creek and the Pend d'Oreille River. Prior to the adoption of the first Zoning Bylaw for Electoral Area 'A' (Zoning Bylaw No. 104, 1976), there was rapid growth of small residential parcels. This former bylaw in some ways reinforced the disaggregated form of small lot development. Upon the adoption of the first Electoral Area 'A' Official Settlement Plan (Bylaw No. 425, 1985) and its implementing Zoning Bylaw (Bylaw No. 568, 1988) this trend was stopped. Meanwhile the development which had occurred prior to this has made a lasting impression upon the land use pattern and demand for services in the Plan Area.

The higher elevation lands surrounding the settled areas are largely unsurveyed Crown land, the majority of which is tenured to ATCO Wood Products for timber harvesting; and corporately owned managed forest lands. Other large private land holdings are in the Pend d'Oreille Valley.

Census Snapshot

The following summarizes Electoral Area A community demographics from the corrected Statistics Canada, 2021 census data and RDKB's Building Permit statistics:

Land Area:	238.18 km²
Population:	1905
2016 vs 2021 population change:	4.3%
Total private dwellings	848
Occupied private dwellings	814
Average age of residents:	49.2 (vs RDKB median age of 51.2)
Median total income:	\$45,600
Median household income:	\$96,000
Unemployment rate:	6.1%
Percentage of population considered low income:	6.0%
Median value of a dwelling:	\$448,000, compared with \$785,000 provincially
Primary languages:	1. English 2. French
Education level:	Majority have a high school or post-secondary certificate, diploma, degree, or equivalent
Main industries:	Manufacturing; Healthcare and social assistance; Retail; Construction; Agriculture, forestry, fishing and hunting
Primary mode of transportation:	Car, truck or van
Average number of homes constructed each year (2016 - 2025):	3 units/year

Timeline

The RDKB was established in 1966. The first bylaw adopted by the RDKB was a Building Bylaw. The first zoning bylaw for Electoral Area A was adopted in 1975 (bylaw no. 104). The first Official Community Plan (OCP) was adopted in 1994 (bylaw no. 710). Since that point there have been two other OCPs adopted, bylaws no. 950 and 1410. Bylaw 1410 is the current OCP.

RDKB Incorporation	1966
Montrose Incorporation	1956
Fruitvale Incorporation	1952
Area 'A' Zoning Bylaw No. 104	1975
Area 'A' Zoning Bylaw No. 568	1988
Area 'A'; Official Community Plan Bylaw No. 710	1994
Area 'A' Official Community Plan Bylaw No. 950	1997

Jurisdiction

RDKB provides the local government services for Electoral Area A, including Planning and Development, Building Inspection, Waste Management, Emergency Management, Fire Services, Economic Development, Recreational and Cultural Services, among many others.

The municipalities of Trail, Montrose, and Fruitvale border with Electoral Area. Each have authority for planning within the boundaries of their municipalities.

The Province of BC has jurisdiction over several activities and land uses in Electoral Area A. These include mining, forestry, agriculture and roads, among others. According to the *Local Government Act* (s.474.2) if a local government proposes to include a matter in an OCP which is not within the jurisdiction of the local government, the plan may only state the broad objective of the local government respecting that matter.

Land Use, Density, and Housing

Introduction

This section summarizes the planning documents relevant to Electoral Area A that provide policy direction and regulatory requirements related to land use, density, and housing. Documents reviewed include the Official Community Plan (OCP) Bylaw No. 1410 (2011), Zoning Bylaw No. 1460 (2014), the RDKB Housing Needs Report (2020), and the Interim Housing Needs Report (2025).

The *Local Government Act* requires that an OCP include statements and map designations respecting (among other matters) the approximate location, amount, type, and density of residential development required to meet anticipated housing needs over a period of at least 20 years, as well as housing policies respecting affordable housing, rental housing, and special needs housing. The *Local Government Act* also requires that when an OCP is being developed or amended, the local government must consider the most recent housing needs report and the housing information on which the report is based.

Summary of Existing Plans

Electoral Area A OCP Bylaw 1410 (2011)

Purpose

The Electoral Area A OCP Bylaw 1410 was intended to address long-term planning issues using the authority and following the requirements for land use planning established under the *Local Government Act*. The OCP has objectives and policies to guide the local government's decisions on planning and land use management within Electoral Area A.

The OCP includes objectives and policies to guide local government's decisions on planning and land use management within the area covered by the OCP.

When the OCP was adopted, the *Local Government Act* required that it contain the following:

- Location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;

- Location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Location and phasing of any major road, sewer, and water systems;
- Location and type of public facilities, including schools, parks, and waste treatment and disposal sites; and
- Policies with respect to affordable housing; rental housing and special needs housing.

Guiding Principles

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.

Objectives and Policies

Objectives and policies in the Official Community Plan Bylaw No. 1410 Electoral Area A are provided for the following topic areas:

- Greenhouse Gas Reduction
- Natural Hazards
- Natural Resources
- Heritage Resources
- Conservation Subdivisions
- Transportation
- Solid Waste Management
- Utilities
- Affordable Housing
- Property Maintenance and Safety
- Sewage Treatment
- Water Services

Land Use Designations

There are 15 land use designations in the Electoral Area A OCP Bylaw. They are summarized below:

Land Use Designation	Broad 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.

A more thorough review of the policies will be provided in reports to the steering committee throughout the review process.

Zoning Bylaw

The Zoning Bylaw is the main tool that helps implement the OCP. It provides the regulations that determine the specifics of new buildings, including their height, densities, setbacks, and permitted uses. Different zones will allow for different types of development ranging from residential, commercial, industrial, recreational, and institutional on lands throughout Electoral Area A. The Zoning Bylaw for Area A was adopted in 2014. The zoning bylaw is outlined in Appendix A below.

RDKB Housing Needs Report (2020)

Purpose

The RDKB completed its first Housing Needs Report (HNR) in 2020. Its purpose is to identify housing needs, gaps, and issues within its eight municipalities and five electoral areas.

The HNR identified the following housing gaps across the region:

- Year-round emergency shelter
- Youth safe house
- Transitional housing for women and children
- Transitional housing for persons experiencing homelessness
- Supportive housing
- Non-market rental housing
- Attainable market rental housing
- Market rental housing
- Short-term rental and tourist accommodation
- Accessible seniors-oriented housing
- Lack of suitable options

The Housing Needs Report identified the following characteristics in Electoral Area A:

- 785 housing units scattered through rural cluster subdivisions, agricultural properties, and some isolated parcels.
- The primary housing form is single-detached housing (85%) and mobile homes (12%).
- There are some renters in the area (80 people), of which 25% are living in core housing need.
- Identified households living in Core Housing Need in Area A from the 2016 Statistics Canada data were 25% of renters and 10% of owners.
- Households outgrowing lifelong homes out-of-town; and
- Housing showing its age.
- Some participants expressed the need for more rental housing as well as housing options for downsizing seniors.

The HNR identifies that rental housing is usually better suited to be near site servicing, such as water, sewer and fire flow as well as services such as public transit. This tends to mean that rental projects are better suited to be located in municipalities. Aging households also often migrate to municipalities to find the housing that fits their needs. A regional perspective on these housing needs is important, including communities adjacent -

Fruitvale, Montrose and Trail – and more broadly - Rossland, Castlegar and Nelson.

The anticipated housing needs in this report expected demand for units to be 13+ housing units by 2031. If historical trends continued, this would mean that more three- and four-bedroom units will be delivered to the market.

This report suggested that development pattern could shift to support more units for seniors and families with fewer persons per household. Adjusting the housing mix through land use planning and housing policies in Electoral Areas is challenging as it requires leveraging growth to make a substantial difference, whereas growth is expected to be limited.

Links to OCP

At the time that this report was published the *Local Government Act*, the requirement was to identify the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years. This requirement change in 2023 with the Province enacting new housing legislation. This legislation also necessitated an update to the Housing Needs Report using a new method of analysis. RDKB completed an Interim Housing Needs Report in 2025.

While this is not the most recent Housing Needs Report, this report provides a broader outlook on housing challenges in the region. The Interim Housing Needs Report is focused on addressing the updated requirements from the Provincial government.

[RDKB's Interim Housing Needs Report \(2025\)](#)

Purpose

In 2023, the Province of BC passed Bill 44, the Housing Statutes Amendment Act, which mandated local governments to update OCP and zoning bylaws to increase housing density permitted on parcels zoned for single family dwellings and required that a new housing needs report be produced using a different methodology. The RDKB updated its zoning bylaws in 2024 and is in the process of updating the OCPs to be in line with the legislation. An Interim Housing Needs report was produced in March 2025.

The Province wanted the Interim Housing Needs Report (IHNR) to include the following additional items:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years.

- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

The Interim Housing Needs Report identified that within the Lower Columbia region, in Rossland, Trail and Fruitvale, 227 affordable housing units are available across 14 different housing developments. It also reported that an additional 72 affordable housing units are expected to come online in 2025-2026.

The Interim Report also stated that community support organizations are reporting increases in 'hidden homelessness', where more people are living in cars or recreational vehicles over winter and in homes without plumbing.

For Area A specifically, the IHNR report calculated the expected housing needs following provincial guidelines for 5 and 20 years. The following table shows the summary of the needs based on components calculated in the INHR:

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

Servicing

The IHNR discusses servicing considerations that come with densification - Concerns over existing water storage, treatment, and distribution systems –

Village of Fruitvale is noted to have denied a subdivision application in 2024, due to insufficient water infrastructure.

Transportation Infrastructure

The following statement was provided in the IHNR with regards to the housing near alternative transportation infrastructure:

The RDKB encourages alternative forms of transportation, and investments in infrastructure that support walking, bicycling, public transit and other forms of transportation, while recognizing the Kootenay Boundary's rural context, distances between services and winter conditions with mountain passes. In the RDKB, communities where there is adequate municipal infrastructure and services to support increased growth, are the most realistic for receiving increased diversity and density of housing that is transit-oriented. The RDKB encourages transit-oriented housing in the RDKB's incorporated municipality of Midway, and cities of Grand Forks, Rossland and Trail, as these are the communities most able to receive increased growth and build on existing infrastructure, over the next 5 years (to 2030).

Links to OCP

The updated methodology projects the housing needs further into the future, requiring a longer term vision for how many units of housing must be considered for designating land for residential use in the reviewed OCP.

Summary

The OCP sets the overall vision and policies for land use and housing, while the zoning bylaw implements those policies through rules about what can be built (uses, density, height, setbacks, etc.).

Under the *Local Government Act*, an OCP must identify statements and map designations that will approximate the location, amount, type, and density of housing needed to meet anticipated needs over at least a 20-year period, and it must include policies for affordable housing, rental housing, and special needs housing in line with the most recent Housing Needs Report. The Area A OCP review is intended to ensure the plan meets these current requirements and reflects the most up-to-date housing evidence.

The existing Area A OCP emphasizes protecting agricultural land, environmentally sensitive areas, and avoiding development in hazard areas, while preserving the area's rural character. It also supports an affordable, energy-efficient mix of housing options and generally directs more urban-

style growth toward nearby municipalities where services like water, sewer, and transit are available.

The 2020 Housing Needs Report found Area A's housing is mainly single-detached homes, with some mobile homes, and identified concerns such as aging housing stock and limited options for renters and seniors who want to downsize.

The 2025 Interim Housing Needs Report estimates that Area A will need 76 new units over the next 5 years and 186 new units over the next 20 years. It also highlights servicing constraints, especially water system capacity, and discusses "hidden homelessness" in the region. The OCP review will look to this report to develop housing policies to address the housing needs and provide space for the projected units. This will necessitate identifying where additional housing is most feasible, balancing housing needs with infrastructure realities and protection of key rural and environmental values.

Updates to the Area A OCP will happen in the next few months to meet housing information and policy requirements in line with the Interim Housing Needs Report. A consultant working for the RDKB has research and the development of policy recommendations underway.