



Electoral Area A Official Community Plan Review

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Welcome!



- Introductions – round table
 - Who you are and why were you interested in joining this committee?
 - Are there other groups you're involved with?
- Approval of the agenda
- Housekeeping items
 - Regular meetings times – Third Wednesday of the month – 10am-12pm
 - Mileage forms – submit to RDKB in November

Terms of Reference

- Steering Committee is an advisory group
- Provide community perspective
 - Help identify issues to address with the OCP
 - Point to opportunities to support the community
 - Be a sounding board for policies and ideas
 - Support public engagement – tell us what works and help get the word out
- Comments or additions?

What is the role of the Senior Planner?

Coordinates the OCP review process

Drafts revisions to the OCP

Provides information to Steering Committee about topics of discussion and information requested by steering committee

Acts as a resource for information concerning legislation

Election of Chair



- Nominations for Chair (and Vice Chair)
 - “Chair will preside over meetings to ensure orderly discussion.”

What is an OCP?



An Official Community Plan provides a long-term vision for a community's land use.

A legal document that describes the direction of development through objectives and policies.

OCP process has opportunities for community involvement.

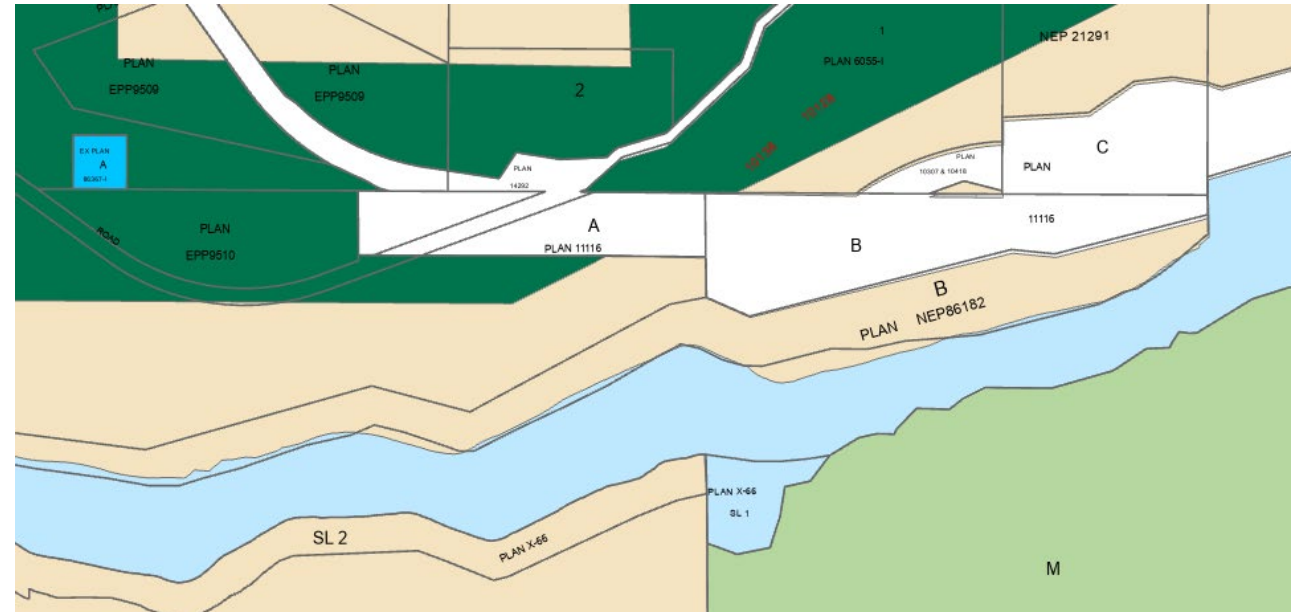
Gives direction to the Board of Directors on how the community wants their community to be developed.

An OCP can

- Guide land use and growth patterns.
- Protect agriculture, environment, and hazard areas
- Support housing types and locations
- Influence transportation, climate resilience, and infrastructure planning.
- Set policy direction for future bylaws and decisions.

Why is an OCP important?

- Ensures that land use change is managed and coordinated.
- Provides certainty for residents and landowners about the future.
- The OCP helps to ensure that growth matches servicing.



What is in an OCP?

- Hand out
 - Has information on review process steps
 - Outlines the required content of an Official Community Plan from the *Local Government Act* – what makes an OCP a legal document
- Will this be a useful tool for giving to the public?

Why review the OCP now?

- Regular review of OCPs keeps them relevant to the community.
- The current OCP was adopted in 2011.
- Legislative changes:
 - Agricultural Land Commission Amendment Act (2018 & 2020)
 - Housing Legislation - Housing needs reports (2019) & Bill 44 (2023)
 - Declaration on the Rights of Indigenous Peoples Act (DRIPA)
- RDKB Policies
 - Climate Action Plan
 - Waste Management Plan redo

Current OCP - Overview

- 5 general areas to the OCP
 - Community Information
 - **General policies**
 - **Land Use Designations** (policies specific to certain areas)
 - Implementation of policies
 - **Development Permit Areas**

General Policies



- 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

- 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.

What is the Process?

- Steering Committee meets to:
 - Identify issues
 - Review contents of current OCP
 - Discuss changes needed to address issues
- Open Houses – for public knowledge and input
- Drafted OCP – written by Senior Planner, reviewed by Steering Committee.
- Legal Process to adopt – Board of Directors, referrals to Province.

Engagement Schedule

- 4 Phases: Understanding, Listening, Writing and Refining, Finalizing
- Join the Conversation Engagement website
 - Surveys
 - Documents
 - Feedback
- Open Houses – 3
 - Early – vision and guidelines
 - Middle – proposed changes and new policies
 - Late – draft OCP

What is the timeline?



Visioning and Guiding Principles Exercises



- Basic outline in handout
- Vision: What will Area A look like in 20 years?
 - Aspirational – not technical
 - Focus on outcomes – not bylaws
 - Think 2046 – not today's constraints – anything's possible!

Visioning and Guiding Principles Exercises



- Newspaper headlines
 - Groups of 2-4 people
 - Imagine it is the year 2046!
 - Write 3 newspaper headlines celebrating success in Area A
- “In 2045, Electoral Area A is known for...”
- “Residents celebrate 20 years of...”
- “New report confirms the Area A leads the region in...”
 - Sub in Beaver Valley, Pend d’Oreille if that helps frame your thoughts

Visioning and Guiding Principles Exercises



- Values
 - Write down 3 values you believe must guide the OCP
 - One per sticky note
 - If we had to choose, what matters most to the community?

Vision Statements

- Break into small groups
- Each group draft **one full sentence** vision statement

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

- Share our work
- Combine language into 1-2 preferred options

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

Next steps

- Staff will refine language and share back to committee at next meeting.
- Next meeting – Feb 18 (date and time to be confirmed)
 - Review Vision and Guiding Principles
 - Background report
 - Issues Identification