OFFICIAL COMMUNITY PLAN (OCP) FAQs

What is an OCP and why do we have one?

An OCP is a document that sets out the high-level vision and policies for our communities. The OCP is the primary tool that guides future development in Area I and serves as the foundation for all policies, regulations, and decisions about land use and development. It is a bylaw, and there are several legal and procedural requirements for how the OCP is written and updated.

What is in an OCP?

Local Governments create and regularly update an OCP that reflects the community's values and provides direction for meeting anticipated needs. The Local Government Act requires that an OCP must include statements and map designations for the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate 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;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- other matters that may, in respect of any plan, be required or authorized by the minister.

OCP's must also include housing policies of the local government respecting affordable housing, rental housing and special needs housing and consider the most recent housing needs report undertaken by the municipality. Other musts include targets for the reduction of greenhouse gas emissions, and policies and actions to achieve those targets.

An OCP may also include policies related to a community's social needs and protection of the natural environment.

How is an OCP created?

The key to development of an OCP is that it is a community-driven exercise that reflects the community's values with respect to growth and development. OCPs are created in consultation with community members and adopted by the RDCK Board as a bylaw.

The Local Government Act identifies the necessary components of these Plans, and establishes adoption procedures.

What does Area I's current OCP look like?

The current OCP was drafted in 1996 and is still in use today. It contains a goal to, *"present a Land Use pattern that achieves the orderly, environmentally sensitive development and sustainable use of land within the Plan Area."* The existing plan includes objectives and policies for residential, environmental, agricultural, commercial, industrial, parks, transportation and servicing. The OCP can be found here:

Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

The current OCP also contains Future Land Use Mapping. To see how your property is currently designated you can use RDCK New Public Web Map. Turn on the Official Community Plan layer found underneath Community Planning Services Layers.

Why was this project delayed?

The OCP update was initiated in 2016 and community engagement took place at that time. As a result of what we heard, the OCP was paused to collect further information on the Shore Acres aquifer and Brilliant Head Ponds riparian area. RDCK also completed some region wide projects such as flood mapping, Housing Needs Assessment and Community Heritage Register that will support the drafting of this OCP. Lastly, meaningful engagement is crucial to creating an OCP; therefore, RDCK chose to wait until the Province's reopening plan for COVID 19 was released.

I participated in 2016/2017 will my previous comments be used?

Yes! We value the time you have spent providing us with feedback. Engagement summaries from previous engagement activities are posted on the Area 'I' Community Plan Review webpage and will be used as a baseline for the project. As years have gone by, we are planning further engagement to see what (if anything) has changed.