

Southern Regional District OCP Review



Today's Agenda:

Starting from Square 1

Moving Forward

1. What is an OCP?
2. The Current Mandate
3. Required Content
4. The Current OCP
5. Regional Districts vs. Municipalities
6. Limitations
7. Enactment
8. Enforcement
9. Regional District Tools
10. OCP Review Process



Southern Regional District OCP Review



1. What is an OCP?

- “An OCP is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.” – *Local Government Act*



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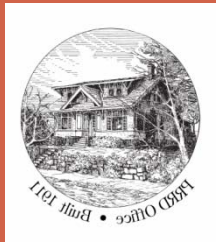


1. What is an OCP?

- An OCP is a policy document that describes a community's long-term plans for change and how those plans will be achieved.
- An OCP is an umbrella document under which various tools are used to create methods of implementing OCP policies.
- An OCP is not intended to be a tool for expropriation or public use of private land.



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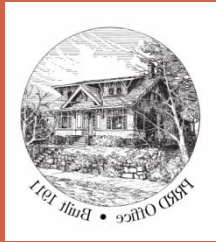
1. What is an OCP?

SRD OCP statement:

- “The aim of the SRD OCP is to provide direction to the PRRD, private citizens and public agencies on all matters concerning future development within the planning area. The Plan contains objectives, a development strategy, and a wide range of policies to guide development. These statements should not be construed as a commitment to initiate any action or expend public funds.”



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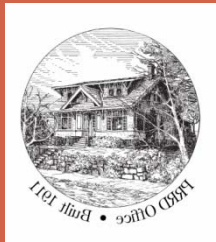
2. The Current Mandate

Basis for an OCP:

- Authority from *Local Government Act, 1996*
- A local government may, by bylaw, adopt one or more OCPs.
- In developing an OCP, local government must consider any guidelines established by the minister.
- *Riparian Areas Regulation* must be implemented.



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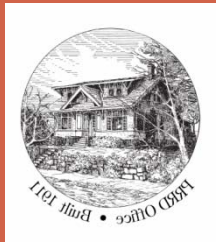
2. The Current Mandate

Goals to work towards:

- The *LGA* Sections 849 and 875 direct that, to the extent it deals with these matters, an OCP should work towards the following purpose and goals:
- Avoiding urban sprawl and ensuring development takes place where adequate facilities exist or can be provided;
 - Settlement patterns that minimize use of cars and encourage walking, bicycling, efficient use of public transit;



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2. The Current Mandate

Goals to work towards:

- Adequate, affordable and appropriate housing;
- Adequate land and resources for future settlement;
- Protecting quality and quantity of ground and surface water;
- Preserving, creating and linking open space including parks and recreation areas;



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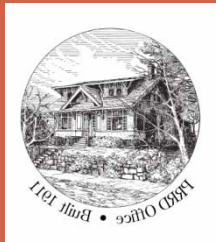
2. The Current Mandate

Goals to work towards:

- Effective use of transportation and utility corridors;
- Protecting environmentally sensitive areas (ESAs);
- Maintaining integrity of resource base and ALR;
- Economic development that supports the unique character of communities;
- Reducing and preventing air, land and water pollution;



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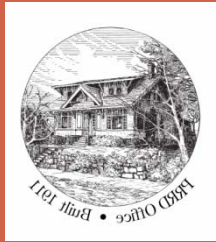
2. The Current Mandate

Goals to work towards:

- Planning for energy supply and promoting efficient use, conservation and alternative forms of energy;
- Settlement patterns that minimize natural hazard risks;
- Good stewardship of land, site and structures with cultural heritage value.



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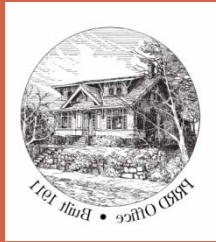


3. Required Content

- Sec. 877 of the *LGA* states that an OCP must include statements and map designations for the area covered by the plan respecting the following:
 - ✓ Approximate location, amount, type and density of residential development required to meet anticipated housing needs for a period of at least 5 years;
 - ✓ Approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural and public utility uses;



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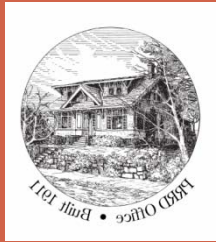


3. Required Content

- ✓ 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;
- ✓ Approximate location and phasing of any major road, sewer and water systems;
- ✓ 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.



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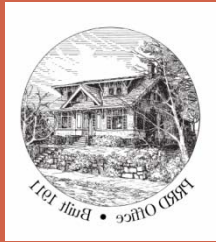


3. Required Content

- An OCP must include housing policies respecting affordable housing, rental housing and special needs housing.
- An OCP must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions proposed with respect to achieving those targets.



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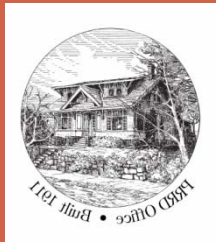


4. The Current OCP

- SRD Official Community Plan, Bylaw 178, 1989, adopted by PRRD in 1993
- Authority from *Municipal Act*
- 1986 Census SRD population: 3,120
- 2006 Census 3,563, an increase of 14.2%
- Area covered by OCP: 24,871 ha; proposed: 40,426 ha



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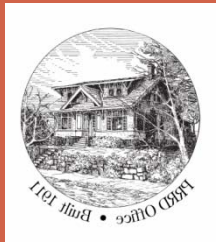
4. The Current OCP

Community values:

- A healthy natural environment;
- Peaceful and naturally beautiful surroundings;
- A range of housing and lifestyle options;
- Accessibility to a variety of recreational opportunities;
- Freedom from restrictions and costs associated with government services.



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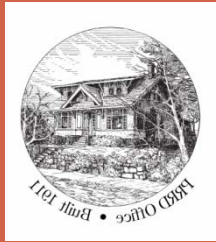
4. The Current OCP

Planning issues:

- Agriculture – under-utilized economic opportunity; potential negative impacts on water quality and fish-bearing streams.
- Community watersheds – need for protection identified as a major issue.
- Industry and commerce – desire for non-polluting employment opportunities and economic benefits.



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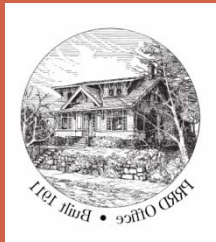


4. The Current OCP Planning Issues:

- Resources – potential land-use conflicts with residential use; need for integrated resource management approach.
- Environmentally-sensitive areas – need for protection, including hazard areas, ecologically-important areas, and unique features and scenic areas.
- Residential development – concerns over water supply and septic systems on small lots.



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4. The Current OCP

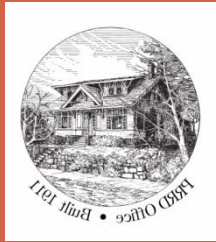
Objectives:

Environmental:

- To encourage land-use patterns that respect natural capabilities of the landscape and to maintain a healthy natural environment;
- To preserve or limit from development ESAs or hazardous areas and areas of biological, recreational, scenic or historical significance;
- To maintain and/or enhance the aesthetic qualities of the planning area.



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4. The Current OCP

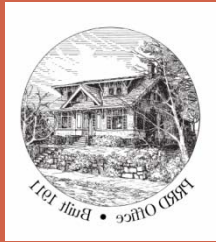
Objectives:

General Planning:

- To minimize the potential for land-use conflicts;
- To accommodate orderly and economical development while maintaining maximum land-use options for future generations;
- To foster co-operation between PRRD, City of P.R. and provincial agencies on matters of mutual interest such as growth and development, and resource management.



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4. The Current OCP

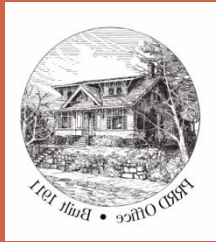
Objectives:

Industry and Commerce:

- To encourage a diversified local economy and increased local employment opportunities by establishing small-scale commercial and industrial enterprises;
- To recommend appropriate environmentally and socially acceptable locations for industrial and commercial uses.



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4. The Current OCP

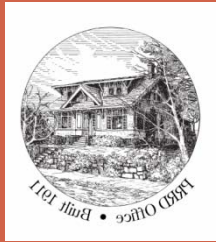
Objectives:

Parks and Recreation:

- To ensure the provision of sufficient parks, recreation and open space areas to meet the long-term diverse recreational needs of the local residents and visiting public.



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4. The Current OCP

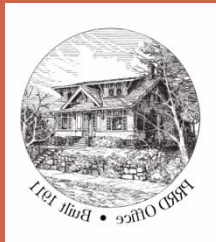
Objectives:

Residential Development:

- To provide an opportunity for rural residential development in areas most suitable and desirable for this purpose;
- To provide for a range of residential development options which retain the qualities of residential peace and privacy.



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4. The Current OCP

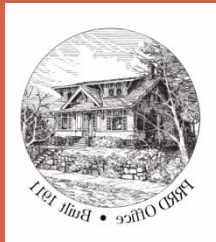
Objectives:

Resources:

- To encourage the sustainable use and management of natural resources, maximizing long-term benefits and minimizing adverse environmental and social impacts of resource development;
- To ensure that development in watersheds is in accordance with sound watershed management principles, preserving water quality and long-term supply;



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4. The Current OCP

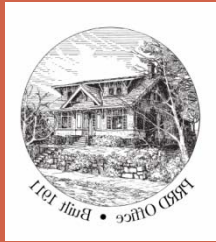
Objectives:

Resources:

- To encourage preservation and enhancement of fish and wildlife habitats;
- To support the ALC objective to preserve land with agricultural potential for future production and encourage development of agricultural operations that have economic and social value.



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4. The Current OCP

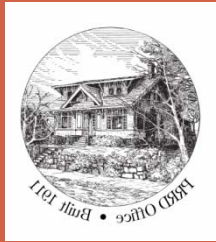
Objectives:

Coastal Zone:

- To maintain or enhance the environmental, economic and recreational values of the coastal zone as development occurs;
- To achieve a balance between private and public interests in coastal zone development.



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4. The Current OCP

Objectives:

Servicing:

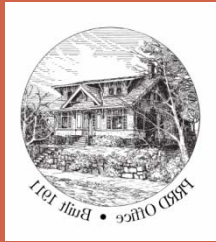
- To encourage a settlement pattern and residential density that ensure each home site has adequate and healthful water and a safe waste disposal system.

Transportation:

- To accommodate a safe, efficient transportation system to meet the needs of the region.



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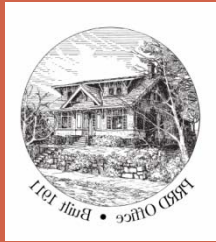
4. The Current OCP Development Strategy

Development Strategy:

- Maintain rural character and lifestyle by maintaining relatively large parcel sizes along the Coastal Zone, and encouraging rural-agricultural neighbourhoods in the Paradise Valley, Kelly Creek and Roberts Road areas.
- Encourage the establishment of a range of home-based businesses.



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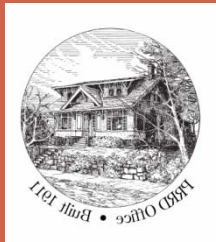


4. The Current OCP Development Strategy:

- Encourage the establishment of commercial development in the following areas:
 - ✓ north of Highway 101 between the City boundary and Stevenson Road;
 - ✓ In the vicinity of Black Point Store;
 - ✓ In the vicinity of Lang Bay/Highway 101 intersection; and
 - ✓ In the vicinity of Saltery Bay.
- Focus residential development in the Brew Bay/Lang Bay area, serviced by a community water system using Lang Creek.



Southern Regional District OCP Review



4. The Current OCP

Development Strategy:

- Protect community watersheds through establishment of watershed management policies.
- Protect the recreation potential and aesthetic and environmental qualities of coastal resources.
- Limit minimum parcel size next to Highway 101 between the City and Brew Bay to 0.4 ha. until engineering study completed.
- Recognize existing land uses whenever possible.



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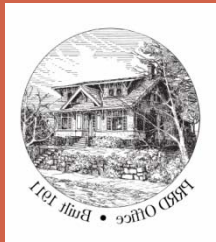
4. The Current OCP Subdivision Policies

Section 4: Subdivision Policies

- Site-adaptive design;
- Respect natural drainage;
- Provide pedestrian and bicycle paths;
- Encourage reduced traffic speeds;
- Cluster lots where appropriate;
- Dedication of land or funds for park purposes may be required.



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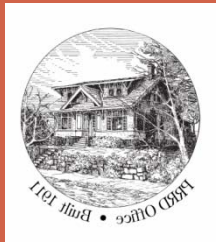
4. The Current OCP

Implementation:

- RD not authorized or committed to proceed with projects in Plan
- Bylaws must be consistent with Plan
- RD may negotiate for DL 3873
- RD may assume Park service
- RD may draw up foreshore plan
- RD may support landowners with drainage problems
- RD will hold referendum if 10% of residents oppose adoption of zoning



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4. The Current OCP

Plan Review:

- “The OCP should be reviewed at intervals of approximately five years with respect to general performance, changes to other plans, and bylaws and legislation having an impact on the Plan, as well as its relationship to the current needs and priorities of the residents of the Southern Regional District planning area.”



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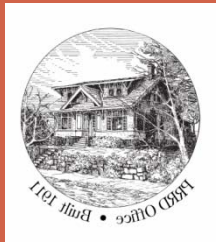
5. Regional Districts vs. Municipalities

Regional Districts:

- To provide good government for community
- To provide services considered necessary or desirable
- To provide stewardship of community's public assets
- To foster current and future economic, social and environmental well-being of community



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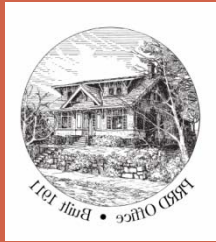
5. Regional Districts vs. Municipalities

Regional Districts:

- Able to assume planning function in unincorporated (rural) areas
- Ministry of Transportation & Infrastructure (MOT) holds subdivision approval authority
- Ownership of and responsibility for roads retained by MOT



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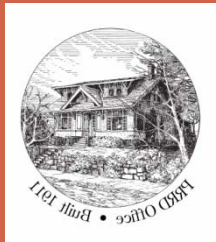
5. Regional Districts vs. Municipalities

Municipalities:

- Subdivision approval authority for land within municipality
- Responsible for providing or arranging to provide all services and infrastructure within municipality
- Some broader-reaching powers (i.e., tree-preservation bylaws)



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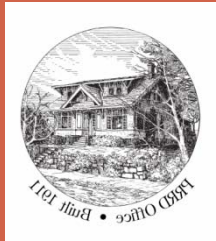


6. Limitations

- SRD OCP has no jurisdiction over:
- City of Powell River lands
 - First Nations lands
 - Community Forest lands
 - Private Managed Forest Land
 - Crown (provincial or federal) lands
 - Crown land tenures
 - Agricultural Land Reserve lands (limited jurisdiction)
 - Gravel pits, mines, 'run-of-the-river projects'



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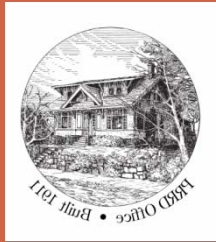


7. Enactment

- The OCP will form a schedule to a bylaw.
- The bylaw will be circulated to ministries, agencies and adjacent jurisdictions for review and comment.
- A public hearing will be held on the bylaw.
- The bylaw will be revised, if necessary.
- The bylaw will be adopted by PRRD Board.



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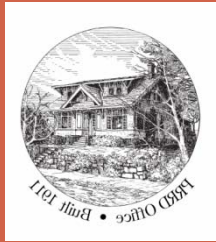
9. Regional District Tools

Tools to implement an OCP:

- Restrictive covenants
- Education
- Negotiation
- Zoning bylaws
- Dedication upon subdivision approval
- Development permit areas
- Bylaw enforcement person



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8. Enforcement

Enforcement

Regional Districts may:

- Make bylaws for the purposes of enforcing bylaws by fine, penalty or imprisonment;
- Enforce by bylaw notice in accordance with the *Local Government Bylaw Enforcement Act*;
- Prosecute a contravention or offence against a bylaw.



Southern Regional District OCP Review



10. OCP Review Process

OCP Review Process

- Review existing OCP
- Review legislative requirements
- Community survey
- Community vision
- Focus groups
- Open houses
- Goals, objectives and policies
- Mapping
- Recommendations for policies

