

# TEXADA OFFICIAL COMMUNITY PLAN

Vol. 24

We are well underway in **Phase 3** of the planning process for the new Texada Island Official Community Plan (OCP). At the last Area D Official Community Plan - Planning Advisory Select Committee meeting on November 7, 2018, staff presented a working draft of the new official community plan that included key updates.

Created new **Objectives and Policies** sections that combine what we have heard from the community with the materials from the old plan. The draft plan is in a new reader-friendly format that:

- improves clarity of language;
- eliminates redundancy;
- updates references to provincial legislation and regulation;
- softens policy statements and removes regulatory language to align better with community vision for minimal regulation and freedom; and
- incorporates editorial comments received from the Advisory Committee.

Updated the **Land Use Objectives** to reflect new information and what we heard from the community. General Objectives are:

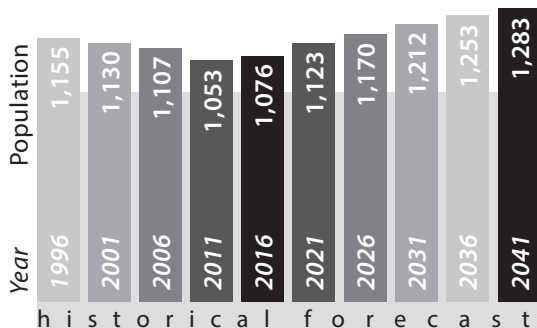
**To maintain** the unincorporated villages of Van Anda and Gillies Bay as community hubs where service commercial and higher density residential development is encouraged.

**To retain and enhance** the rural character and natural amenities of the island.

**To retain** in a natural state, areas where development may prove hazardous to public health or safety.

**To promote** collaborative relationships with the Tla'amin Nation and encourage harmonized land use along jurisdictional boundaries.

**To promote** collaborative relationships with provincial agencies, private managed forest land owners and private managed mines and quarries and encourage harmonized land use along jurisdictional boundaries.



### DID YOU KNOW...

We've updated the population projections for Texada! This new analysis projects a population increase of **208 people** in Electoral Area D over the next 25 years!

## LAND USE DESIGNATION OBJECTIVES

### Community Watershed

To ensure Gillies Bay Improvement District has a sustainable supply of water for domestic and fire-fighting purposes.

To ensure Van Anda Improvement District has a sustainable supply of water for domestic and fire-fighting purposes.

### Rural Residential

To provide opportunity for rural residential development on larger lots where water servicing may not be available.

To encourage residential infill on vacant lots where fire protection services are available.

### Rural Village

To encourage residential infill on vacant lots where water servicing is available.

To support growth and development of service commercial activity that enhances the coastal character and economic vitality of Gillies Bay & Van Anda.

### Institutional

To maintain and enhance existing public facilities.

### Agricultural

To promote the use of land within the ALR for agricultural production and strengthen the island's food system.

To encourage environmentally sound farm practices.

To encourage an ALR boundary review by the Agricultural Land Commission.

### Parks & Recreation

To maintain and enhance existing parks, playing fields and greenspace.

To ensure that the island's parks and recreation resources are available for the enjoyment of present and future generations.

To promote acquisition of more parks and recreation areas.

**Resource** (in progress)

### UPDATING DEFINITIONS & TERMINOLOGY

Since the last OCP was created 15 years ago, new definitions and terminology have been proposed including references to cannabis (i.e., growing or retail sales) and food systems (i.e., agriculture, production, food security & nutrition)



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### Planning Advisory Committee

Monthly meetings are open to the public to attend as observers. A question period is included. The next meeting is:

**Tuesday, January 8, 2019**

**5:00-7:30 pm**

Texada Community Hall, Gillies Bay

[www.qathet.ca/texadaocp](http://www.qathet.ca/texadaocp)