



Area D Community Planning

LAND USE PLANNING 101: THE COMMUNITY PLANNING TOOLKIT

Official Community Plan

A plan describing the long term vision of a community through objectives and policies.

An Official Community Plan (OCP) is a statement of the objectives and policies of the local government respecting land use in the area covered by the OCP.

OCPs include policies on:

- Housing
- Commercial, industrial, institutional, agricultural, recreational & public utility land uses
- Natural environment
- Sand & gravel resources
- Hazards
- Infrastructure such as road, sewer & water systems
- Public facilities including schools & parks
- Greenhouse gas emissions

The making of an OCP is a collaborative process with extensive consultation with the public, local business owners, community associations, nonprofits, First Nations, school districts, and other government agencies.

The purpose of an OCP is to guide future land use decisions by local and provincial governments for the next 10 to 20 years. The strength of an OCP is that all bylaws adopted after the OCP must be aligned with its policies. OCPs themselves only regulate land use with Development Permit Areas.

Zoning Bylaw

A regulatory bylaw to govern growth and land use activities.

Zoning implements the land use planning visions expressed in an OCP. Zoning bylaws regulate how land, buildings and other structures may be used. Zoning bylaws may divide the whole or part of an area into zones, name each zone and establish the boundaries of those zones.

The following may be regulated within a zone:

- Use and density of land, buildings and other structures
- Siting, size and dimensions of buildings and other structures and permitted uses
- Location of uses on the land and within buildings and other structures
- Shape, dimensions and area of all parcels of land created by subdivision

TOOLS THAT APPLY IF THERE IS AN OCP/ ZONING BYLAW

Development Permits

A permit for locations that need special treatment for certain purposes.

Development permit areas identify locations that need special treatment for certain purposes such as:

- Protection of the natural environment
- Protection of development from hazards
- Protection of farming
- Form and character of development
- Achieving climate action goals for energy conservation, water conservation and the reduction of greenhouse gas emissions

Local governments may designate a development permit area for any of the purposes above in an OCP by describing the special conditions or objectives that justify the designation and specifying guidelines for how proposed development in that area can address the special conditions or objectives.

Temporary Use Permits

A permit for short term land uses that don't comply with land use regulations.

Temporary Use Permits (TUP's) may be issued to allow a use of land, on a temporary basis, not otherwise permitted in the Zoning Bylaw. TUP's are intended to provide flexibility to achieve short-term economic and social goals. TUP's may be issued for a period up to 3 years and may be renewed once. The local government can include conditions for environmental protection, post-development site restoration, noise abatement, duration of operation hours and season, duration of permitted use, traffic management, parking, performance security, and buffers and screens to reduce potential land use impacts.

TOOLS THAT APPLY REGARDLESS OF AN OCP/ZONING BYLAW

Floodplain Management Bylaw

A regulatory bylaw for building in a floodplain or non standard flood and erosion area.

The purpose of the bylaw is to reduce or prevent injury, human trauma and loss of life, and to minimize property damage during flood events.

The bylaw designates the floodplain with mapping and delineation of natural hazards and regulates setbacks from watercourses and flood construction levels for building. It also identifies areas where further qualified professional reporting is needed.

Subdivision Bylaw

A regulatory bylaw for the requirements of subdivision.

The bylaw sets the standards and specifications for works and services such as access, water supply, and sewage when subdividing.

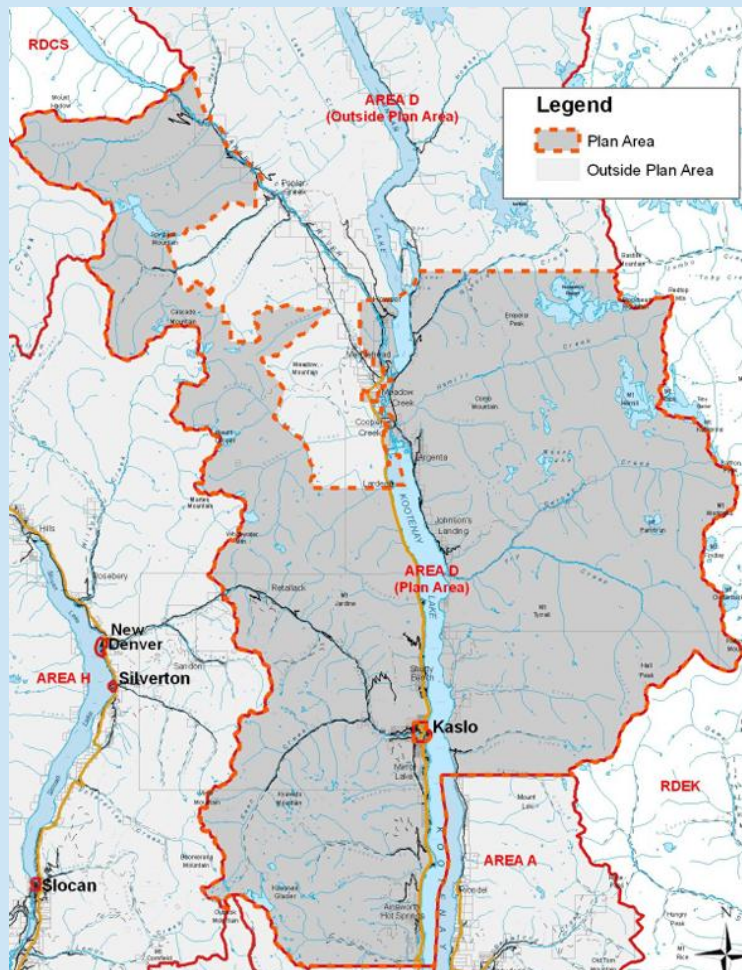
Agricultural Land Reserve

Provincial regulation to protect farming.

ALR lands are governed by the Agricultural Land Commission (ALC) to preserve agricultural land and encourage farming in BC. ALC Legislation regulates land use, subdivision and deposit/removal of soil in the ALR. These regulations can be on their own or in addition to local government regulations like zoning.

WHAT BYLAWS ARE CURRENTLY IN MY AREA?

Electoral Area 'D' Land Use Bylaw No. 2435, 2016 contains an Official Community Plan (OCP) and Zoning Bylaw for Area D. The OCP covers the southern portion of Area D (grey area). Only the townsite of Ainsworth has zoning. The Subdivision Bylaw and Floodplain Management Bylaw apply everywhere.



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<https://engage.rdck.ca/projects/area-d-planning/>