



What is an OCP?

An Official Community Plan (OCP) is defined in the *Local Government Act* as “a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan.”

An OCP is intended to be the community's vision for the future development and growth of an area. The Regional District Board, staff, and others use the OCP to guide their land use and development decisions. An OCP also provides the public and developers with information on how their community may develop.

The Planning Department of the Regional District of Bulkley-Nechako undertakes the OCP review process. The Electoral Area Director and the Electoral Area Advisory Planning Commission (appointed by the Electoral Area Director) oversee the process in

consultation with RDBN staff. The Regional District Board must approve the final document as a Bylaw.

A working group that includes any interested community members will provide advice to the Regional District and will work to create drafts of the new OCP. This group will be chaired by the Director of Planning. The group is intended to be open to all members of the community willing to commit to the process. Should the number of people wanting to participate in the meetings get too large, a selection process may be necessary to limit numbers.

A draft of the OCP will be brought back to the greater community for review and comment at a public meeting or open house prior to official consideration by the Board as a bylaw. A Public Hearing is also required as part of the OCP adoption process.

Typical OCP Content

- Identifies areas for development - residential, commercial, industrial, institutional, agricultural, recreational uses.
- Identifies hazard lands and sensitive lands.
- Location and phasing of any major road, and services.
- Location of public facilities, including schools, parks and waste treatment and disposal sites.
- Contains housing policies respecting affordable housing, rental housing and special needs housing.
- Contains policies protecting agricultural lands.

How to get involved!

- Fill out our survey
- Fill out a comment sheet
- Participate in the Working Group



RDBN Planning Department

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An OCP can contain policy statements on the following:

- Social needs, social well-being and social development.
- The maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan.
- The preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

Matters that cannot be addressed in an OCP

- An issue which is not within the jurisdiction of the local government (forestry, mining, crown land issues etc.) can not be addressed through policy in an OCP. The plan may only state broad objectives with respect to those matters.

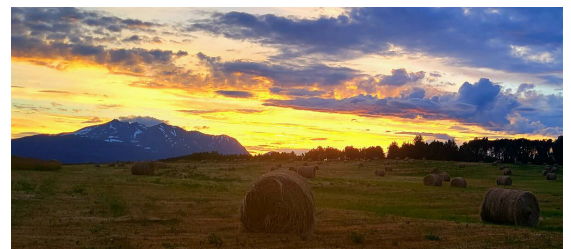
Questions an OCP can answer

What do we want our community to look like in 5 years? 10 years?

How much development is acceptable and how dense should it be?

Where should residential, commercial, and other uses be located?

What areas and natural features need to be protected from development?



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