



**DISTRICT OF ELKFORD**



# **OFFICIAL COMMUNITY PLAN NEWSLETTER**

Elkford is ready to adopt a new Official Community Plan.

On April 26, 2010 Council passed the first two readings of a new Official Community Plan Bylaw. On May 11, 2010 at 6 pm in the Recreation Centre, the District is holding a Public Hearing on the proposed new Bylaw. Everyone who has an interest in the new bylaw, will be given an opportunity to be heard in person, by a representative or by written submission. Written submissions may be sent to the District of Elkford, Box 340, Elkford, BC V0B 1H0. Electronic submissions by email should be sent to [info@elkford.ca](mailto:info@elkford.ca). These submissions must be received no later than 4:00 pm on May 11, 2010 in order to ensure their availability to Council at the Public Hearing. All submissions must include your name and street address and are public information, pursuant to the Freedom of Information and Protection of Privacy Act.

This newsletter provides information on the new Official Community Plan Bylaw, the process used to develop the bylaw, and policy and land use direction outlined in the bylaw. More information is available on the District's website [www.elkford.ca](http://www.elkford.ca) or at the District Office.

An Official Community Plan (OCP) establishes a long-term vision for a community's future. It describes the community's broad objectives around form, character and community life and it reflects the ideas and input of participants, including residents, stakeholders, professionals, District of Elkford staff, and District Council. Municipalities in British Columbia are given the authority to adopt an OCP through Part 26 of the *Local Government Act* (LGA). This legislation stipulates what must or may be included in an OCP. It also establishes adoption procedures. Elkford's OCP has been prepared in compliance with that legislation.

Elkford's OCP integrates land use, economy, environment, transportation, community facilities, services, and climate change and creates a broad strategy to direct growth and development while protecting and enhancing residents' current quality of life. In addition, the Elkford OCP is unique as it is the first in BC to incorporate both an integrated Climate Change Adaptation Strategy and a Greenhouse Gas Reduction Strategy. Both strategies were developed concurrent with the

the OCP are intended to provide a degree of certainty for the future of the community.

The District of Elkford's OCP will guide development and land use in Elkford for at least the next 15 years. The Plan represents an Integrated Community Sustainability Plan given its strong commitment to sustainability and integration of community priorities with the goals of climate change adaptation and mitigation. As a result, it is expected that it will not be revised on a frequent basis. Changes are warranted from time to time however, and it must be expected that revisions will occur. Like the community, it must be flexible in responding to changing conditions and values.

As conditions change the same way as opportunities or new challenges emerge without notice, the Local Government Act states that an OCP does not commit or authorize a municipality to implement policies specified in the Plan, however, all bylaws (as enacted or amended) or works undertaken by a Council after the adoption of an OCP must be consistent with the Plan.

### **Process**

The planning process was launched in September 2008, and was completed in the fall of 2009. It involved significant community input and citizen engagement that went beyond what is called for in the Local Government Act (LGA). Community Surveys, kitchen table meetings and public open houses were all guided by an energetic Community Advisory Committee, and resulted in significant public input into the Plan.

A minimum of one opportunity for the public to give input into the generation of the Bylaw must be provided. The public process for the development of the District of Elkford OCP significantly exceeded this requirement. Many community members came out to meetings, filled out surveys, sent emails, drew lines on maps, or called to give their input on shaping the future.

A volunteer local citizen advisory committee guided the steps in the process, and met in person and over the phone with the Plan authors 8 times during the course of the OCP development. The committee provided direction on the many policies and land use recommendations in the OCP. The members of this committee are:

- *Melody Anderson*
- *Paula Canlas*
- *Gordon Galloway*
- *Carmen Murray*
- *Dale Osmachenko*
- *Keith Regular*
- *Faye Sigurdson*
- *Simone Stanley*
- *Pat Wildeman*

The Bylaw is divided into ten chapters and four maps. Chapter one provides background information; Chapter two discusses Elkford – the place, history, and profile; and Chapter three defines the community vision. Specific objectives and their accompanying policies for the range of decision-making theme areas are found in Chapters four through seven. Land use-specific designations and policies are found in Chapter eight. Development Permit Areas (DPAs) and their corresponding Guidelines are found in Chapter nine. Chapter ten offers guidelines for the implementation and monitoring of the policies laid out in the Plan. All maps and schedules follow the Implementation Chapter and are found in Appendix A. Readers will also find a glossary of terms used in Appendix B.

The policy section of the bylaw includes a number of objectives and policies to help achieve the vision of the OCP. While the following discussion summarizes key aspects of this section of the bylaw, please refer to the actual bylaw for detailed information.

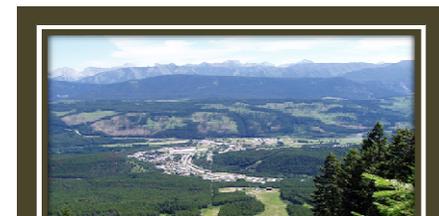
Chapter four indicates that Elkford will be a progressive and engaged community that uses climate change in a decision making framework, fosters engaged citizens and promotes effective communications.

Chapter five is the largest policy section with the mandate of ensuring Elkford is a vibrant and livable community. The chapter provides direction on adapting the community to climate changes that are expected to impact the community; reducing Green House Gas emissions; directing growth into the already built environment by establishing a growth boundary; outlining housing objectives for the community; developing the District Core; providing guidelines for the design of the community; recognizing the history and heritage of the community; supporting an active lifestyle; developing community and institutional lands; and developing lands for the community to be safe and

Chapter six focuses on developing a healthy living and working landscape – the environment. The chapter provides guidelines for development in environmentally sensitive areas such as restricting development in riparian areas; protecting our water resources; developing parks, trails and open spaces; protecting our forest lands and aggregate resources; and guiding the use of industrial lands.

Chapter seven addresses the Districts infrastructure, and opportunities. The chapter focuses on local economic development opportunities; planning for transportation, mobility and access; sustaining the District's water, sewer and solid waste functions; and mitigating risks from natural hazards such as slope failure, flooding, and wildfires.

Chapter eight guides the use of land in the District. The Plan outlines five primary land use objectives: the development of a District Growth Boundary, the District Core, Residential areas, Community Resources, and Other Services. The development strategy for the District Growth Boundary is to focus new development to within the Growth Boundary, and support infill for growth as opposed to expanding the footprint of the community. The District Core supports two primary land uses – Mixed use, and Core Residential use. Residential policies include Neighbourhood Residential Intensification, Neighbourhood Core Residential, Mobile Home, and Neighbourhood Commercial Mixed Use. Community Resources guide development for Civic and Institutional use, Parks and Greenways use, Forest and Recreation use, and Agriculture and Recreation use. The section on Other Services guide development on Service Commercial and Industrial properties.



permit areas. Development Permit Areas require a permit before property can be developed or subdivided. The guidelines are designed to have development achieve objectives of protecting land or development, revitalizing areas, guiding the form and character of multi-family units or commercial development, or to promote energy conservation, water conservation, or reduce greenhouse gases. The eight development permit areas for Elkford are: Riparian Area; Floodplain Area; Wildfire Area; Steep Slope Area, Multi-family Form and Character Area; Energy Efficiency and Water Conservation; Industrial Area; and Commercial Form and Character Area.

Chapter Ten provides direction on implementing the new plan. The plan recommends that the District update or create the following bylaws; the Zoning Bylaw, the Subdivision Development Bylaw, the Development Cost Charges Bylaw, the Building Bylaw, a Municipal Flood Plain Bylaw, and an Amenity Zoning Bylaw. In addition, the chapter lists the following studies and documents that the plan recommends: an Affordable Housing Strategy, a Parks and Trails Master Plan, a Smart Growth and Sustainability Checklist for Developers, Aquifer

Local Economic Development Plan, and develop a Tourism Development Plan. This chapter concludes with the recommendation that the District report annually on the progress on meeting the objectives of the Plan.

The final major information in the Bylaw is the maps. These maps identify the land use for the various areas in the community, the areas that are subject to Development Permits, and the identification of areas with identified hazards. After the printing of the Bylaw for Council, staff identified a few areas that need further revisions. These corrections will be presented during the public hearing.

Although the revised bylaw is a significant change from the existing plan, it is a comprehensive plan for Elkford's future and provides detailed direction for the District of Elkford Council and Staff. The District encourages you to review the bylaw and other information on the District's website or at the District office, and attend the **Public Hearing on May 11<sup>th</sup>, 2010 at 6 pm at the Recreation Centre.**

Council is interested in hearing your opinion on the proposed bylaw.

**Don't miss!!!**

**OFFICIAL COMMUNITY PLAN  
PUBLIC HEARING**

**Tuesday, May 11, 2010  
6:00 pm  
Recreation Centre**

