



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WHAT IS AN OFFICIAL COMMUNITY PLAN?

Role

Intended to guide decisions on planning and land use management, by describing the long-term vision of a community.

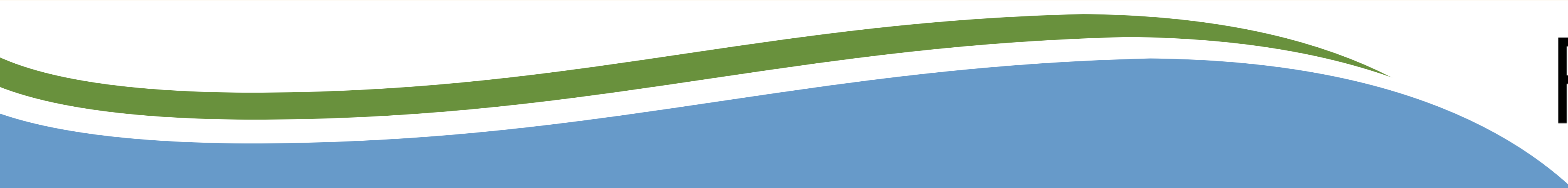
Content

As outlined in the *Local Government Act*, an OCP must include:

- Statements and map designations addressing:
 - the approximate location, amount, type, and density of **residential development** required to meet anticipated housing needs over a period of at least 20 years;
 - the approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
 - the 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**;
 - the approximate location and phasing of any **major road, sewer and water systems**;
 - the 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.
- **Housing policies** respecting affordable housing, rental housing and special needs housing.
- **Targets for the reduction of greenhouse gas emissions** in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

...and may include:

- Policies relating to:
 - *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 plan*;
 - *preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity*;
 - *alternative forms of transportation*;
 - *transportation demand management*
- *A regional context statement, consistent with the rest of the plan, of how [required content] and other matters dealt with in the plan, apply in a regional context.*





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WHAT IS A ZONING BYLAW?

Role

A Zoning Bylaw is the key implementation tool of the OCP. It is intended to reflect the vision of the community and regulate how land, buildings, and other structures are used.

Content

As outlined in the Local Government Act, a Zoning Bylaw divides the community into zones, with established boundaries, and then can regulate:

- 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
- The form of residential tenure (e.g., rental, ownership)
- Shape, dimensions and area of all parcels of land created by subdivision (this can include establishing minimum and maximum parcel sizes)

Key points

- Should be **specific**, defined boundaries of each zone
- Used to **regulate existing development**
- Each zone has detailed regulations that are applied per legal parcel
- Should identify only what is currently approved for development on that parcel
- Must be to updated to remain in alignment with the OCP



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DRAFT OCP VISION AND VALUES

Vision

Fort St. James is resilient community where the District and the Nak'azdli Whut'en work as partners in community planning and growth. Residents enjoy a high quality of life based on access to nature, affordable living, a vibrant downtown, a diverse economy, strong community spirit and a small community lifestyle.

Planning Values

- 1. Strong relationships with First Nations
- 2. Access to a healthy environment
- 3. Housing for all
- 4. Economic diversity and stability
- 5. Accessible and responsible services

Does this reflect the vision and values of Fort St. James residents today and in the future?



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DRAFT POLICY TOPIC AREAS

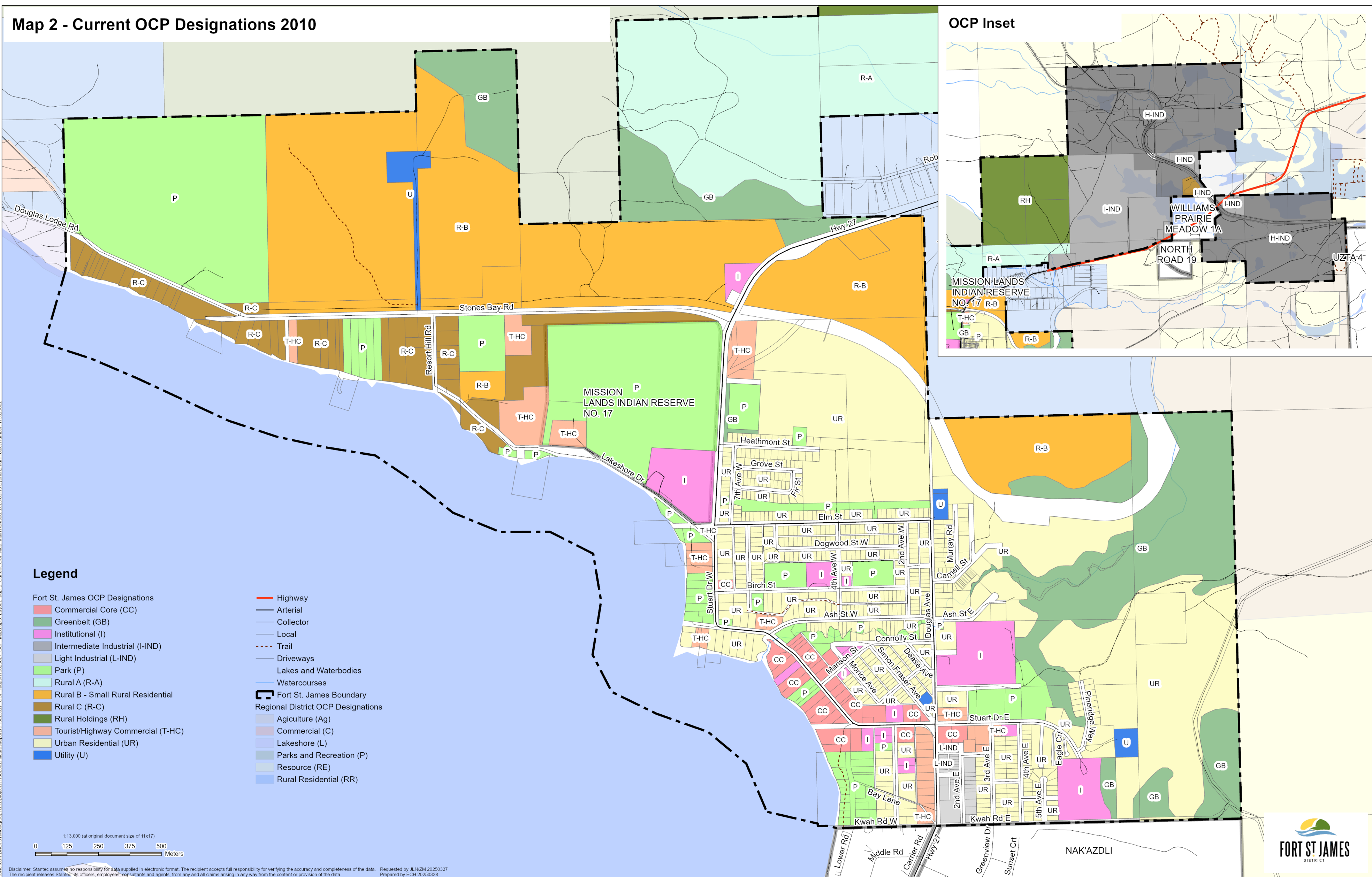
Do these policy areas and goals reflect your priorities?

Policy Topics	Sample Goals
Creating community with Nak'azdli Whut'en	- The District operates in a way that is respectful of the history, culture and diversity of Indigenous people of the area. - The District and the Nak'azdli Whut'en First Nation have a close relationship based on trust and respect. - Municipal services are provided in a manner that fosters the inclusion of Indigenous people of the area.
Natural environment	- Open spaces, natural beauty and environmentally sensitive areas are preserved. - The quality of air, land, and water is protected and enhanced for current and future generations. - Negative impacts from floods, wildfires and other geohazards are minimized.
Housing	- The community's housing supply meets the existing and future demand. - Fort St. James has options across the housing continuum that meet the diverse needs of residents.
Local economy	- The local economy is resilient and diverse. - The
Climate change and GHG emissions	- The community's GHG emission targets are met. - Energy efficiency and energy security are promoted, and energy costs are reduced.
Recreation, culture and services	- Areas of historical, archaeological and paleontological significance are preserved. - Residents lead a healthy lifestyle which is physically and socially active.
Transportation and infrastructure	- The community has a safe and efficient networks of roads and sidewalks that accommodates walkers, cyclists and drivers. - The community is served by safe, efficient and cost-effective infrastructure.
Growth Management	- Neighbourhoods are developed to use existing municipal services prior to initiating service extensions. - New neighbourhoods are safe, walkable and well planned.

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EXISTING OCP LAND USE MAP

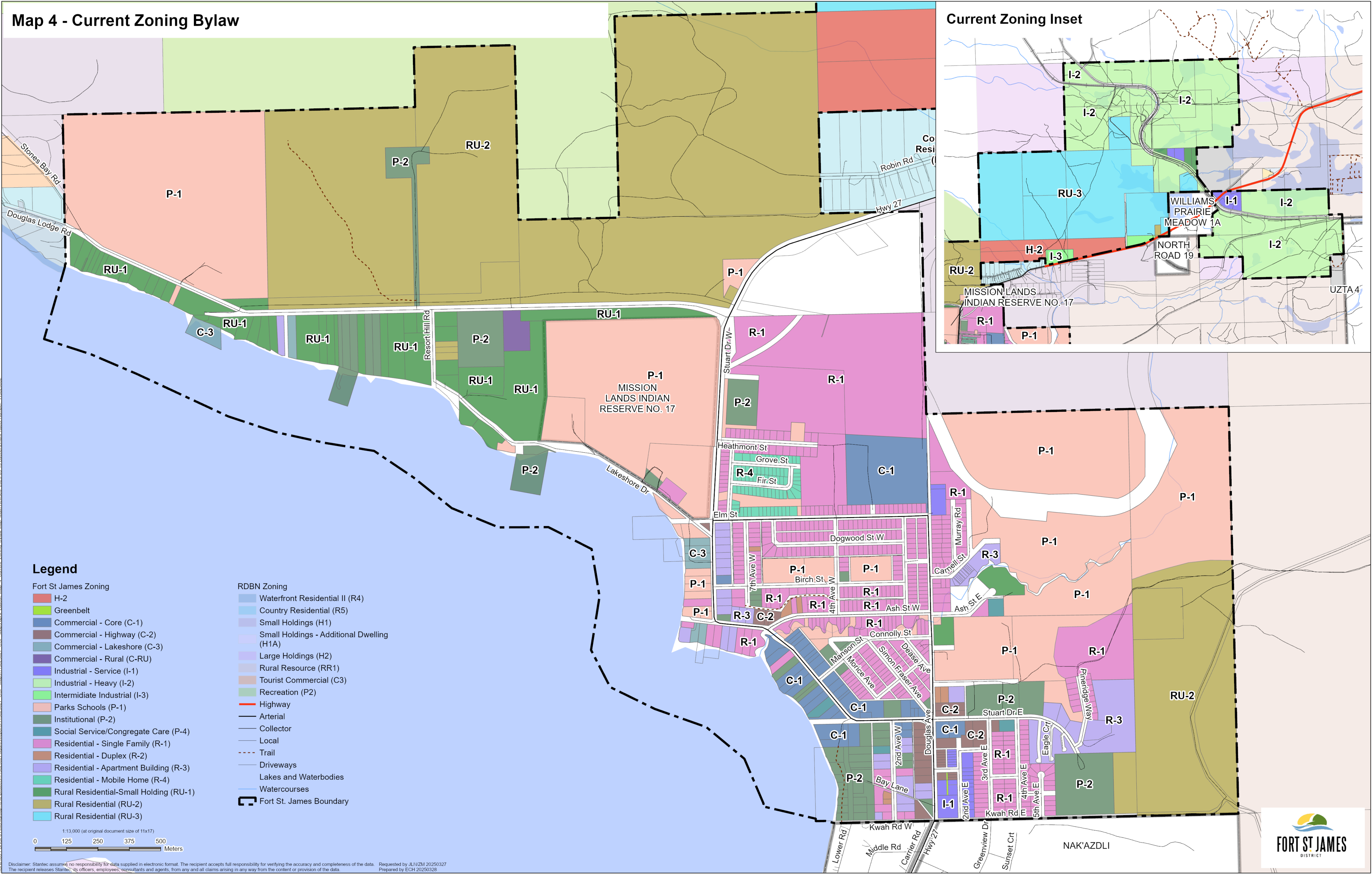


Does the existing development pattern reflect your vision for Fort St. James?

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EXISTING ZONING BYLAW MAP



Would you like to see increased densities or different housing/ building types throughout or in certain areas of the community?

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SHARE YOUR THOUGHTS IN 3 WORDS

What do you love about Fort St. James?	What do you dislike about Fort St. James?
How would you like to see Fort St. James change?	What, if anything, worries you about your future living in Fort St. James?





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OPPORTUNITIES AND CHALLENGES

What opportunities would you like to see Fort St. James explore in the future? What has changed since the 2010 OCP was completed?

What do you think are the biggest challenges Fort St. James is facing?

Examples may include: aging population, housing options, affordability, economic challenges, climate change, community health and well-being

