

[Not applicable. There currently is no equivalent "What is an Official Community Plan?" section in the OCP Bylaw. This section is common in other Electoral Areas and is being introduced to Electoral Area "C" for consistency.]

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. OCPs designate land for specific purposes, such as commercial/retail, residential, park, and industrial. OCPs are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area.

Effectively, OCPs provide a blueprint and map for the community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals and objectives, and policies to achieve them.

Local governments in British Columbia are given the authority to adopt an OCP through the *Local Government Act* (LGA), which describes what must be included in the OCP, what may optionally be included, and what steps need to be followed for the OCP to be adopted. The required content of an OCP is defined in Section 473 of the *Local Government Act*.

This OCP should be re-examined and updated every seven to 10-years to ensure that it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board. Occasional updates also ensure the OCP remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

This OCP was originally prepared between 2000 to 2002 and was subsequently repealed and re-enacted in its entirety in 2008. More recently, a substantive amendment in the form of the "Gallagher Lake Area Plan" was undertaken between 2014-2016 and included the establishment of a Citizens Committee, mail out newsletters, website information, public information meetings and consultation with stakeholders and agencies. Public meetings were well attended with active citizen engagement.

2.3 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Regional District Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every seven to 10 years, with public open houses being held to review all major development proposals prior to the formal public hearing process.