



**REPORT**

**To:** Curtis Slingerland, Chief Administrative Officer

**From:** Evangeline Hanuse, Corporate Officer

**Meeting Date:** May 12, 2022

**Subject:** Bella Coola Valley Official Community Plan (OCP) Report

**Recommendation:**

***THAT the Central Coast Regional District direct Administration to proceed with Option 2: Full Bella Coola Valley Official Community Plan Update.***

**Summary:**

Central Coast Regional District (CCRD) staff approached Urban Systems to undertake a Land Use Planning Scoping Study. The foundational planning documents which provide the framework for growth and development within the Regional District date back to the 1980s and 1990s and as such, no longer meet the needs, desires and goals of the Regional District. Given the age of these documents, they also do not reflect current community priorities, changing demographics and economies, provincial legislative requirements, and the increased importance of reconciliation with First Nations. The need for more effective community planning is also identified as a strategic goal in the 2019-2022 Strategic Plan Amendments document.

It is important to note that the CCRD's current Official Community Plan (OCP) is very much focused on land use and growth management issues and policies. While this land use focus was more typical in 1999 when the current OCP was adopted, there has been a shift by local governments since that time to leverage the OCP process to go beyond land use and incorporate policies and a vision on a broader range of topics, including affordable housing, climate change adaptation, food security, health and wellness, among others.

A typical update frequency for an OCP is every 5-10 years, and while this can often be extended for smaller, more rural jurisdictions such as the CCRD, the current Bella Coola Valley OCP is now 23 years old. A typical land use planning process would involve updates to the zoning and subdivision servicing bylaws once the Official Community Plan is updated. The age of existing planning documents are outlined below:

- Official Community Plan for the Bella Coola Valley: 1999
- Bella Coola Valley Zoning Bylaw No. 71: 1984
- Calvert Island Zoning Bylaw No. 202: 1993
- Bella Coola Valley Subdivision Servicing Bylaw No. 72: 1984
- Development Procedures Bylaw No. 75: 1984

Board Meeting

MAY 12 2022

CCRD ITEM (D)(i)

### 2019-2022 Strategic Plan:

The update of the Bella Coola Valley Official Community Plan is prioritized in the Strategic Plan as per below. We are currently behind schedule. There may be a need to expand the scope of the CCRD's OCP beyond the Bella Coola Valley to other areas of the Regional District in the future, including the outer coast.

Service Area	Priority Project	Related Strategic Goal	Timeline	Required Staff Capacity/Positions
Land Use Planning	Update the Bella Coola Valley OCP	<i>Effective Community Planning</i>	2021	OCP process and Bylaws updates require at least one PT temporary staff member and outside consultant(s)
	OCP Projects in the Outer Coast	<i>Effective Community Planning</i>	2022-2023	One PT staff and outside consultant(s)

### Options:

There are two options for the OCP as follows:

#### Option 1: Phased Approach to Bella Coola Valley OCP Update

#### Phase 1:

The primary goals of Phase 1 would be to conduct background research, complete the technical background information section of the OCP, and conduct initial community engagement to build awareness of the OCP and seek initial feedback. A technical document would also be produced which includes:

- Identification of key gaps in the existing OCP;
- Updated technical background information;
- Recommendations and consideration for the updated OCP;
- Outline of future phases of OCP development;
- Identification of potential external funding sources; and
- A summary of engagement activity and results.

This document would be intended to comprise the technical background section of the final OCP.

#### Phase 2:

Phase 2 would build upon the initial phase to include further community engagement; preparation of a draft bylaw; and finalization and adoption of the Bylaw. The final OCP would include a community vision, guiding principles, policy statements supporting a range of community development and land use topic areas, as well as an Implementation Plan. The updated Plan will also incorporate recent and on-going initiatives being undertaken by the CCRD, including those related to housing needs, flood hazards and economic development.

Some of the benefits in taking a phased approach include:

- The ability to spread budget/project costs out over multiple years;
- An opportunity to reassess what Phase 2 needs to include near the conclusion of Phase 1 to re-align tasks and budgets if necessary;
- Providing greater timeline flexibility; and
- Providing CCRD staff and the Board of Directors an opportunity to take stock of the key issues, priorities and community sentiment prior to undertaking a full OCP update.

<b>Option 2: Full Bella Coola Valley OCP Update</b>
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This option includes completing the full Bella Coola Valley OCP update under a single project. This would essentially involve undertaking both phases as outlined in Option 1 above within a 10-13 month timeframe. While it has been suggested that the Bella Coola Valley OCP update commence after the October 2022 elections have taken place, there may be value in undertaking some of the background research tasks earlier. Having the background tasks completed would allow for a public launch of the OCP shortly after the election and would help to accelerate project timelines.

Phase	Timing	Budget
Phase 1 – Project Initiation	November 2022-January 2023	\$8,000
Phase 2-Technical Review	January 2023-March 2023	\$21,500
Phase 3-Community Engagement	April 2023	\$35,000
Phase 4-Draft OCP Preparation	May 2023-August 2023	\$39,000
Phase 5-Final OCP and Adoption	September 2023-December 2023	\$15,000
<b>TOTAL</b>		<b>\$118,500</b>

Although it would be ideal to start the OCP process right away, it is recommended to start the OCP after the local government election due to staff capacity constraints.

**Financial Considerations:**

The budget for the OCP development in 2022 is \$150,000 and the money is coming from the Community Works Fund. The 2023 budget will include the necessary remainder.

**Options:**

1. Direct Administration to undertake Option 1
2. Direct Administration to undertake Option 2

Submitted by: Evangeline Hanuse  
Evangeline Hanuse, Corporate Officer

Approved by:   
Curtis Slingerland, Chief Administrative Officer