

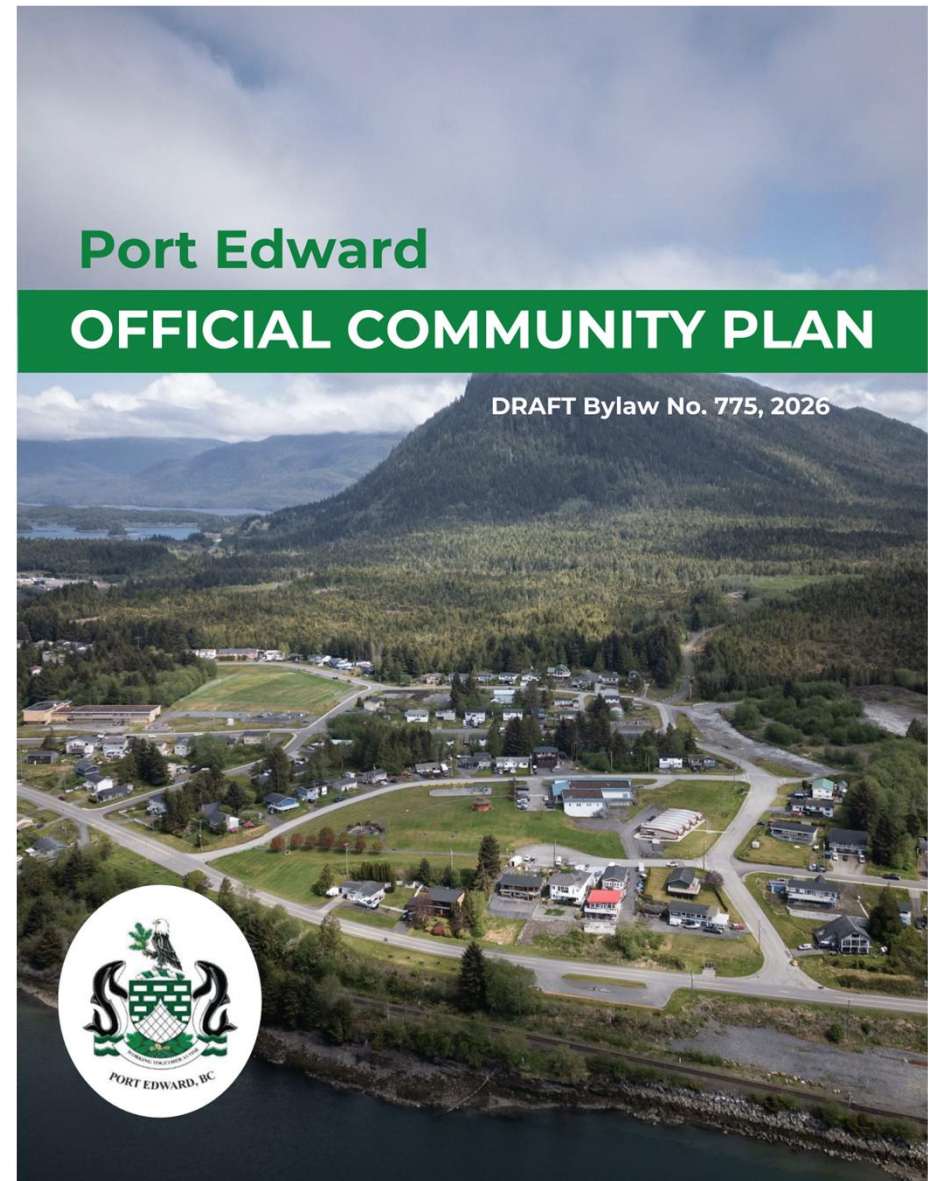
Purpose Of Presentation

- Review of OCP and Zoning Bylaws
- Review Legislative Requirements Triggering the Updates
- Review Planning Process and changes to 2020 OCP
- Outline Next Steps

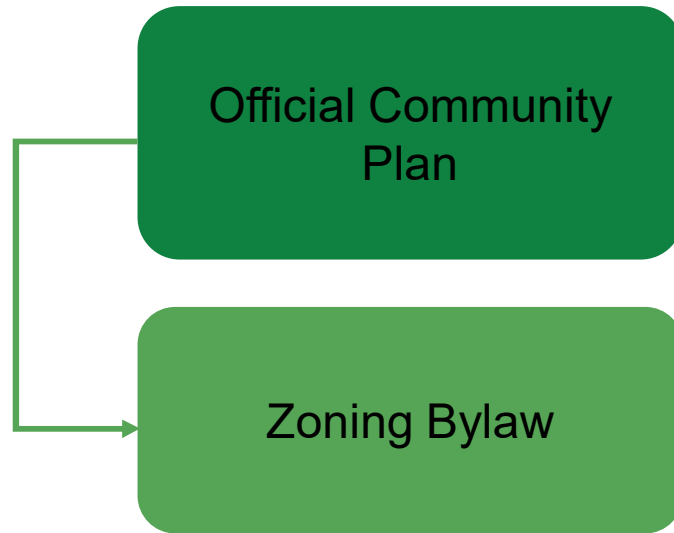


Official Community Plans

- Future-oriented
- Policy document, with associated maps
- Highest order document for a local government
- Historically had more of a land use focus, but now often go beyond land use to include direction on a range of social and community development issues



What is a Zoning Bylaw?



- Regulatory tool for municipal regulation
 - Parcel specific regulations (e.g., setbacks, parcel coverage, etc.)
 - Can influence density and permitted uses
 - Direction for home businesses and industries
 - Direction for bed & breakfasts, secondary suites, etc.

Why was an Update Needed?

- In late 2023, the Province of BC passed a series of Bills with the aim of facilitating more housing development.
- These legislative changes alter the local government land use planning framework and trigger the review and update of key District bylaws and regulations.
- The Province has outlined an implementation process, including a timeline, to help local governments bring their bylaws into compliance with the new requirements.
- **Zoning Bylaw Amendments (Small Scale, Multi-Unit Housing)** – Zoning Bylaws need to be updated to align with the Small Scale, Multi-Unit Housing (SSMUH) legislative requirements
- **Housing Needs Reports** – All local governments were required to update their Housing Needs Reports using a standard methodology
- **Official Community Plans and Zoning Bylaws** – OCPs and Zoning Bylaws need to be updated to align with the Interim Housing Needs Report



Housing Needs Report

- Provides an understanding of community housing needs
- Municipalities are required to update every 5 years (interim HNR completed Nov 2024)
- Must show the housing need for the next 20 years
- OCP needs to permit the 20-year housing projections (116 units)
- OCP needs to include policies on each class of housing need outlined in the Housing Needs Report
 - Affordable housing
 - Rental housing
 - Special needs housing
 - Housing for seniors
 - Housing for families
 - Housing for individual experiencing homelessness



5-year need: 40 units

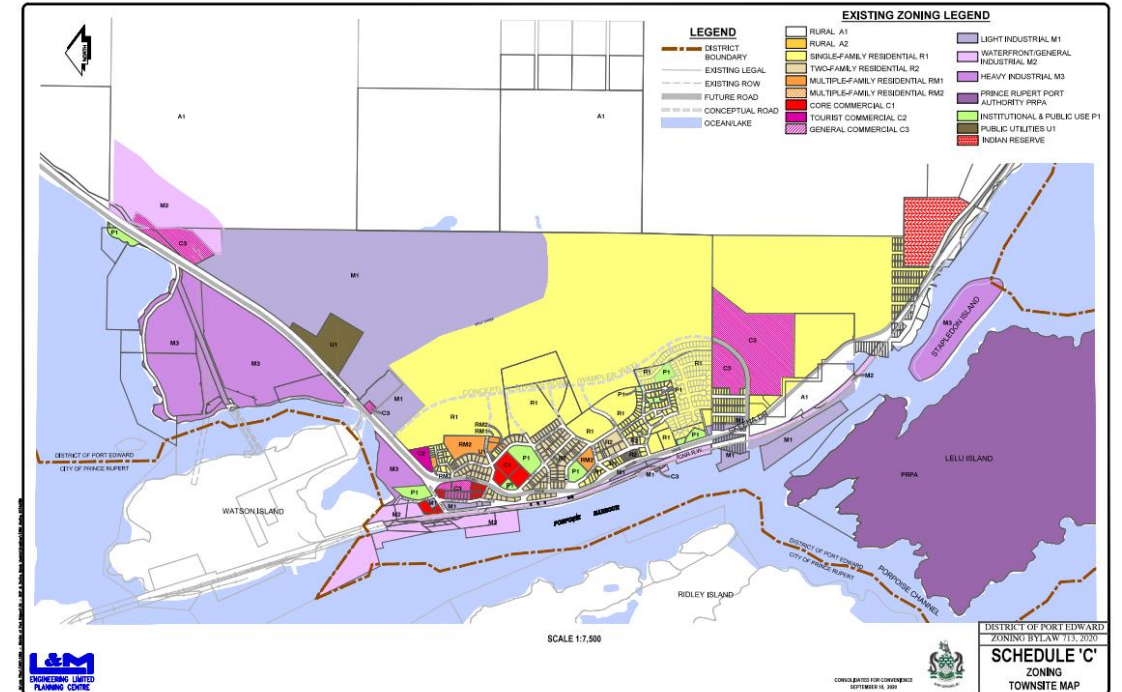


20-year need: 116 units

Housing Needs Report

- There is enough vacant land and land zoned for multi uses to meet need:
 - King City subdivision
 - Alder Avenue subdivision (11 single-family homes)
 - Former school site
 - Undeveloped Multi-family (RM1& RM2) parcels
 - ADUs are permitted.
 - Additional infill development on existing serviced lots

Need to ensure the OCP and Zoning Bylaw can accommodate this number of housing units, but don't need to ensure construction



In Addition to the Legislative Requirements....

- Typically, OCPs were updated every 5 to 10 years, however new legislative requirements require a review every 5 years (current OCP and Zoning Bylaw date back to 2020)
- An OCP should reflect the local context community and changes over time
 - changes in local/regional economies, demographics, relationship with First Nations, local housing challenges/needs, incorporation of updated plans and studies
- External trends/issues
 - new work styles, climate change, sharing economy/AirBnB, food security, energy security, large-scale regional industrial projects (mining, oil and gas), new housing styles, housing affordability
- Some government grants are only available to communities with up-to-date planning
- If communities have infrastructure and other needs identified in their plans, they are more likely to be funded



Project Approach

- Phase 1 – Project Initiation (February 2025)
- Phase 2 – Technical Review (March – April 2025)
- Phase 3 – Community Survey (May 2025)
- Phase 4 - Draft OCP Preparation (Summer 2025)
- Phase 5 – Community Engagement (Fall 2025)
- Phase 6 – Finalize OCP and Adoption (Early 2026)

Community Engagement

- Community Survey - May 2025
- Staff Meetings - Spring and Summer 2025
- Design Charette – Sept 15th-18th 2025
- First Nations Outreach (Fall 2025)
- In-community engagement – Oct 1st & 2nd 2025
 - Community Open House
 - Council Workshop
 - Individual Stakeholder Engagement



Guiding Principles

- **Prince Rupert Relationship**
 - Strengthen the relationship with the City of Prince Rupert through coordinated planning, shared services, and regional partnerships that benefit both communities. Continued collaboration is key to supporting transportation access, economic growth, and mutual service delivery.
- **Advancing Reconciliation**
 - Advance reconciliation by building strong, respectful relationships with local First Nations through formal outreach, shared protocols, and cultural awareness.
- **Downtown Development**
 - Establish a vibrant, accessible downtown core that serves as the commercial and social heart of the community. Focus new development in a central hub that offers retail, dining, and community services, reducing the need to travel to Prince Rupert.
- **Increasing Self-Sufficiency**
 - Increase self-sufficiency by expanding local services, amenities, and employment opportunities that meet residents' daily needs. Improving access to essential goods within the community will ease transportation burdens and support long-term resilience.



Guiding Principles

- **Tourism and Recreation**

- Strengthen Port Edward's role in the regional tourism economy by enhancing outdoor recreation amenities, supporting eco and heritage tourism, and developing visitor-serving infrastructure. The community also aims to leverage the increase in cruise passengers to the area to advance economic development initiatives in the District.

- **Facilitating Housing**

- Promote the development of affordable, accessible, and diverse housing options that reflect the needs of Port Edward's residents.

- **Recreational Services**

- Enhance access to recreational facilities and programs for all ages and abilities by upgrading existing parks and developing new infrastructure.

- **Community Spirit**

- Foster a strong sense of community spirit by supporting events and initiatives that bring residents together. The District also wishes to recognize the important role that local volunteers and community groups play in making Port Edward a great place to live.



Updates to 2020 OCP

2020 OCP	Updated 2025 OCP
Part A – The Vision of Port Edward Part B – Planning Strategy Part C – Land Use Policies Part D – Transportation and Infrastructure Part E – Implementation	Part A – Introduction and Vision Part B – Community Development Part C – Land Use Plan Part D – Implementation Strategy

- Information and wording from 2020 OCP will be carried over where applicable
- Content from the former Transportation and Infrastructure section has been integrated into Parts B and C where appropriate
- There were no objectives prior to the policies in the 2020 OCP, these have been added for the 2025 OCP
- Added Development Permit Areas section, previously this information was throughout the OCP and Zoning Bylaw



Key Topics:

- Muskeg dump
- White House
- Former school site
- Future housing
- Downtown District commercial zone
- Incorporating recent plans such as the Climate Action Plan and the Truth and Reconciliation Initiative
- Accounting for potential industrial development



Next Steps

- 1st Reading
- External referrals
 - Revisions
- 2nd Reading
- Public Hearing
- 3rd Reading and Adoption
- Zoning Bylaw to follow



Thank You!

- Any questions?

