



# REPORT

To: Chair and Directors

Report Number: DS-BRD-158

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

**Subject: North Peace Fringe Area OCP Status Update**

---

## **RECOMMENDATION: *[Corporate Unweighted]***

That the Regional Board receive the report titled 'North Peace Fringe Area OCP Status Update', DS-BRD-158 for information.

## **BACKGROUND/RATIONALE:**

The current North Peace Fringe Area Official Community Plan (NPFA OCP) was adopted in May 2010. Staff began a review of the NPFA OCP in 2014-2015 to update the document. Following extensive engagement with the public in June 2015, March 2016, and January 2018, a draft of the new NPFA OCP was prepared and released to the public for input in spring 2018. The draft OCP was presented to the Steering Committee on April 20, 2018. Based on the feedback received, the draft was revised and nearly finalized in late 2019.

In April 2019, the Province of BC mandated that all local governments must complete a housing needs assessment to describe current and anticipated housing needs in their local communities. These reports were required to be the basis of policies to address housing needs in any new or updated OCP's. The Peace River Regional District (PRRD) hired consultants to assist with the preparation of housing needs reports for the Electoral Areas and some local municipalities. These reports were finalized in March of 2021, and the policy directions suggested that the housing needs reports for the PRRD will be used to incorporate policies into the final draft of the NPFA OCP. It is recognized that there have been significant delays in moving forward with the approval process of this new OCP, which was further affected by the staff turnover in the Development Services team and also delayed due to the landslides in the Old Fort area and the need to assess the potential land use impacts for that area.

The OCP is intended to be a long-term, future-oriented land use policy document. There is demand for development in the area covered by the NPFA OCP, some of which has been held up pending the approval of the OCP. Staff recognize that it would be in the best interest of the PRRD and the residents of the area to adopt the OCP as soon as possible. As such, in the interest of moving forward, staff is prepared to advance the OCP save and except the area which is subject to the geotechnical study in the Old Fort area. That area would be delineated on the maps and isolated so that the NPFA OCP is not brought into effect for that particular area until a later date. This would ensure that further work on the document can continue and that the remainder of the area subject to the NPFA OCP is not affected by further delays.

**Next Steps**

Once the draft policies stemming from the housing needs reports are incorporated into the NPFA OCP, staff have identified the following next steps:

- Present the final draft to the NPFA OCP Steering Committee before the end of June 2021
- Undertake the adoption process as follows:
  - Present the draft OCP to the Regional Board for first and second readings tentatively in July
  - Release the draft OCP for public review and commenting – posted on the “Have Your Say” page of the PRRD website with appropriate feedback opportunities
  - Host a Public Open House(s) (virtual) in August and/or early September
  - Conduct a Public Hearing in early fall 2021
  - Make any necessary edits to the OCP and associated mapping
  - Present final OCP to the Regional Board for third reading and adoption by end of the year 2021.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

Staff will prepare a communications strategy to ensure the public and interested stakeholders are made aware of the release of the Draft NPFA OCP for public review and commenting. Furthermore, dates for the Public Open House and Public Hearing will be advertised.

**OTHER CONSIDERATION(S):**

There are a number of pending development application files that are on hold until the NPFA OCP is approved. The planned approach to advancing the approval of the majority of the OCP as outlined above, save and except the Old Fort area, will provide the ability to continue processing many of those applications that are currently on hold.