



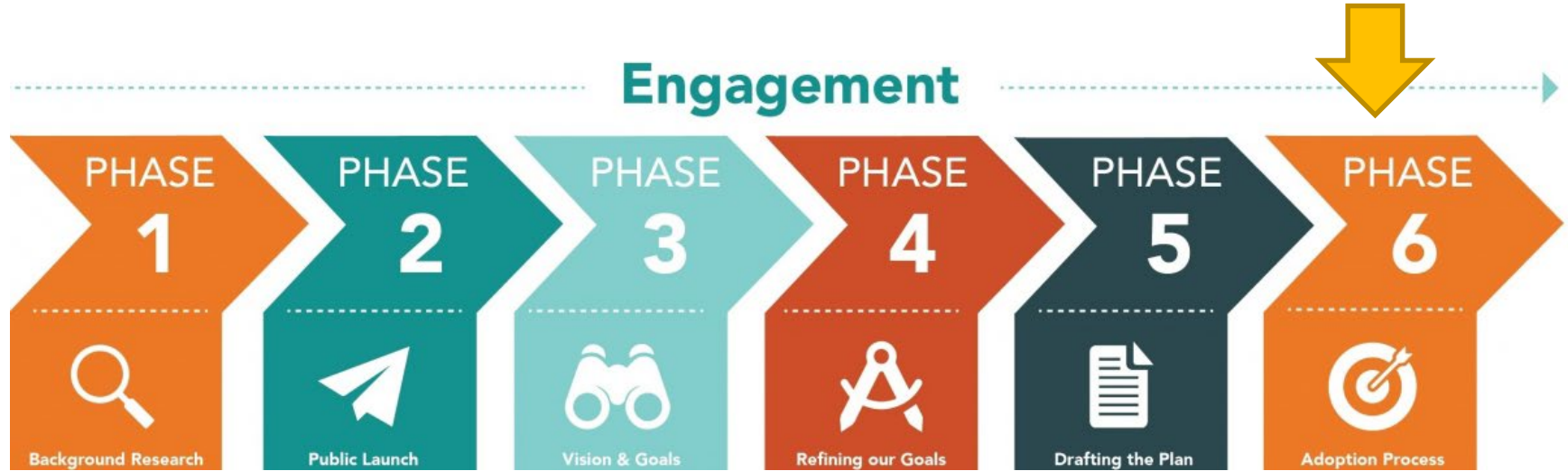
City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020 - First Reading

Regular Council Meeting
July 21, 2020

Presentation Outline

- Background
- Official Community Plan 101
- Description of the draft OCP
- Public consultation results
- Next steps

We are here





What is an Official Community Plan?



OCP vs. Zoning Bylaw

OCP	Zoning Bylaw
Future	Existing
Vision	Regulatory
Broad	Specific
Must apply to rezone	Rezoning not required

Section 1: Introduction - Forces Shaping the OCP Review



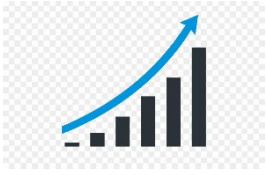
Climate change: Significant impacts are expected in the form of increased precipitation, higher temperatures, rising sea levels, increased extreme weather events and more weather variability.



Increasing housing costs: Before 2000, the sale price of a two-storey detached home was around 3.2 times to median household income; by 2015, the cost of an average home was more than 19 times higher than income



Changing Demographics: By 2041 the seniors population (65 +) is expected to triple.



Growing region / growing local population: Metro Vancouver is anticipated to grow by about 980,000 by 2040. Pitt Meadows is expected to grow by 4,354 residents in the same period.



Small town character: One of the most important goals for the town, revealed through public consultation, is protecting Pitt Meadows' small town character.

Section 2: Community Directions



1. Arts, Culture and Heritage

NEW

2. Community Well-being

3. Parks and Recreation

4. Transportation



5. Local Systems

NEW

6. Climate and Energy

7. Environment and Natural Areas

8. Agriculture

9. Employment and the Economy

10. Growth, Neighbourhoods and Housing

Section 3: Implementation

- Land Use Designations
- Development Permit Areas

Land Use Designations

An example...

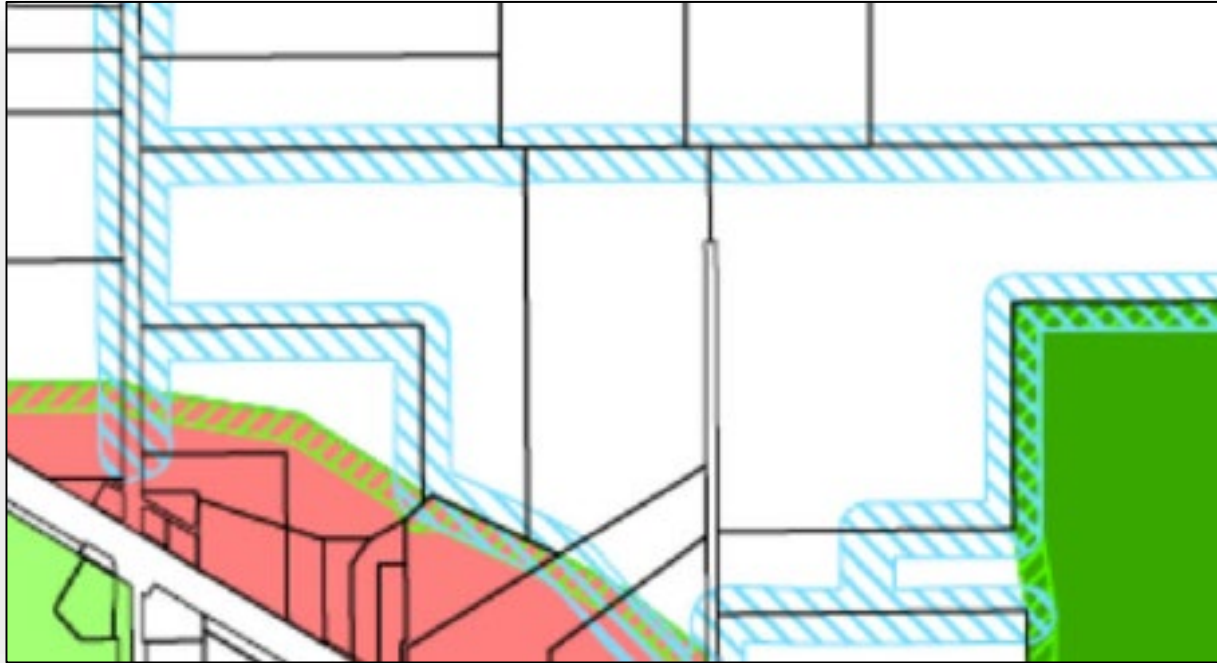
Outdoor Recreation

Purpose: to permit golf courses, marinas and other outdoor commercial recreation uses, and may include commercial uses to serve the users of the facilities, subject to zoning and the Agricultural Land Commission Act, if applicable.

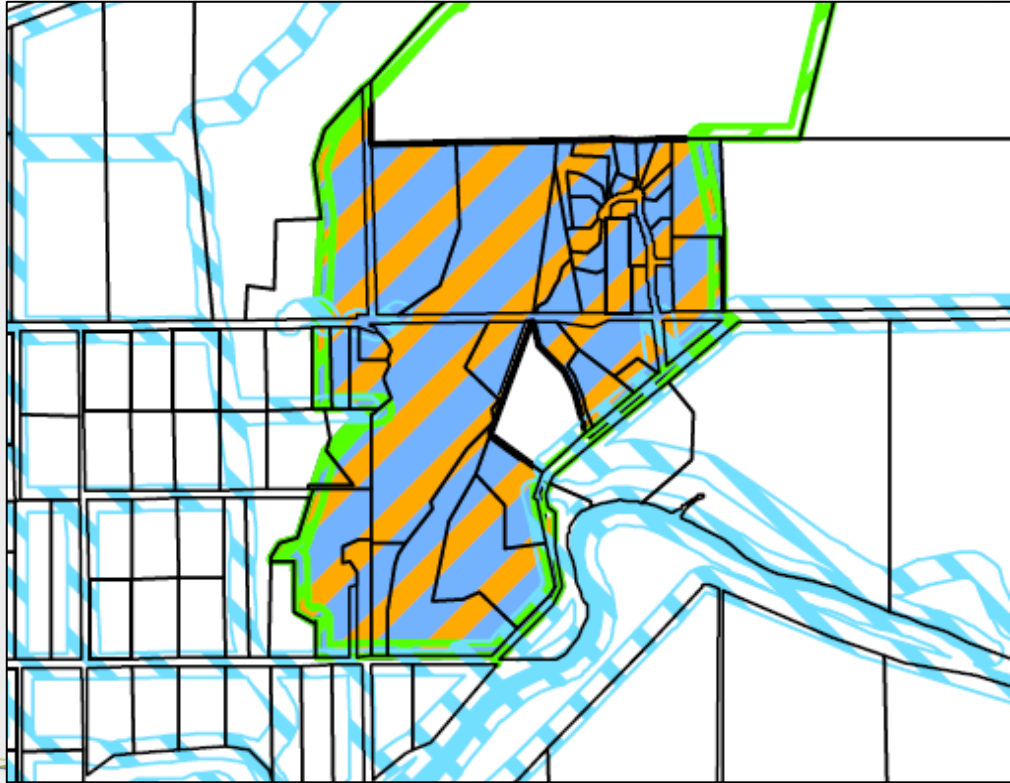
Principal forms and uses: outdoor recreational facilities such as tennis courts, playing fields and golf courses.

Complementary uses: this area may accommodate retail and restaurant uses, and other similar activities and uses, subject to zoning and the Agricultural Land Commission Act, if applicable.

Development Permit No. 2: Riparian Areas



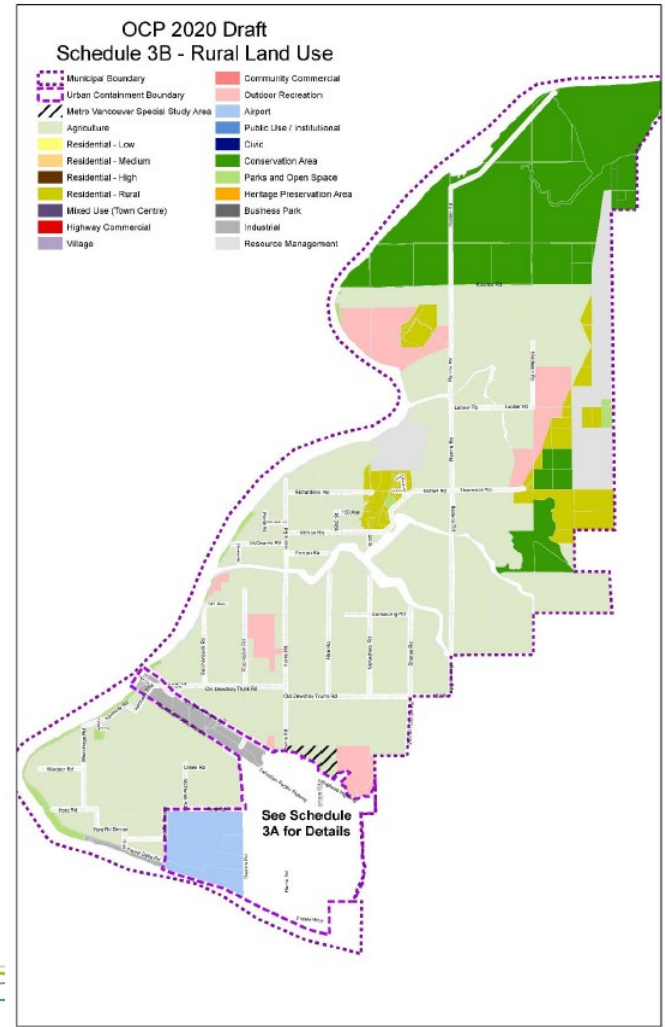
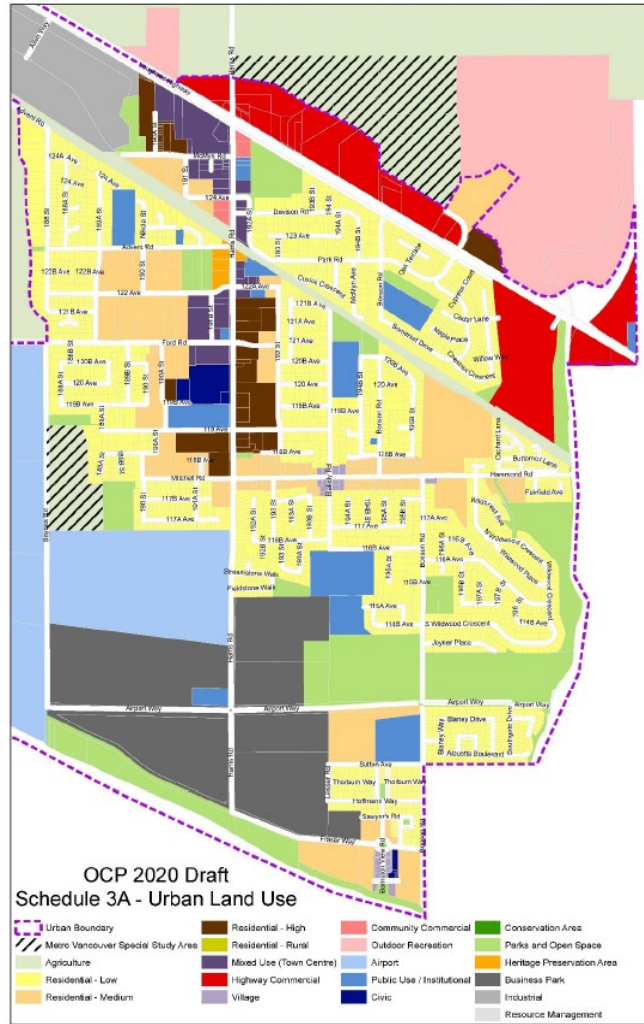
Development Permit Area No. 4: Slope Hazard



Development Permit Area No. 5: Farmland Protection



Proposed OCP Map Schedules



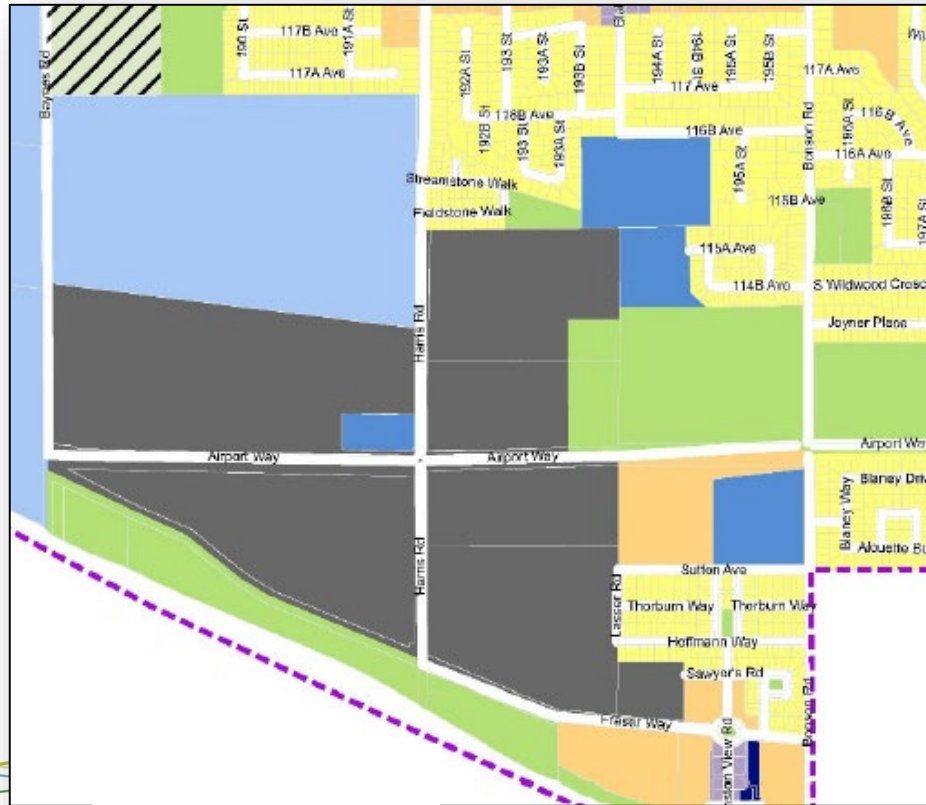
Public Consultation Results

- Online survey on Have Your Say Pitt Meadows through June
- Promoted on social media & newspaper ad



Have Your Say!

Public Consultation Results: South Harris – "Business Park"



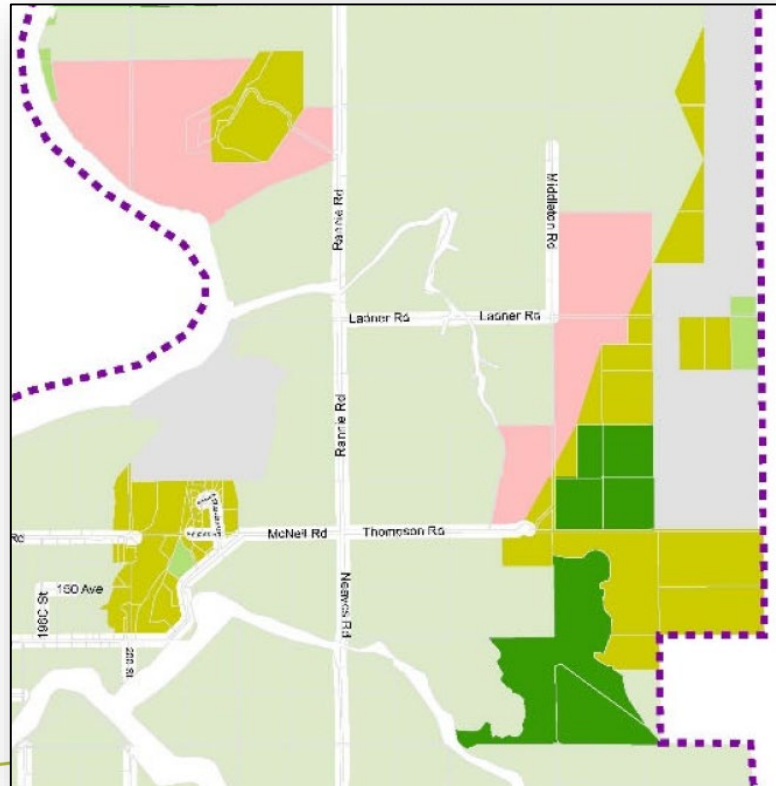
Public Consultation Results: Lougheed Highway - “Highway Commercial”



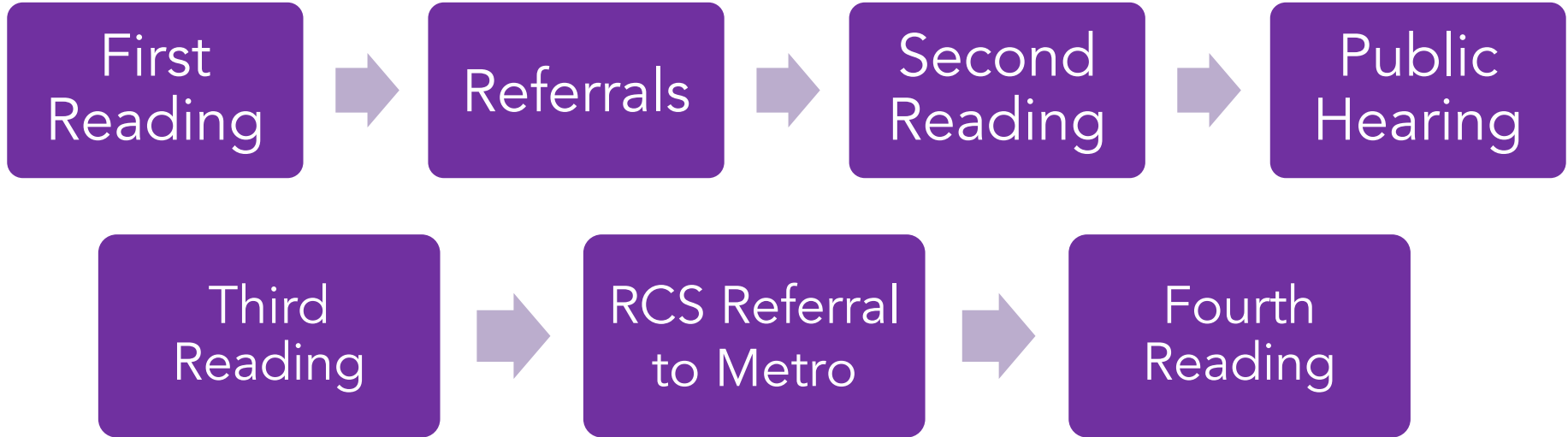
Public Consultation Results: Hammond Road “Medium-density Residential” and “Village Mixed Use”



Public Consultation Results: Rural Residential



Next Steps



Recommendation:

Grant first reading to the Official
Community Plan Bylaw No. 2864, 2020 as
presented at the July 21, 2020 Council
Meeting