



City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020 – Second Reading

Regular Council Meeting
December 14, 2021

Presentation Outline

1. OCP 101
2. Process
 - Public Engagement
3. OCP Features
4. Katzie First Nation Contributions
5. Council Workshop Comments
6. *Local Government Act* OCP Requirements
7. OCP Content
8. Next Steps



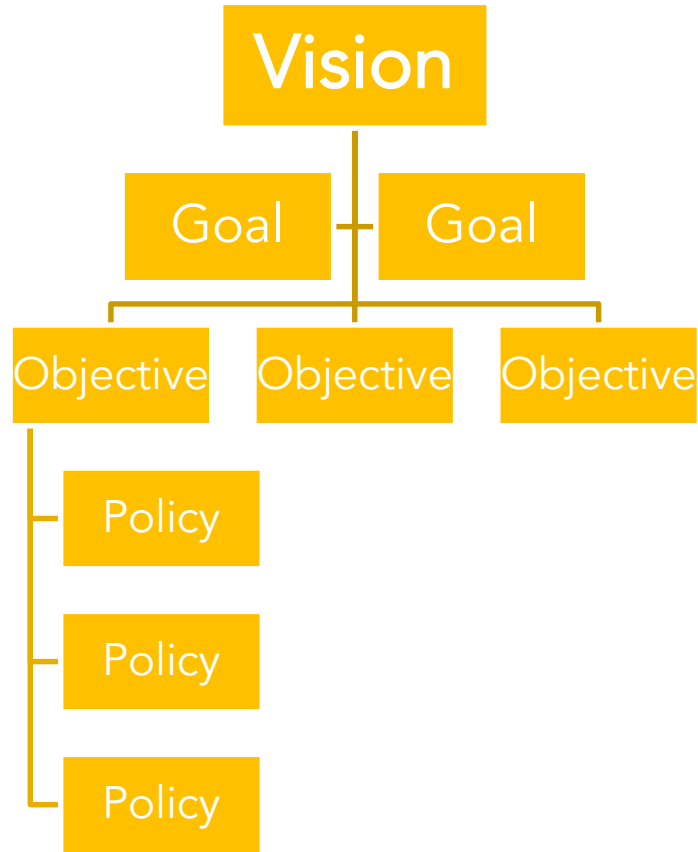
What is an Official Community Plan?



OCP vs. Zoning Bylaw

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

Vision, Goals, Objectives, Etc.



Engagement



Public Consultation



Our Official Community Plan Vision

To create a walkable community that offers a range of housing options, parks, recreation and public spaces, where residents are healthy and engaged, and where local businesses are flourishing.

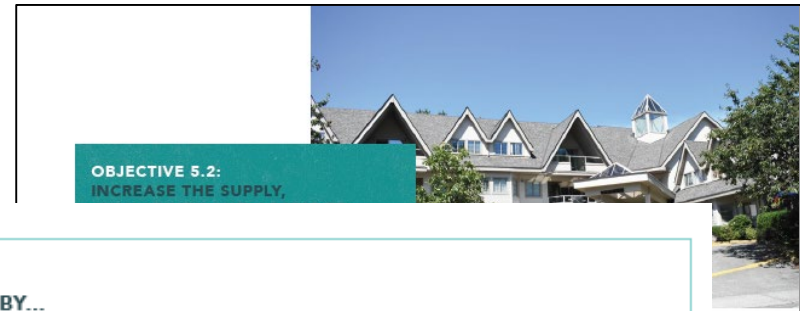
OCP Goals

- 1 A community where the City and ᑭᓴᓐᓴᓴ (Katzie) First Nation have a strong government-to-government relationship based on meaningful dialogue, inclusivity, and mutual respect grounded in the principles of reconciliation.
- 2 A community where agriculture is the dominant land use and farmland is protected for food production.
- 3 A community where the environment and natural areas are conserved and enhanced so they enrich the quality of life for all residents.
- 4 A community where the economy is vibrant and diverse, and local businesses are flourishing.
- 5 A walkable and compact community that offers easy access to nature and amenities, and has a range of housing options to suit all needs and through all stages of life.
- 6 A community where arts, culture, and heritage help define the Pitt Meadows unique identity, and where lifelong education helps make the city a great place for all residents.
- 7 A community with a strong sense of place and belonging, where residents are healthy and engaged, and feel safe and secure.
- 8 A community where parks, recreation, and public spaces contribute significantly to community character and quality of life.
- 9 A connected community that is easy to get around by all modes of transportation, and where commercial transport moves freely in and out of the community.
- 10 A community with an adequate and secure supply of clean, potable water and that handles sewage, waste, and storm water efficiently to protect public health.
- 11 A community where energy is conserved and used efficiently, and greenhouse gas emissions are minimized.
- 12 A safe community where property and landscapes are protected from risk or hazards due to flooding, steep slopes, and forest fires.

OCP Features

User Friendly

- Graphics
- Photographs
- Imbedded definitions
- Interactive links



OBJECTIVE 5.2:
INCREASE THE SUPPLY,



WHAT DO WE MEAN BY...

Park: A traditional outdoor space used by the public for recreation and leisure.

Open space: Publicly owned land that is undeveloped, can be used for passive recreation and may be accessible to the public.

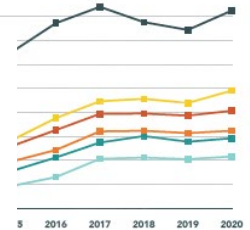
Greenway: A linear regional park containing a multi-use trail for walking, running or cycling (i.e. Pitt River Regional Greenway).

Trail: Local path for walking, running or cycling that may be located on- or off-road.



Complete streets is a transportation policy and design approach that requires streets to be planned, designed, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

\$1,700,000
\$1,522,222



Vancouver Apartment
Townhouse
Apartment
Metro Vancouver, 2008-2020

MARKET HOUSING



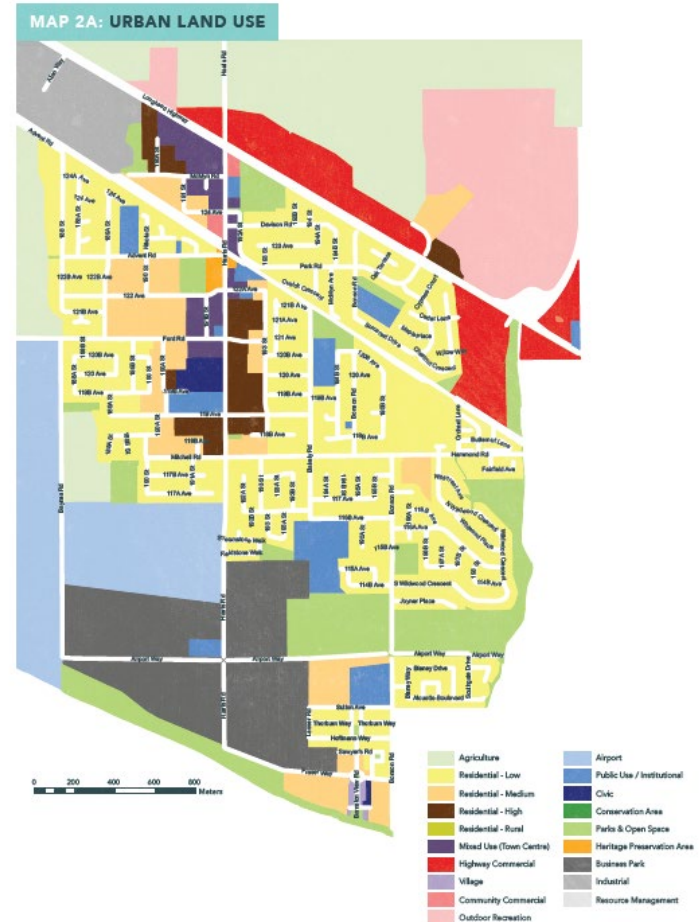
Interactive Links

OBJECTIVE 2.1: PRESERVE ALR LAND FOR PRODUCTIVE USES

By the early 1970s, British Columbia was losing nearly 6,000 hectares of prime agricultural land each year to residential, commercial, and industrial uses. In 1973, the provincial government established the ALR to protect farmland in perpetuity in response to these losses. Seventy-eight per cent of Pitt Meadows land today is located within the ALR.

The establishment of the Agricultural Land Commission (ALC) slowed the loss of farmland in the province significantly. Nevertheless, owners of farmland in Pitt

POLI
2.1.1:
2B, Ur
for ag
2.1.2:
ALR, a
remov
the AL
signifi



Katzie First Nation Contributions

- Chapter 1: Reconciliation & Relationship Building with q'ic'əy' (Katzie) First Nation
- Policies
- Chapter 15: History and Heritage

Council Comments from the October 20, 2020 Workshop

1. Re-formatting the OCP
2. Hammond Road Corridor
3. Rural Residential Land Use Designation
4. Tandem Parking Spaces

Consideration of the Proposed OCP in Conjunction with the City's Financial Plan and Waste Management Plans

- Capital Expenditure Program as contained in the City of Pitt Meadows 2021 – 2025 Financial Plan Bylaw No. 2882, 2021 and found that there are no issues.
- Metro Vancouver's *Integrated Liquid Waste and Resource Management Plan* and *Integrated Solid Waste and Resource Management Plan*.

Policies



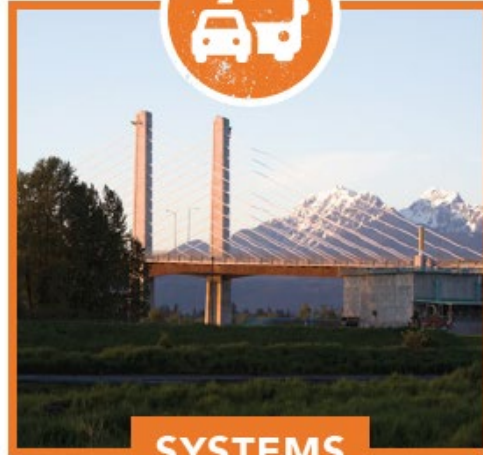
PLACES

These policies primarily address the different land bases in Pitt Meadows.



PEOPLE

Policies that address the wellbeing of the population.



SYSTEMS

Policies that address the arteries of the community, such as transportation routes, infrastructure, and natural systems.

Policy Chapters

- 
1. Reconciliation of Relationship Building with Katzie First Nation
 2. Agriculture
 3. Environment and Natural Areas
 4. Employment and the Economy
 5. Growth, Neighbourhoods and Housing
 6. Arts, Culture and Heritage

7. Community Well-being
8. Parks and Recreation
9. Transportation
10. Local Systems
11. Climate and Energy
12. Hazard / Emergency Management



NEW!

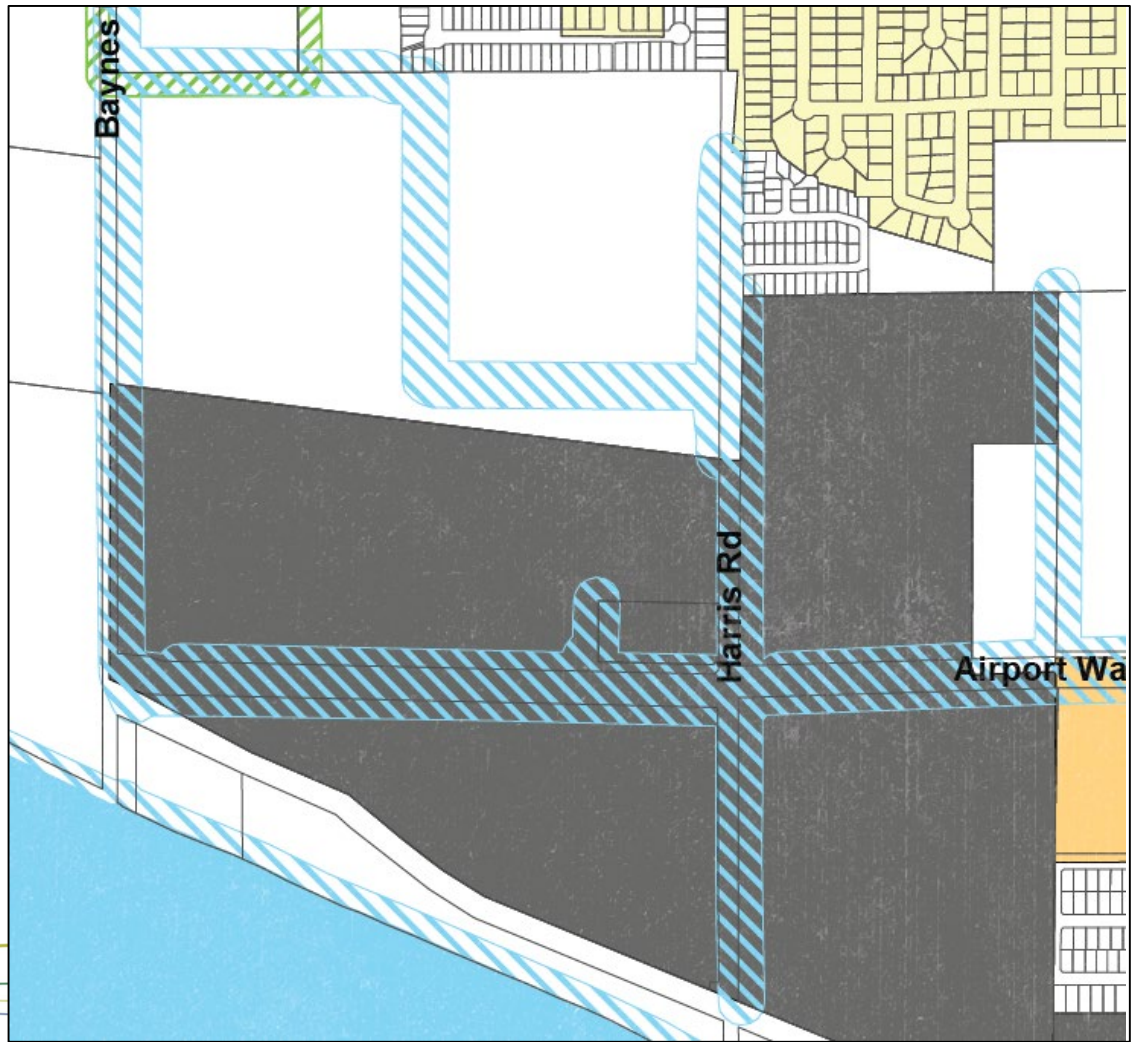


NEW!

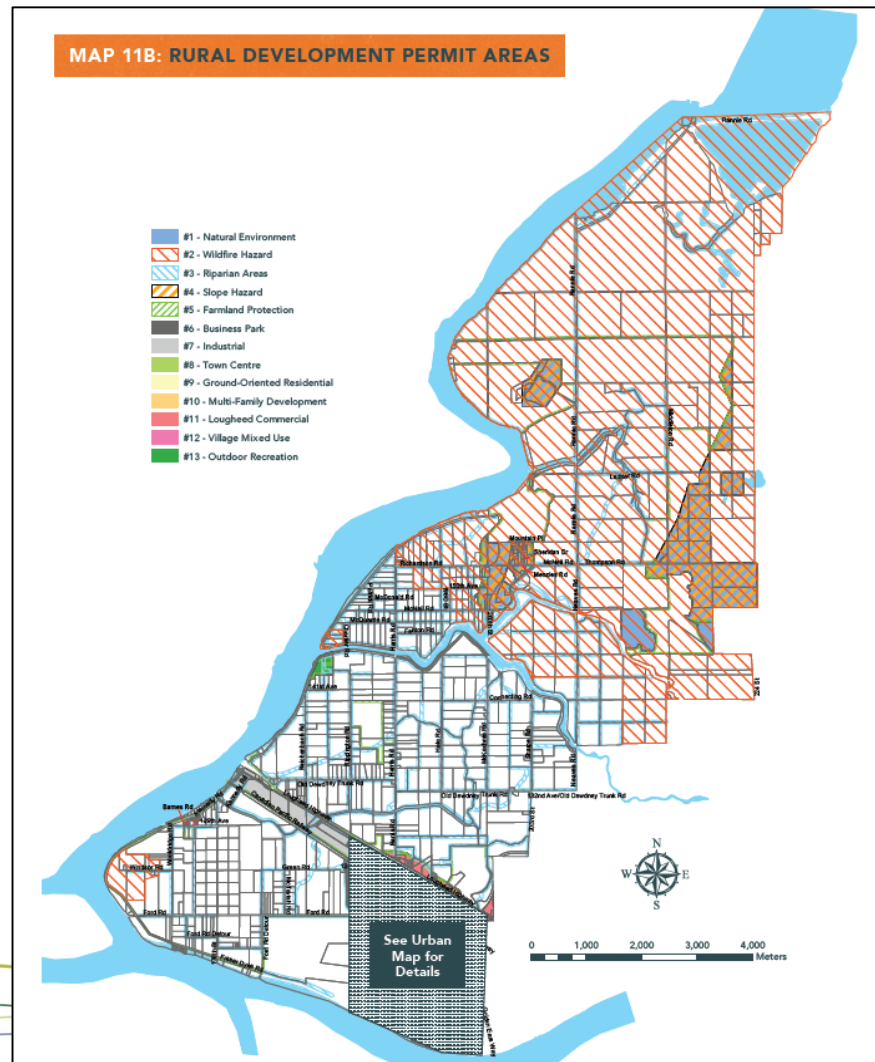
OCP Content: New Development Permit Areas

- Development Permit No. 2: Riparian Areas
- Development Permit Area No. 3: Wildfire Hazard
- Development Permit Area No. 4: Slope Hazard
- Development Permit Area No. 5: Farmland Protection

Development Permit No. 2: Riparian Areas



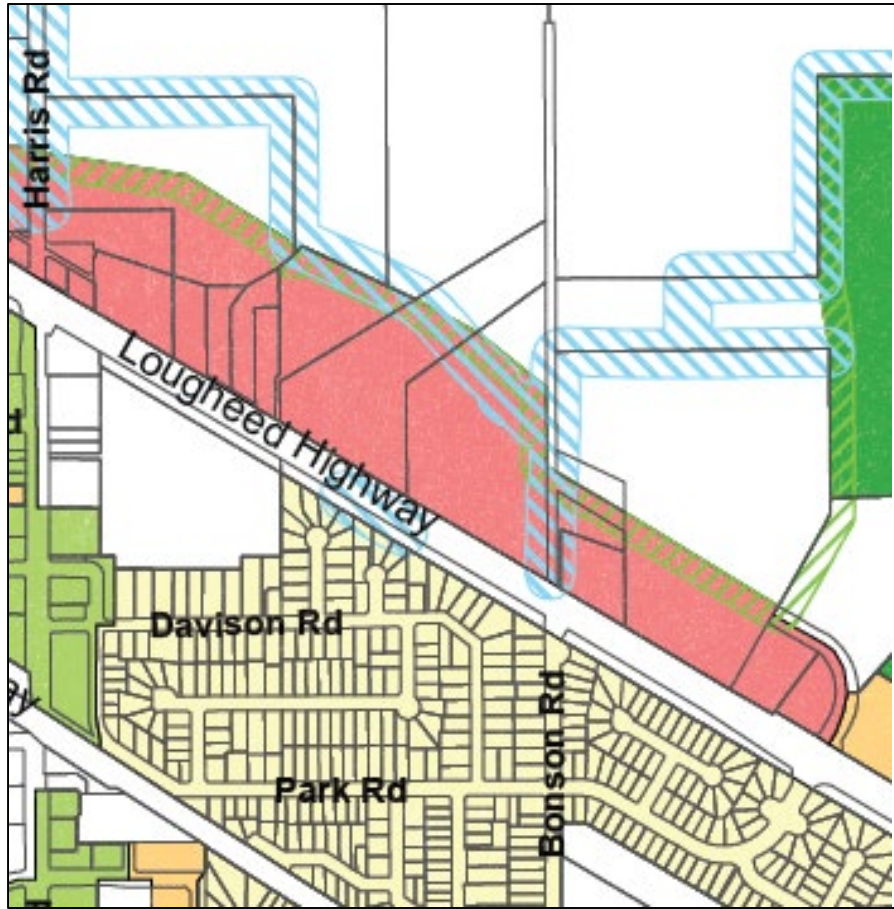
Development Permit Area No. 3: Wildfire Hazard



Development Permit Area No. 4: Slope Hazard

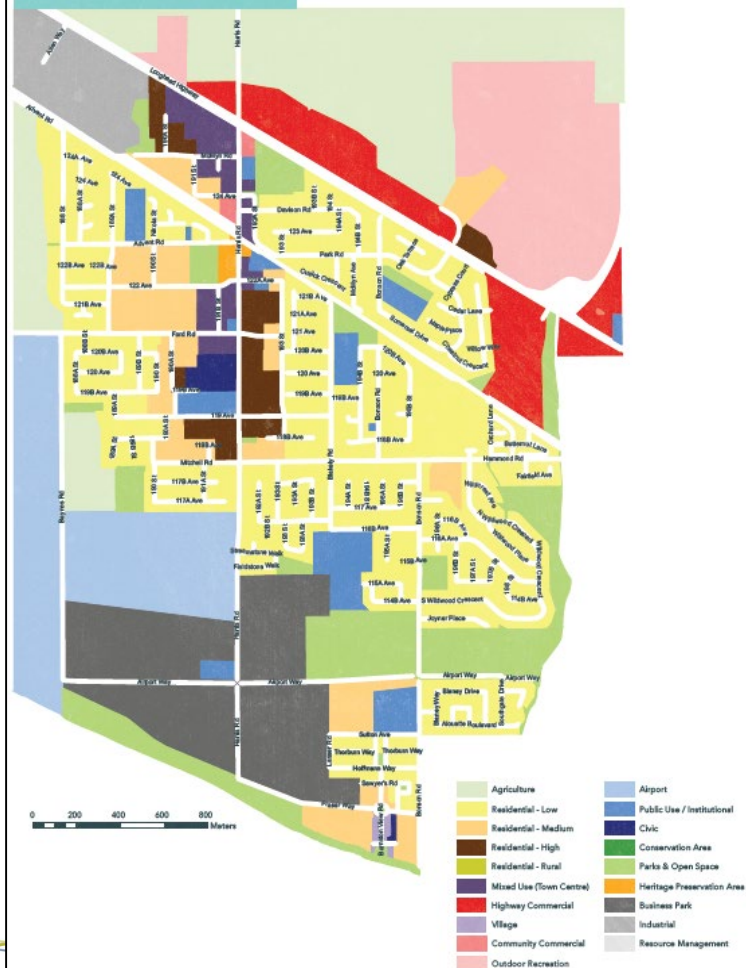


Development Permit Area No. 5: Farmland Protection

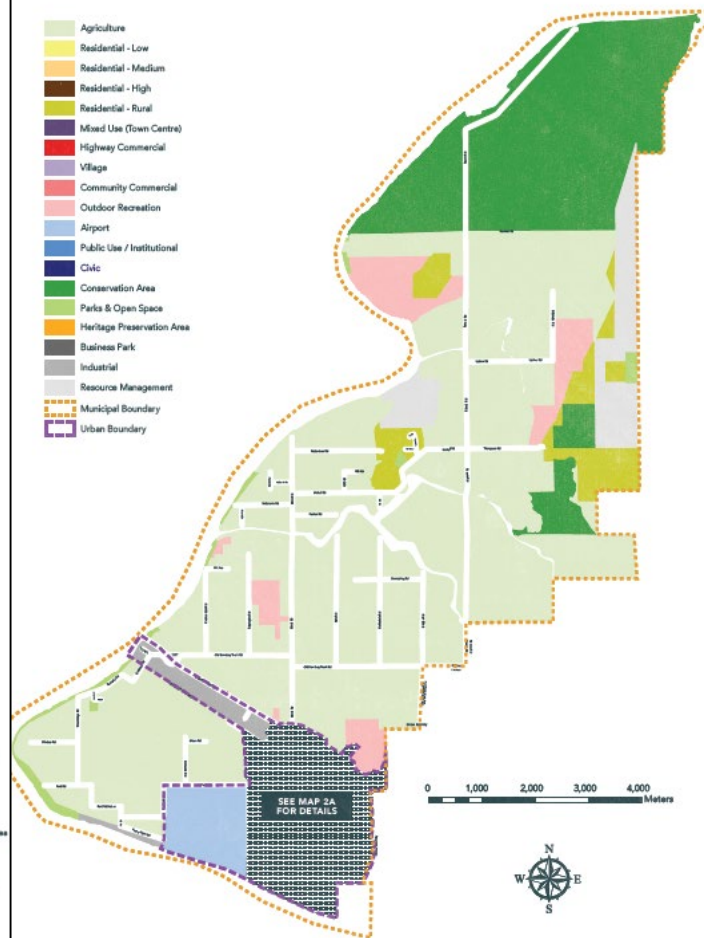


OCP Maps

MAP 2A: URBAN LAND USE



MAP 2B: RURAL LAND USE



Next Steps

1. Refer the draft OCP to the ALC as required under the *Local Government Act*.
2. Post the draft OCP to the City's website and promote it through social media.
3. Schedule Public Hearing
4. Third Reading
5. Referral of Regional Context Statement to Metro Vancouver
6. Adoption

Recommendations

THAT Council:

- A. Affirm that they have considered Official Community Plan Bylaw No. 2864, 2020 in conjunction with the City's financial plan and waste management plans as per section 477 of the Local Government Act; AND
- B. Refer Official Community Plan Bylaw No. 2864, 2020 to the Agricultural Land Commission for comment; AND
- C. Grant second reading to Official Community Plan Bylaw No. 2864, 2020 as amended and presented to Council on December 14, 2021; AND
- D. Direct Staff to coordinate a public hearing for the Official Community Plan Bylaw No. 2864, 2020 in Q1 of 2022; OR
- E. Other.