



# Rockyview Official Community Plan

## PLANNING PROCESS

Newsletter 1 • February 2023

This is the first newsletter to introduce the Rockyview Official Community Plan (OCP) planning process. The goal of this planning process is to update the current OCP, consolidate with the Moyie & Area OCP and consolidate the existing Wycliffe Zoning Bylaw with the Electoral Area C South Zoning Bylaw to create one OCP and one zoning bylaw for the western portions of Electoral Area C. Consolidation provides consistency, clarity, and ease of use while also providing an opportunity to update the bylaws. Over the next 18 - 24 months we will engage with the community to update policies within the OCP that will guide future development and conservation.

### WHAT IS AN OFFICIAL COMMUNITY PLAN?

An OCP is a long term, strategic planning document. OCPs provide direction and guide local government decision making related to how land is used or conserved. It contains objectives and policy statements related to a range of topics including residential, commercial, agricultural, industrial, recreational, environmental, solid waste, public safety, and transportation. These policies reflect the vision of the community's interests and serve to guide decision making by the RDEK Board of Directors. OCP policies also provide context for interagency referrals related to land use.

#### AN OCP WILL:

- provide a blueprint for future growth and development
- identify and promote a local vision for development and conservation within the community
- provide direction for the RDEK Board when considering development applications
- enable a proactive rather than reactive approach to planning
- assist in identifying issues of importance or concern
- assist in preventing incompatible land uses

#### AN OCP WILL NOT:

- change *Agricultural Land Reserve* regulations
- change the ownership of Crown land
- affect land uses existing at the time the Bylaw is adopted
- affect existing permit requirements or other government regulations

*An OCP is a living document and may be amended from time to time. Changes to the zoning or designation of property must be consistent with the OCP and may require an OCP amendment application. Amending an OCP is a public process.*

### WHAT IS A ZONING BYLAW?

A zoning bylaw governs land use and the form, siting, height, and density of all development within the plan area to provide for the orderly development of the community and to avoid conflicts between incompatible uses. Typically, there are residential, commercial, agricultural, recreational, institutional, industrial and other zones. Each zone has its own specific regulations.

**SEE PAGE 2 TO LEARN MORE ABOUT HOW YOU CAN GET INVOLVED**

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### WE NEED YOUR INPUT

Your input is very important and will help shape the future of your community. **Please take the time to complete the survey by March 31, 2023** at [engage.rdek.bc.ca/rockyview](https://engage.rdek.bc.ca/rockyview). A physical copy of the survey can be mailed to you upon request.

*"What you do makes a difference, and you have to decide what kind of difference you want to make" – Jane Goodall*

Community engagement and participation is the foundation of a successful planning project. Public engagement sessions are anticipated to be held in May 2023. These will provide opportunities for residents to work together with RDEK staff to share the history and knowledge of their community and to provide input on their vision of the future of their community. We will provide further details about these events soon.



**PUBLIC SURVEY**  
[engage.rdek.bc.ca/rockyview](https://engage.rdek.bc.ca/rockyview)

### ANTICIPATED PLANNING PROCESS TIMELINE



#### December 2022

- Board Authorization



#### February 2023

WE ARE HERE

- Newsletter #1 / Questionnaire



#### December 2022 – April 2023

- Land Use Survey / Issue Identification



#### May – June 2023

- Newsletter #2 / Engagement Sessions



#### June – December 2023

- Preparation of draft bylaws



#### November 2023 – February 2024

- Community Engagement / Newsletter #3



#### January 2024

- Open House / Draft Presentation



#### Spring/Summer 2024

- Draft Revisions



#### Summer 2024

- Newsletter #4



#### Fall 2024

- Formal Bylaw Adoption Process



### ADVISORY GROUP

In addition to consulting directly with the public and other government agencies, an Advisory Group will be established to assist in the development of the OCP and zoning bylaw. The group will play a key role in the development of the OCP and zoning bylaw by providing feedback on the policies and regulations at various stages as well as soliciting additional information from the public and providing an additional means of bringing information to the community. Advisory Group meetings will be held independent of the participatory engagement sessions.

If you are interested in becoming an Advisory Group volunteer, please visit [engage.rdek.bc.ca/rockyview](https://engage.rdek.bc.ca/rockyview) or contact Krista Gilbert at [kgilbert@rdek.bc.ca](mailto:kgilbert@rdek.bc.ca) for a copy of the *Terms of Reference* and an *Advisory Group Volunteer Application Form*.

### CONTACTS

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