

Development Services Fact Sheet #DS-13

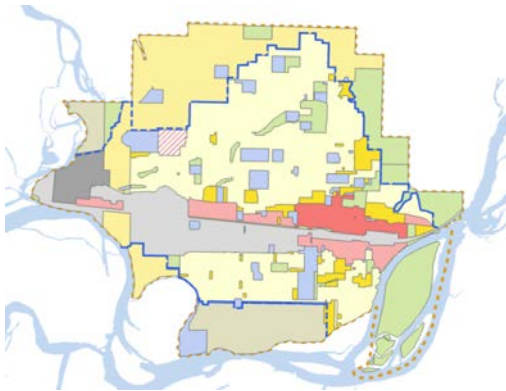
OFFICIAL COMMUNITY PLAN

Development Services Department
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What is an Official Community Plan

The OCP outlines Terrace's long-term vision for growth and development and reflects the values of the people of Terrace. The *Local Government Act* (LGA) is the Provincial legislation that governs local government land use planning. The LGA sets out the parameters and process for the adoption of an OCP.



Representation of City of Terrace's Official Community Plan Land Designations

It's a BIG deal

An OCP serves to guide a City Council in decision-making. It is the City's primary land use policy dictating where things happen. It is a reference document for City Staff, for community residents, regional partners and anyone wishing to understand the vision and direction of the community. This OCP represents a key step in achieving the City of Terrace's future vision for a vibrant and sustainable community. Council is not bound to proceed with any specific project or initiative within an OCP. However, all other bylaws enacted and works undertaken must be consistent with this plan.

Last update: 2024-09-27

What is included in an OCP?

Based on the requirements set out under the LGA, the OCP must include maps and statements regarding the following land uses such as residential housing, commercial, industrial, agriculture, parks and open spaces. In addition, transportation, sewer and water systems.

Typical OCP Content

Climate Action

- Energy baseline
- Greenhouse gas emissions and reduction targets

Development Guidelines for

- Hazard lands
- Environmentally sensitive lands
- Form and character

Housing Policies

- Rental housing
- Affordable housing
- Special housing needs

A living document

An OCP is a living document meaning that it is always evolving with its community needs. An OCP must be updated every 5 years and can be amended from time to time. During the lifespan of an adopted OCP, factors such as changes in population and the economy will influence when and to what extent various community goals, objectives and policies are implemented.

HOW TO LEARN MORE

- See City of Terrace Official Community Plan Bylaw 2142-2018 online at <https://www.terrace.ca/city-hall/departments/development-services/planning>