



OFFICIAL COMMUNITY PLAN (OCP) FAQs

Why was the Castlegar to Nelson Active Transportation Corridor Vision Plan included in the proposed Area I – Sentinel Mountain OCP?

The inclusion of this conceptual plan and associated policies shows intention towards this work in response to the needs expressed by residents for improvements in active transportation infrastructure.

The West Kootenay Cycling Coalition with professional assistance from Watt Consulting Group completed an Active Transportation Corridor Vision Plan supported by \$50,000 in funding provided by the Government of Canada's Active Transportation Fund, through the Regional District of Central Kootenay.

The plan assessed the feasibility of developing a year-round, multi-use path that will link Castlegar and Nelson through Electoral Areas E, F, H, I and J. The proposed routing and facility types identified in the Plan's maps are the culmination of the technical analysis integrated with community feedback. The preferred routing maximizes connectivity to rural communities while also ensuring a direct and safe travel pattern accessible for all ages and abilities. The final Corridor Vision Plan was completed in late summer 2024 and brought forward to the RDCK Board for information. Any further works related to the development and implementation of this Corridor would have to be directed through a Board resolution.

The integration of the *Castlegar to Nelson Active Transportation Corridor Vision Plan* (2024) into the Area I – Sentinel Mountain OCP was based on positive community feedback received during this OCP review process and the Corridor Vision Plan's public engagement events.

If the proposed new OCP is approved by the RDCK Board, it does not commit the Regional District to undertaking any initiatives listed. If the RDCK decides to explore any of the proposed initiatives further, including the above Active Transportation Corridor Vision further, there would be a separate approval process required for each initiative, including any costs to realize the proposed Corridor.

Why does the proposed Area I OCP include wording about Climate action?

The Province of BC's *Local Government Act* outlines the purpose of an OCP. An OCP is "a statement of objectives and policies to guide decisions on planning and land use management." This Provincial legislation sets out what **must** be included in an OCP, and

what the RDCK **may** consider adding. For example, an OCP **must** include targets and actions for the reduction of greenhouse gas emissions. Area I residents also identified climate change as an issue to be addressed through the various community engagement inputs for the OCP. Inclusion of these policies acknowledges our region's more extreme weather events like heatwaves, floods and wildfires, the frequency and severity of which are made worse because of human caused climate change.

Will a new OCP increase my property taxes?

No. To the extent that your taxes are affected by the annual requisitions of the RDCK, there would be no change with or without the Area I – Sentinel Mountain OCP being adopted.

For more information on property assessments and property taxes, please visit BC Assessment's website: <https://info.bcassessment.ca/Services-products/your-assessment-notice>

Will the proposed new OCP change the zoning for my property?

No. There are, however, important connections between OCP's and zoning. Specifically, the RDCK Board cannot approve a rezoning application that is not consistent with the OCP. An OCP is a statement of the objectives and policies of the local government respecting land use in the area covered by the OCP. OCP's provide broad land use policies and objectives that can direct how future Zoning Bylaws are implemented. The Zoning Bylaw is a regulatory tool that includes more specific requirements that new development must comply with (e.g. permitted density, site coverage, land uses and parking).

When does the community get to vote on the proposed Area I – Sentinel Mountain OCP?

Within this decision-making process, taxpayers are represented through their elected officials. However, the community voice informs all aspects of this new OCP.

Public, stakeholder and First Nations engagement has occurred throughout the development of this OCP to identify key issues and priorities. This input has helped to formulate the goals and policies within the Plan, which reflects the aspirations and values of the community.



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