

Impact of Proposed OCP Amendment on BMLAP Implementation Project

Amending the Official Community Plan (OCP) to expand the Urban Containment Boundary (UCB) and reinstitute the northern portion of the Bell McKinnon Local Area Plan (BMLAP) as proposed has significant impacts on the ongoing BMLAP Implementation Project.¹ The following table summarizes the different components of the BMLAP Implementation Project and how they are impacted by the proposed OCP amendment:

BMLAP Implementation Item	Status	Impact of Proposed OCP Amendment
Council Policy – Phasing Plan for the Bell McKinnon Local Area Plan	Adopted October 16, 2024.	<ul style="list-style-type: none"> Policy will need to be revised if the OCP Amendment is adopted.
Council Policy - Bell McKinnon Local Area Plan Land Acquisition Community Amenity Contribution Policy	Adopted October 16, 2024.	<ul style="list-style-type: none"> No impact.
Council Policy - Interim Community Amenity Contribution Policy	Under review following public engagement.	<ul style="list-style-type: none"> No impact.

¹ In October 2024 [COW](#) and [Council](#) (see items 4.1.2. and 11.2) provided direction on several issues related to the BMLAP Implementation Project.

BMLAP Implementation Item	Status	Impact of Proposed OCP Amendment
<p>Council Direction – Initiate a project to amend the Bell McKinnon Local Area Plan (BMLAP) with the goals of:</p> <ul style="list-style-type: none"> • Implementing the Official Community Plan (OCP) direction; • Updating the proposed park network; and, • Incorporating changes recommended by the detailed servicing review. 	<p>On hold.</p>	<p>The project to amend the BMLAP cannot proceed until the decision is reached related to the Future Growth Area/UCB for several reasons:</p> <ul style="list-style-type: none"> • The direction to implement the OCP policies related to the BMLAP contradicts the direction to redesignate the Future Growth Area to reincorporate it into the BMLAP. • Initiating a second/separate BMLAP amendment for the area north of Herd Road, would incur additional cost and potentially cause confusion.² • Based on the public input received at the November 20, 2024 meeting, there are passionate and divergent views about whether or not the UCB should be expanded to include the Future Growth Area. It would be difficult for the Municipality to facilitate a productive conversation with the community about the specifics of the BMLAP while the boundary question remains unresolved.
<p>Council Direction - Prepare a zoning amendment bylaw to increase the minimum lot sizes to prevent premature and low-density development within the BMLAP, including the Future Growth Area OCP land use designation.</p>	<p>1st and 2nd Readings on May 21, with a Public Hearing scheduled for June 18, 2025.</p>	<ul style="list-style-type: none"> • No impact, the initiative applies equally to areas on both sides of the UCB.

² Note that if the UCB is extended, some additional work will be needed to parallel the background work completed for the area South of Herd Road.