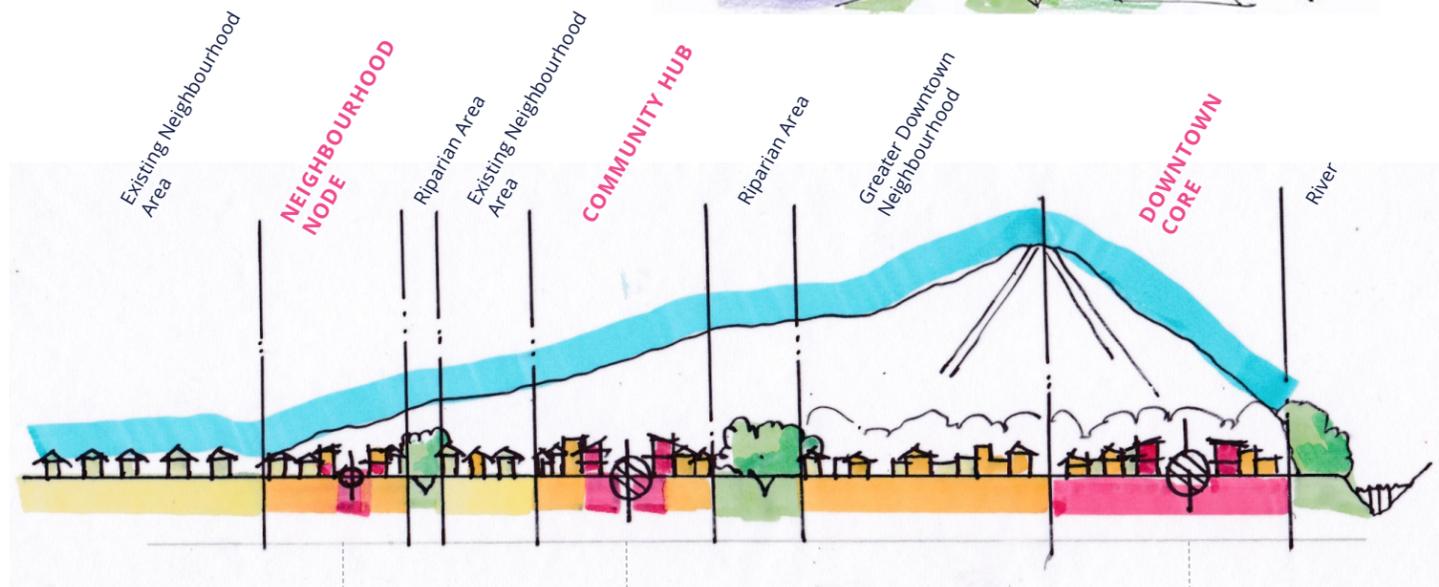
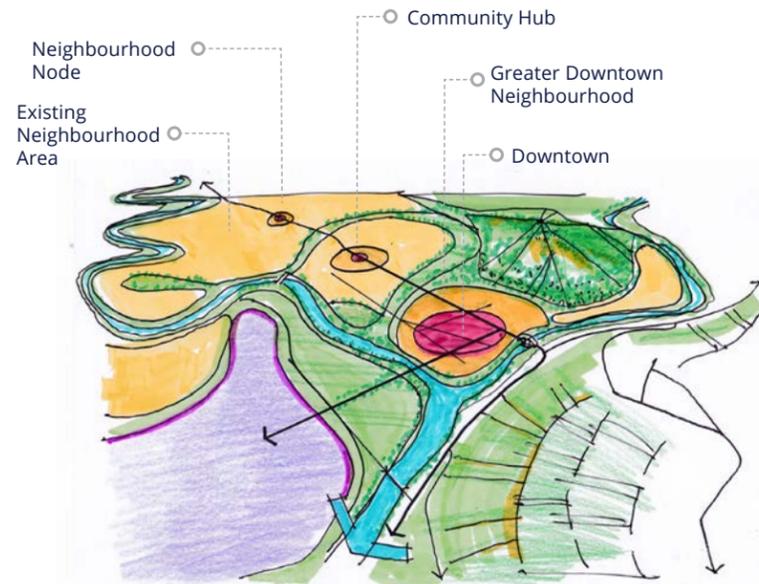




# OFFICIAL COMMUNITY PLAN

## A VISUAL KEY TO THE OCP



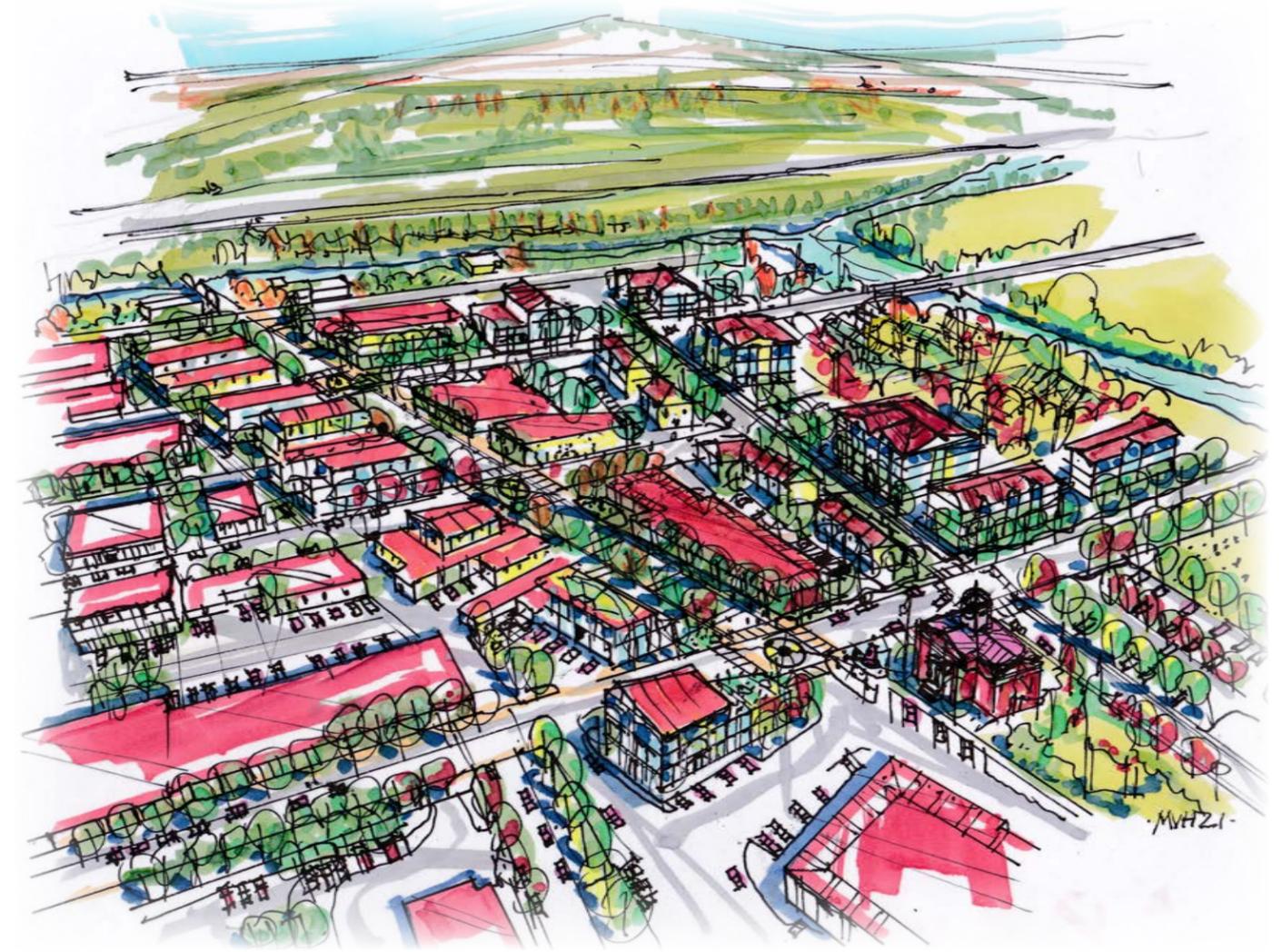
**Neighbourhood Node**



**Community Hub**



**Downtown Core**



## VISION

Grand Forks is a thriving, future-looking city with unique neighbourhoods and a distinctive downtown.

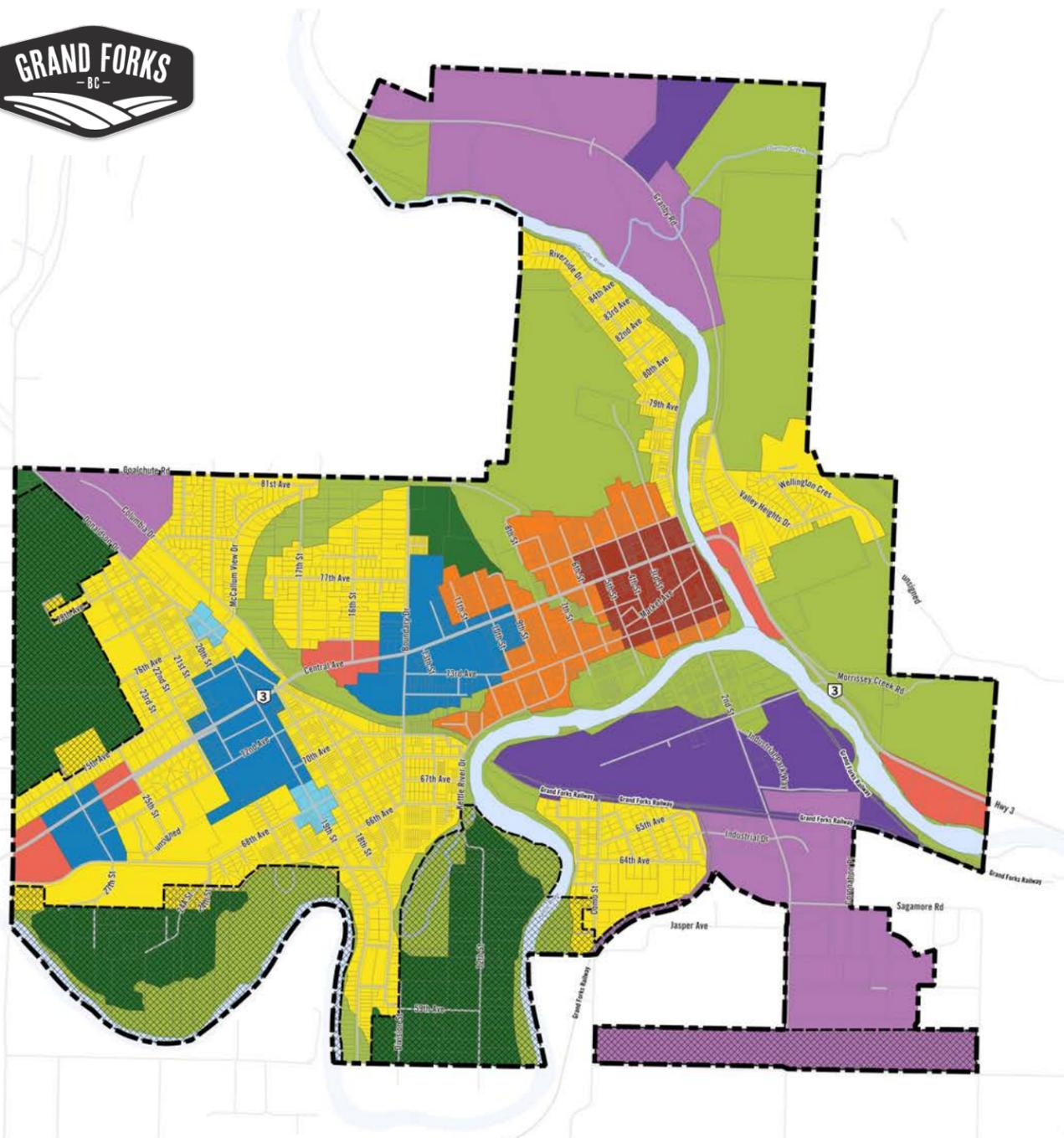
As a community, we strive to be inclusive and diverse, provide necessary housing and jobs, support the development of trails and well-connected green infrastructure, and protect our natural assets and the Grand Forks community through sound climate change planning.





# OCP LAND USE DESIGNATIONS

The OCP has been divided into the following land use policy sections that are identified on the Land Use Map (shown on the left).



# OCP LAND USE DESIGNATIONS

## Legend

- City of Grand Forks
- Railway Lines
- Roads
- Rivers
- Streams
- Parcels
- ENV - Environmental
- AG - Agricultural / Rural
- RN - Residential Neighbourhood
- GDT - Greater Downtown Neighbourhood
- NN - Neighbourhood Node
- CH - Community Hubs
- DT - Downtown Core
- HTC - Highway & Tourist Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- Agricultural Land Reserve

## RESIDENTIAL NEIGHBOURHOOD

**Intent:** The Residential Neighbourhood should generally include the following characteristics:

- Opportunities for infill development of large, vacant parcels to accommodate multi-unit, rental and affordable housing
- Focused intensification of Neighbourhood Nodes & Community Hubs
- Maintain existing spacious and historic character (where present) with sensitive infill
- Need to better connect to broader City through streets and trails

## GREATER DOWNTOWN NEIGHBOURHOOD

**Intent:** The Greater Downtown Neighbourhood should generally include the following characteristics:

- Opportunities for infill development of large, vacant parcels to accommodate multi-unit, rental and affordable housing
- Maintain existing spacious and historic character (where present) with sensitive infill

## NEIGHBOURHOOD NODES

**Intent:** The Neighbourhood Nodes are unique to each neighbourhood and should generally include a mixture of the following characteristics:

- Residential developments of up to 3-4 storeys and a diversity of housing options such as townhouses, apartments, live-work, or mixed-use developments;
- Small-format commercial/retail to service daily needs;
- Neighbourhood scale park, playground or open space;
- Civic/social/religious and cultural gathering place;
- May include a school or daycare;
- Be safe to walk to for people of all ages;
- Be connected to the City's pathway and/or sidewalk network; and
- May contain a transit stop.

## COMMUNITY HUBS

**Intent:** Community Hubs should generally have the following characteristics:

- Residential developments up to 5 storeys through a mixture of townhouses, apartments, live-work, and mixed-use developments;
- Small- to medium-format commercial amenities;
- Parks, open spaces and/or recreation facilities;
- Schools, civic or institutional facilities;
- Significant social, religious or cultural gathering spaces;
- Be connected to the City's pathway and sidewalk networks; and
- Public transit stop.

## ENVIRONMENTAL

**Intent:** The intent of this area is primarily to protect and conserve sensitive lands (e.g. steep slopes, wetlands, riparian areas, flood prone areas) while creating a more resilient City in the face of environmental change and enabling development only where it minimizes hazards and environmental degradation.

## AGRICULTURAL / RURAL

**Intent:** The intent of this area is to maintain a continuation of the existing rural and low-density development pattern while providing opportunities for agriculture in alignment with provincial legislation and protection of ALR lands.

## DOWNTOWN / MARKET DISTRICT

**Intent:** Downtown / Market District should generally have the following characteristics:

- Be the City's primary commercial/retail centre;
- Be the preferred location for the City's primary institutions and office uses (e.g. City Hall);
- Location for major parks and open spaces; and
- Residential development that is complementary to the commercial focus in the form of mixed-use residential, townhouses, apartments, and live-work units.

## HIGHWAY & TOURIST COMMERCIAL

**Intent:** The Highway and Tourist Commercial area consists of automobile-oriented uses and tourist services for visitors and residents focused along Central Avenue/Highway #3. These areas act as a gateway or 'welcome' to the City and should have careful planning to maintain a visually pleasing entrance to the City.

## LIGHT INDUSTRIAL

**Intent:** The Light Industrial and Airport area support the continued use of these areas for economic activities. These economic activities include light industrial, airport and airport runway, and limited agricultural and service commercial uses. The City of Grand Forks should continue to support the development of Light Industrial and Airport for economic growth and diversification.

## HEAVY INDUSTRIAL

**Intent:** The Heavy Industrial area supports employment areas that are large in scale, have off-site impacts and must be located appropriately to minimize impacts to adjacent land uses and ensure safety of residents and businesses.