

# Lake Windermere OCP

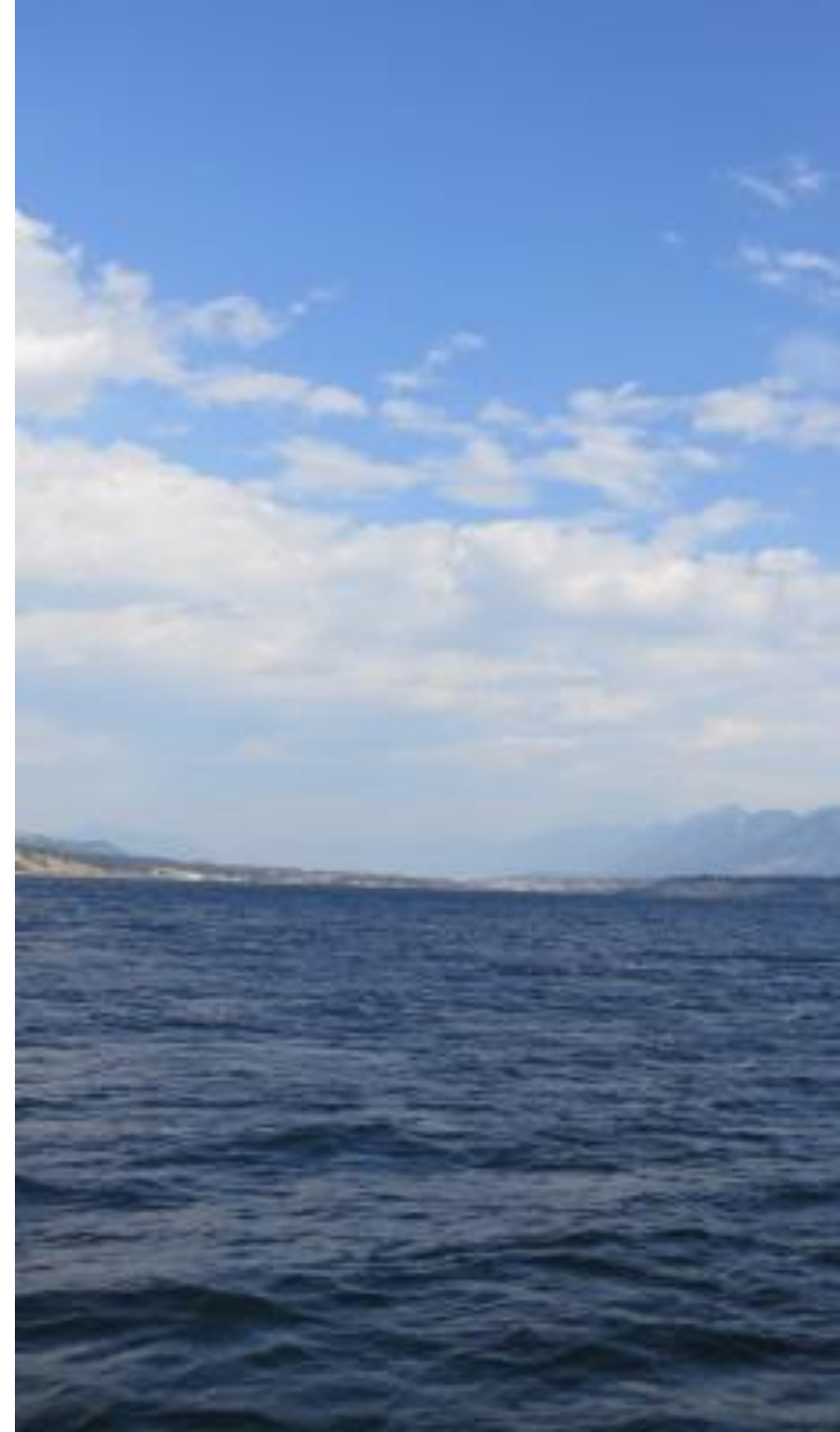
Open House

June 9, 2019



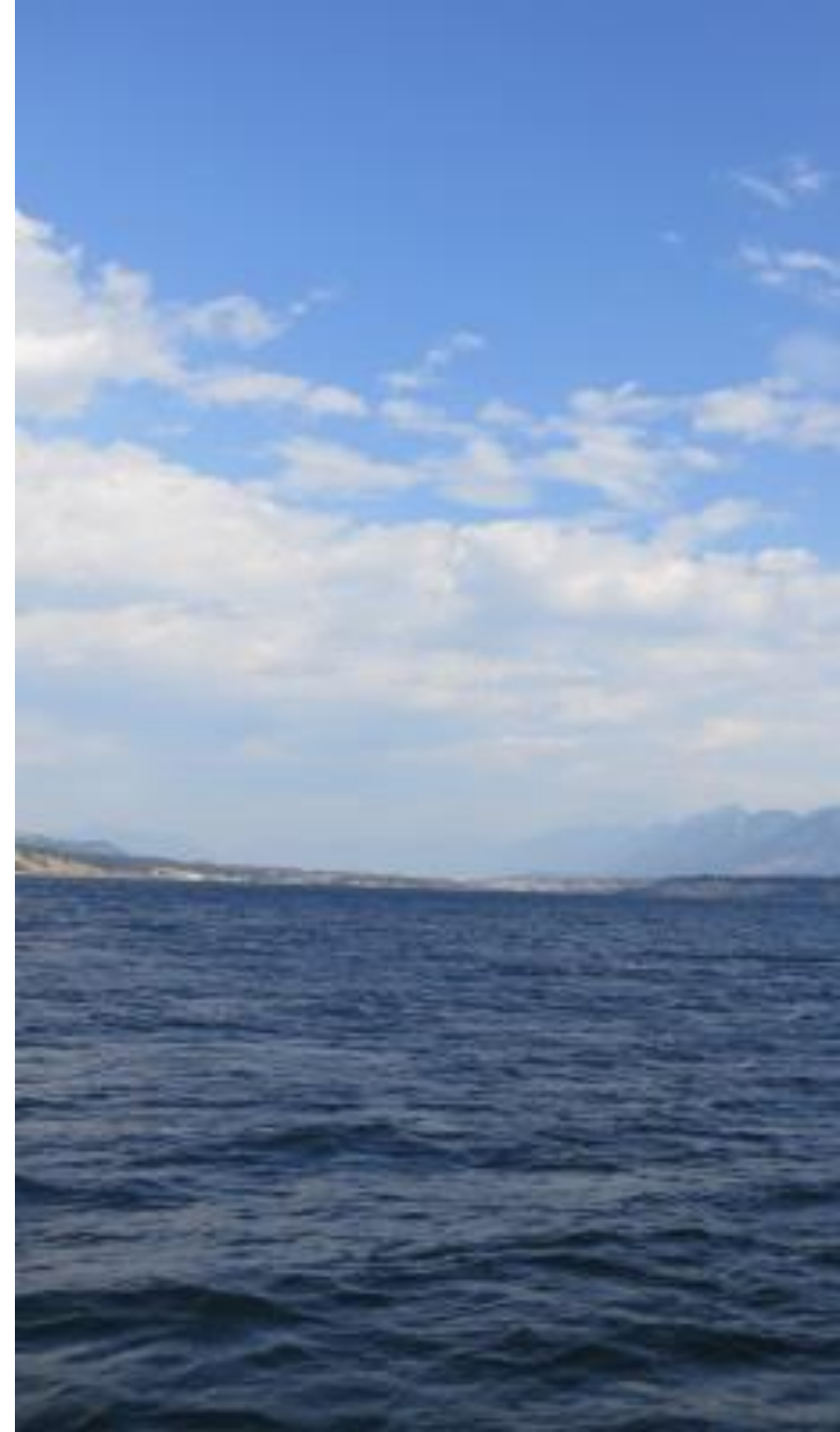
# Agenda

- Purpose of Open House
- What is an OCP?
- Process
- Hot Issues
- Understanding an OCP
- What comes next?



# Purpose of the Open House

- Share information
- Kicks off the public comment period



# What is an OCP?

- Long range strategic planning document
- Informs position and decisions about land use change
  - Rezoning
  - Referrals
  - Not a regulatory document like a zoning bylaw
- Living document

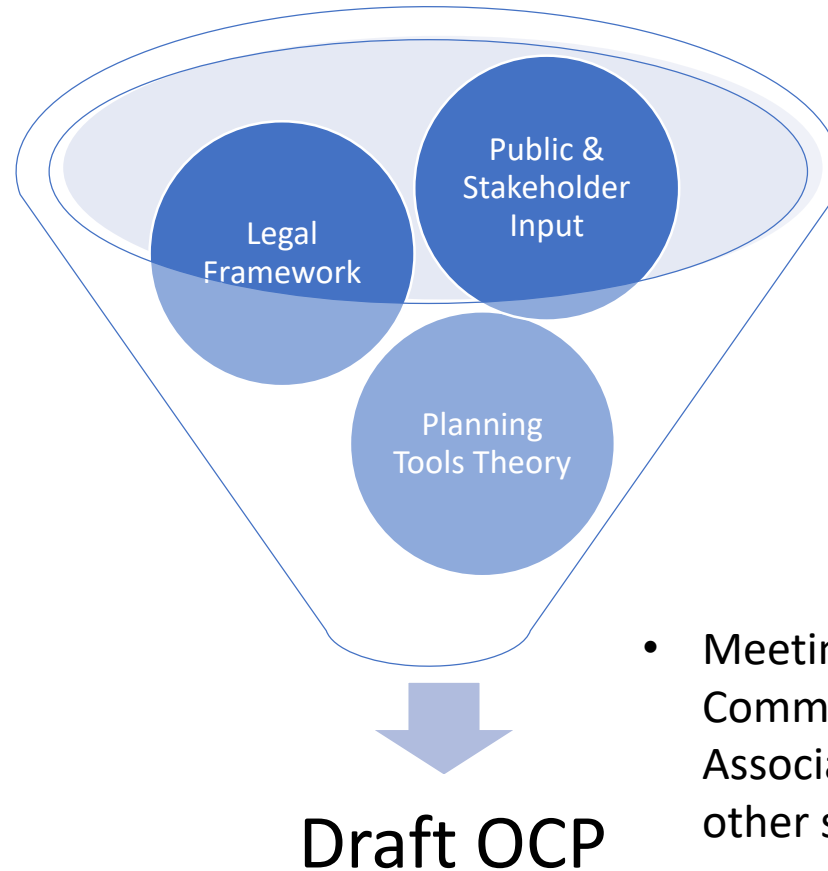


# What is an OCP?

- Covers a broad set of topics related to land use
  - Background
  - Objectives
  - Policies
- Three types of policy
  - RDEK has authority
  - RDEK has influence
  - No authority or influence but there is public interest
- Development Permit Areas
  - Wildfire (new)
  - ESA
  - Shoreline
  - Form & Character (commercial, industrial, multifamily resort development)



# Process

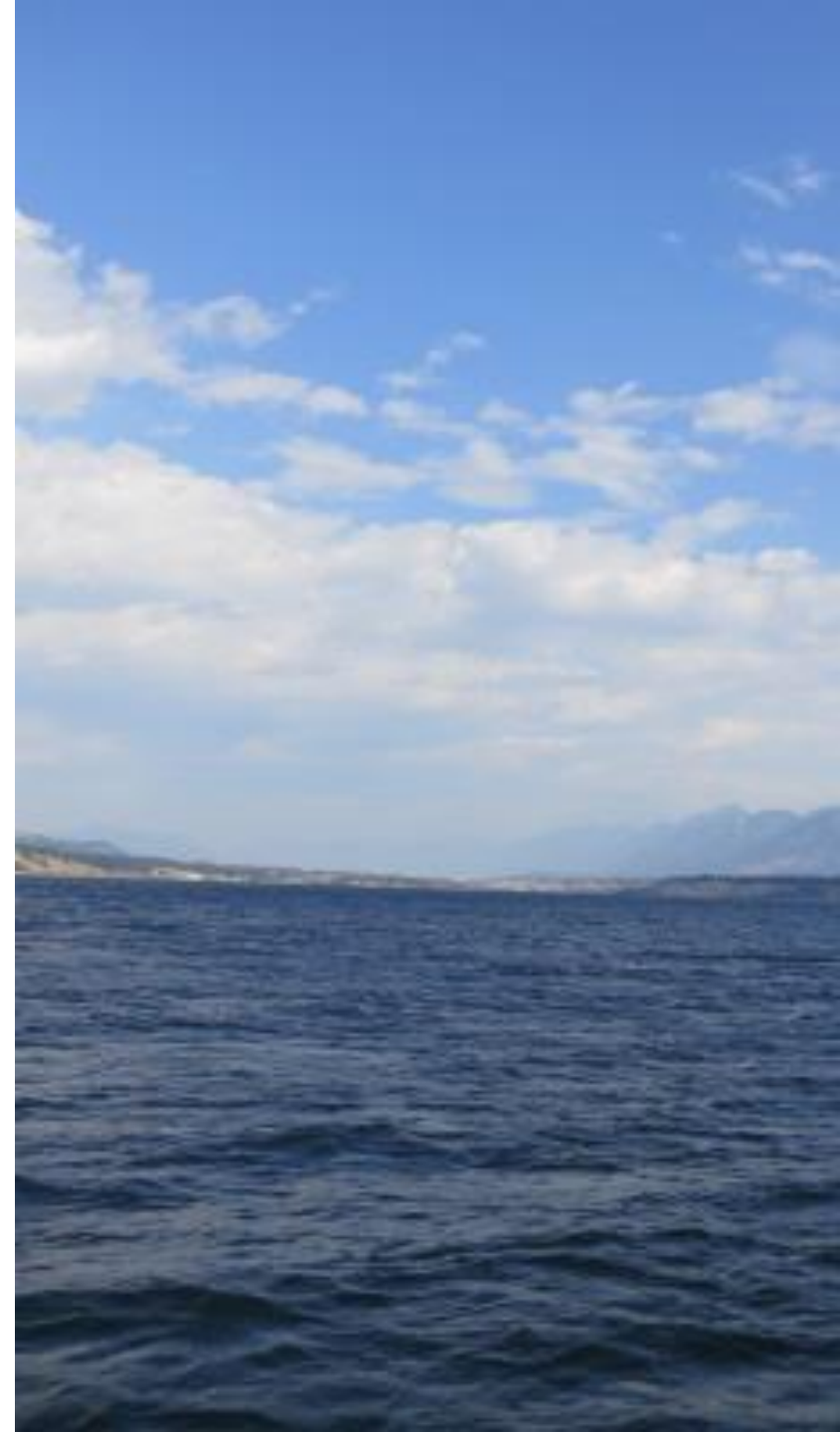


- Survey (2017)
- Famers Market and Windermere Fall Fair (2017)
- Intro Meeting  
July 4, 2017  
Values, Concerns  
Places you Love
- Community Planning Workshop  
April 21, 2018 (& Online)  
Draft Policy Assessment  
Mapping Exercise
- Meetings with AG, Community Associations, and other stakeholders



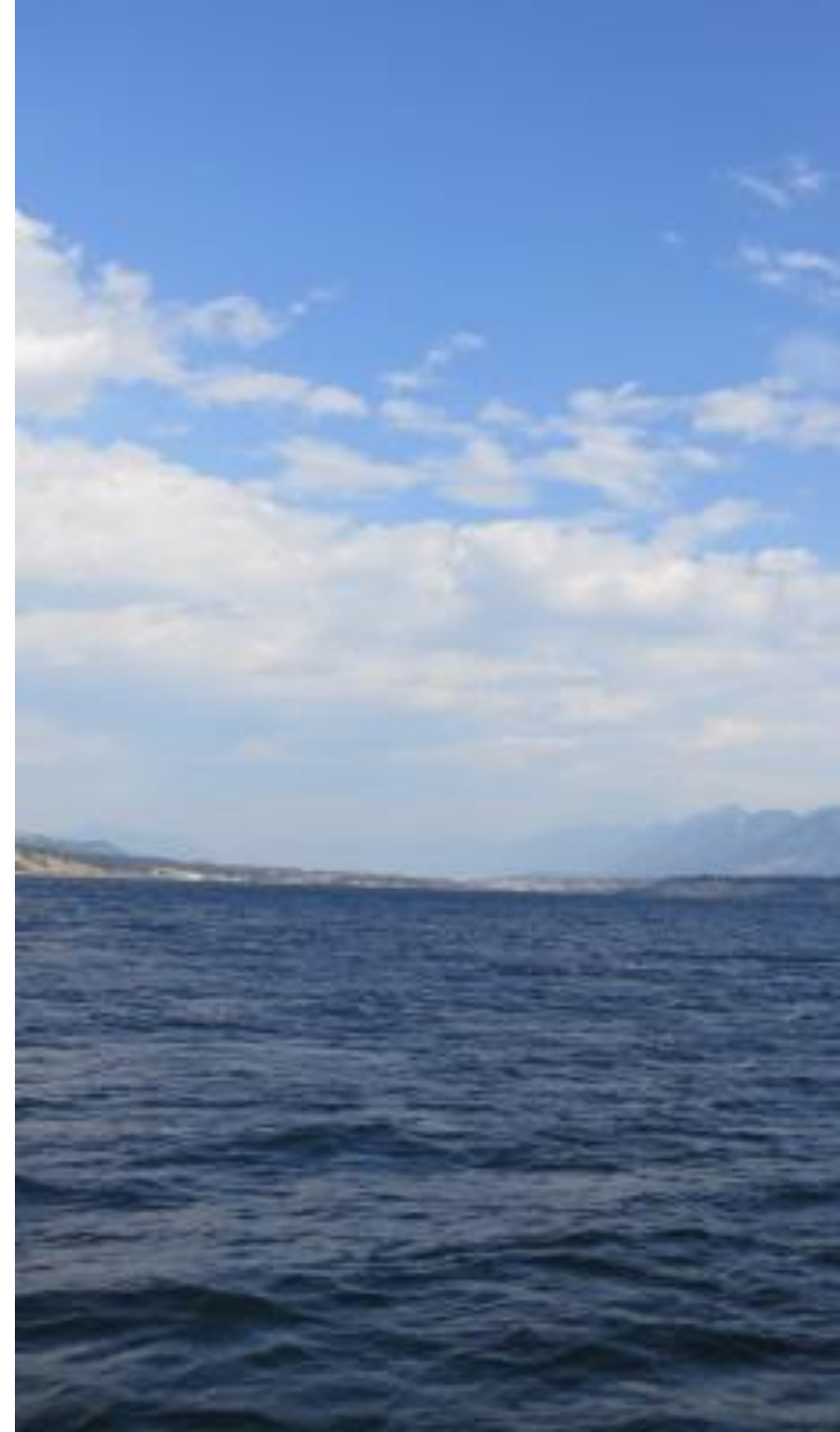
# Understanding an OCP

- Context is important
  - Not a regulatory document like a zoning bylaw – it informs position and decisions around land use conservation and change
- The Lingo
  - Must, May, Should
  - Encouraged, Supported
  - Generally

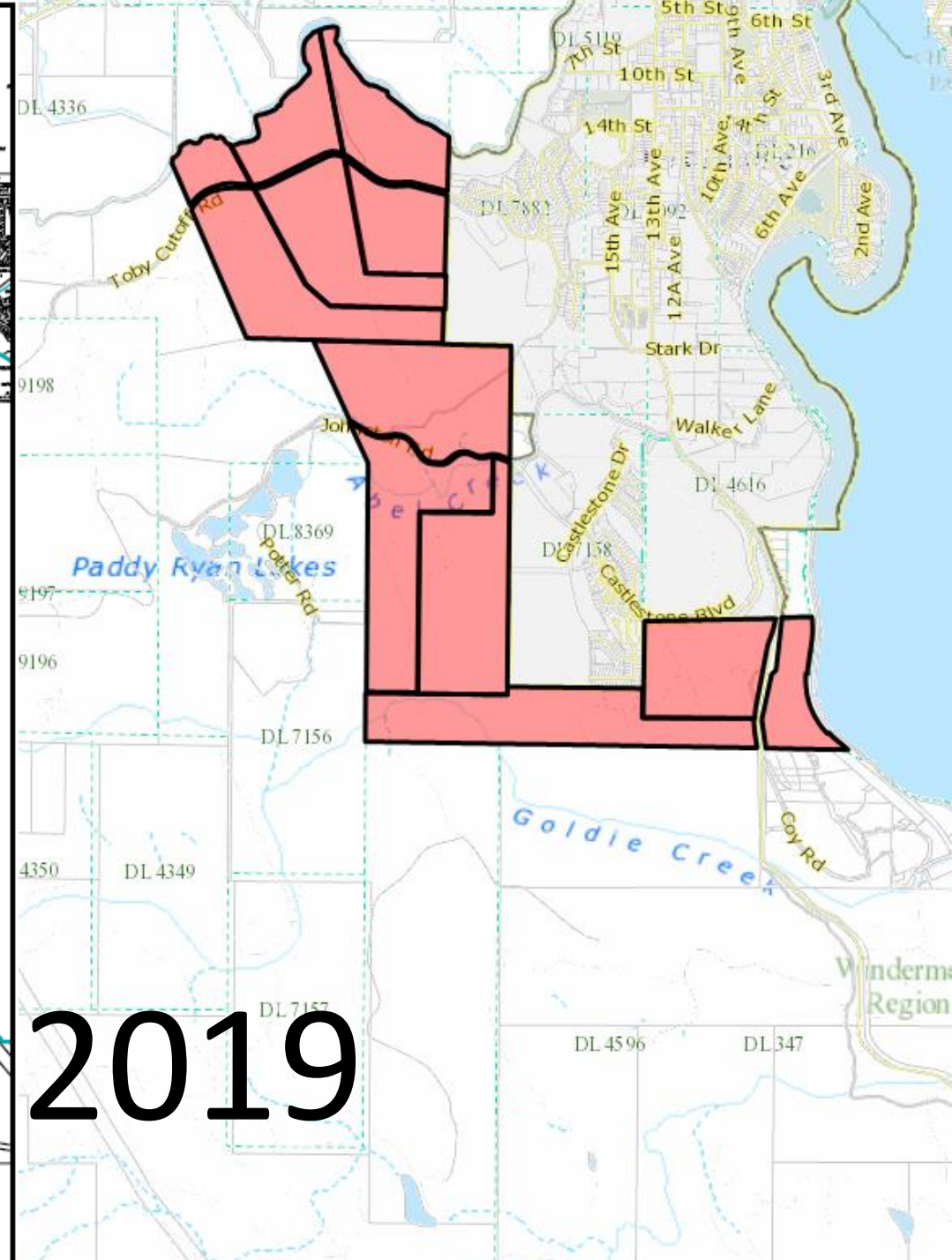
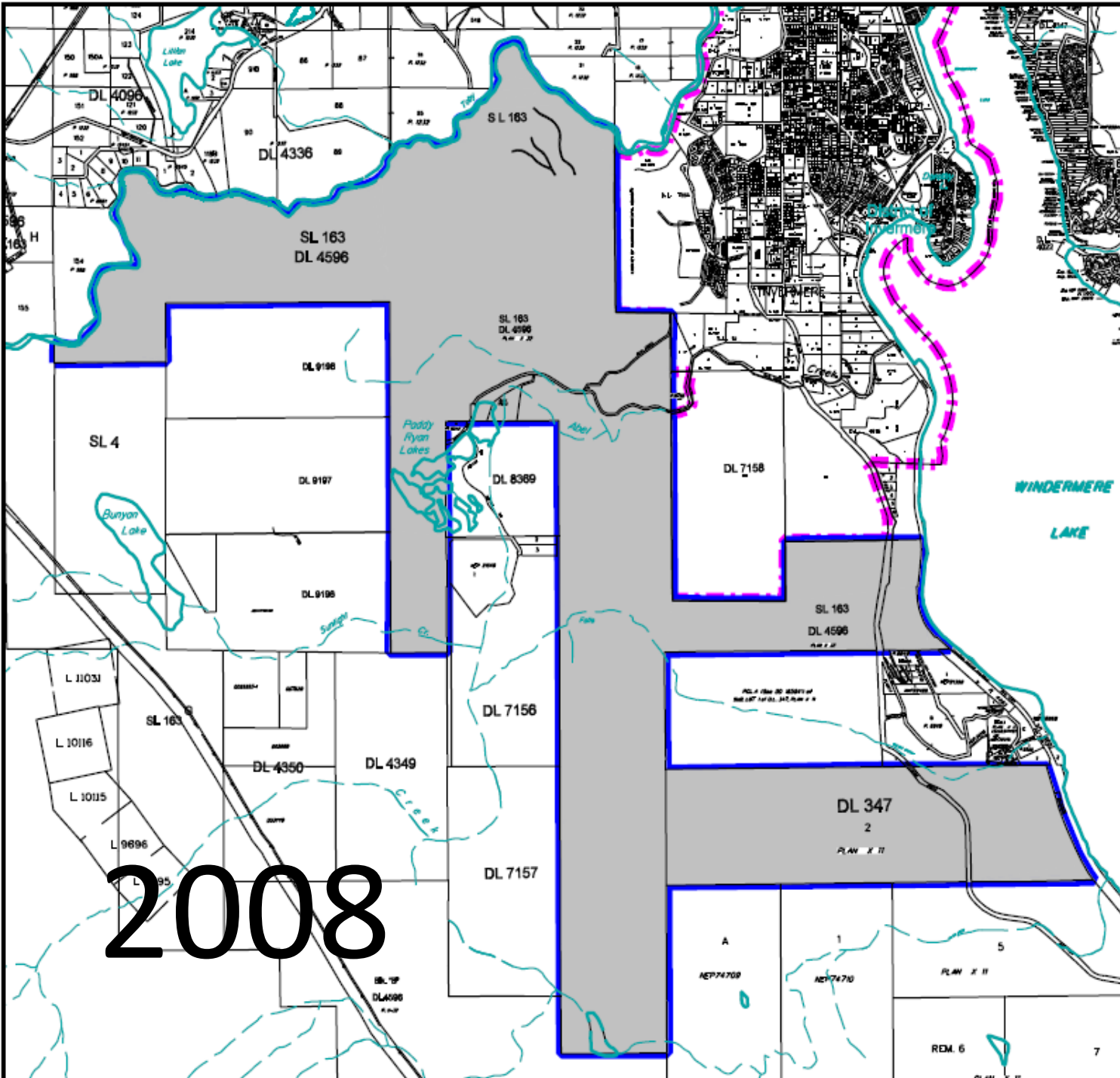


# Hot Button Issues

- Westside of Lake Windermere Residential Development
- Secondary Suites & Short Term Rentals
- Impact of Storage Facilities

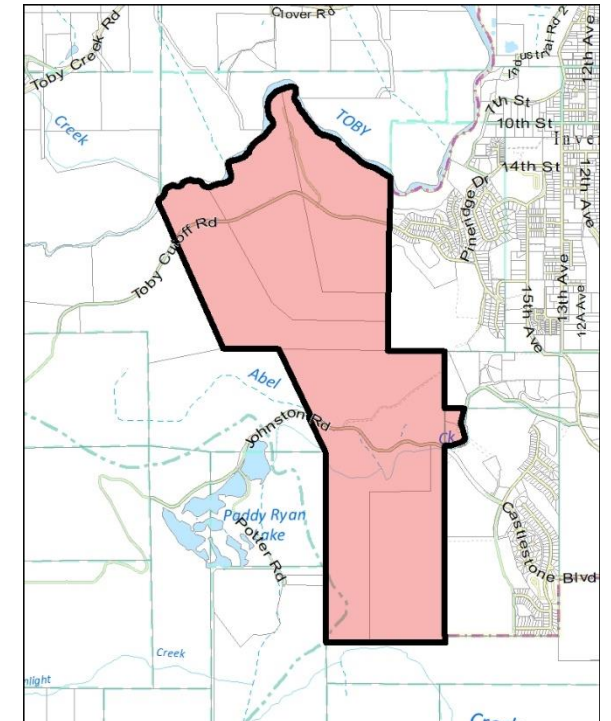
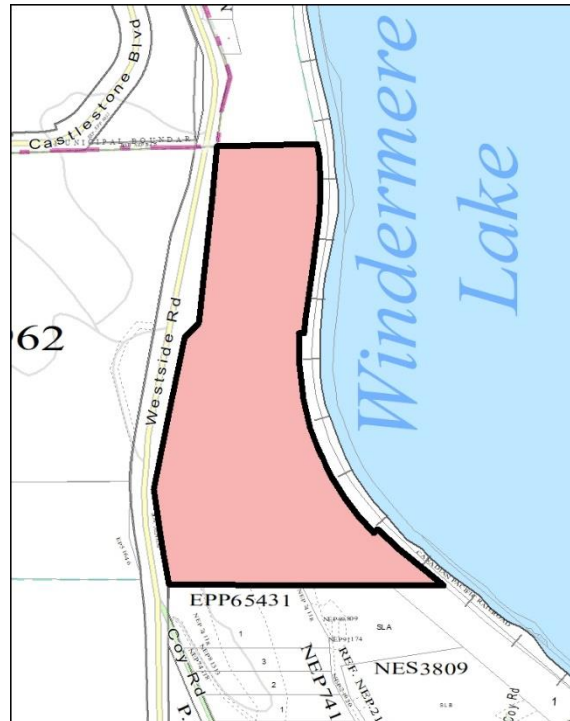
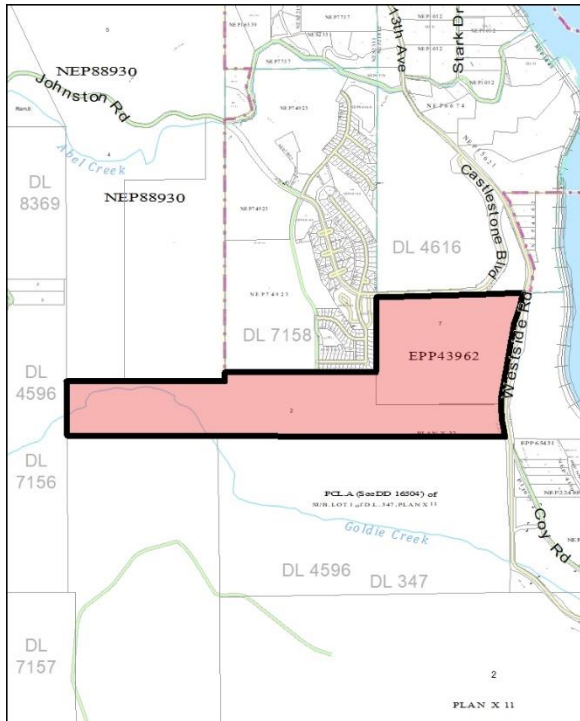






# Hot Button Issues

- Westside of Lake Windermere Residential Development





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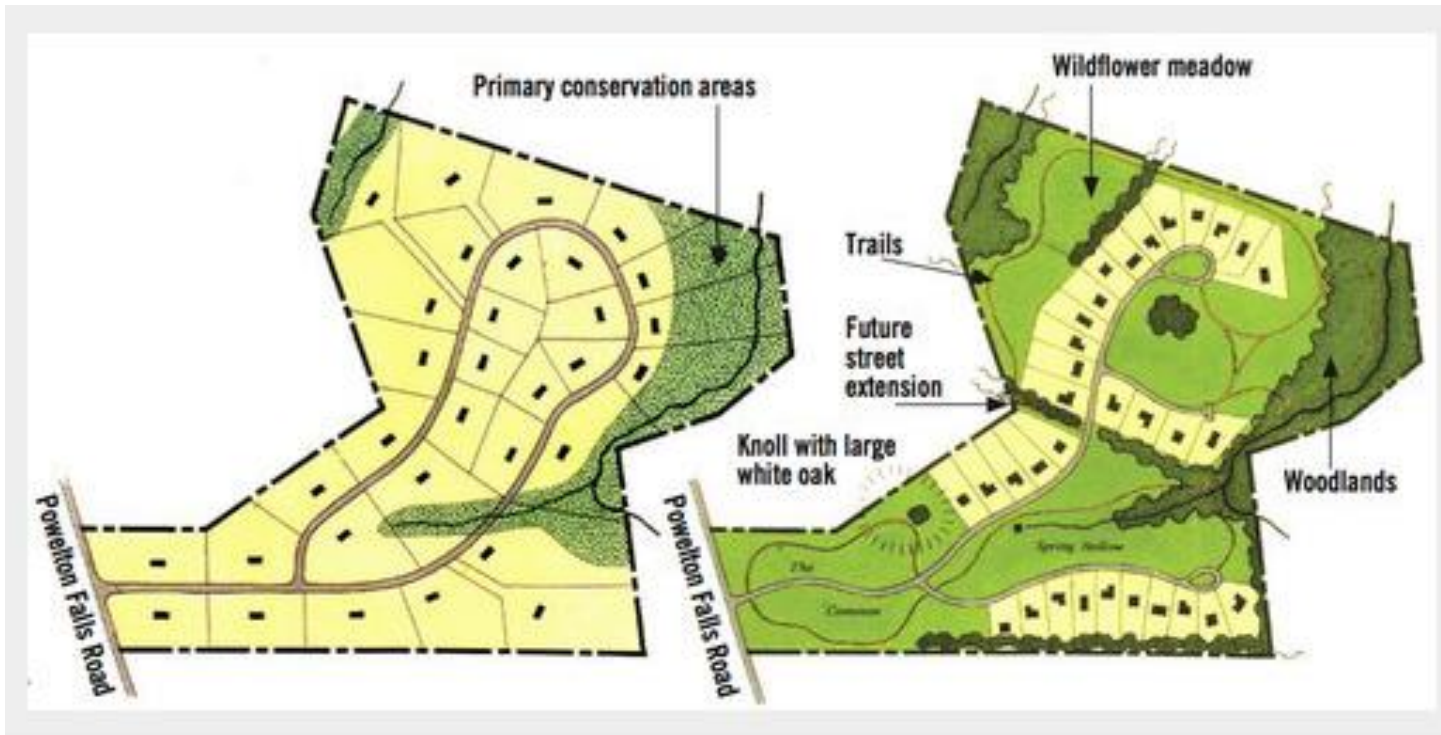
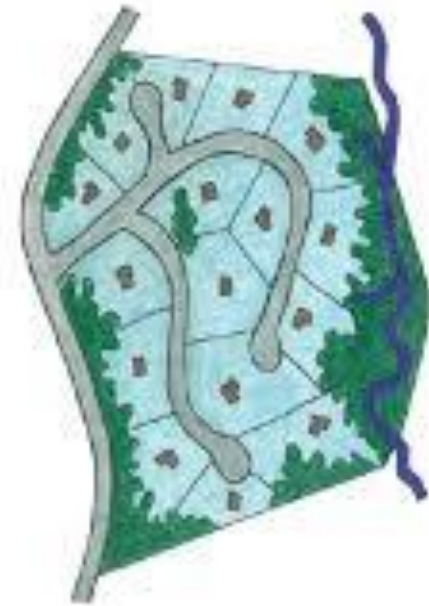


Photo Credit: <https://profbruce.tumblr.com/>



Conservation / Cluster Residential Development

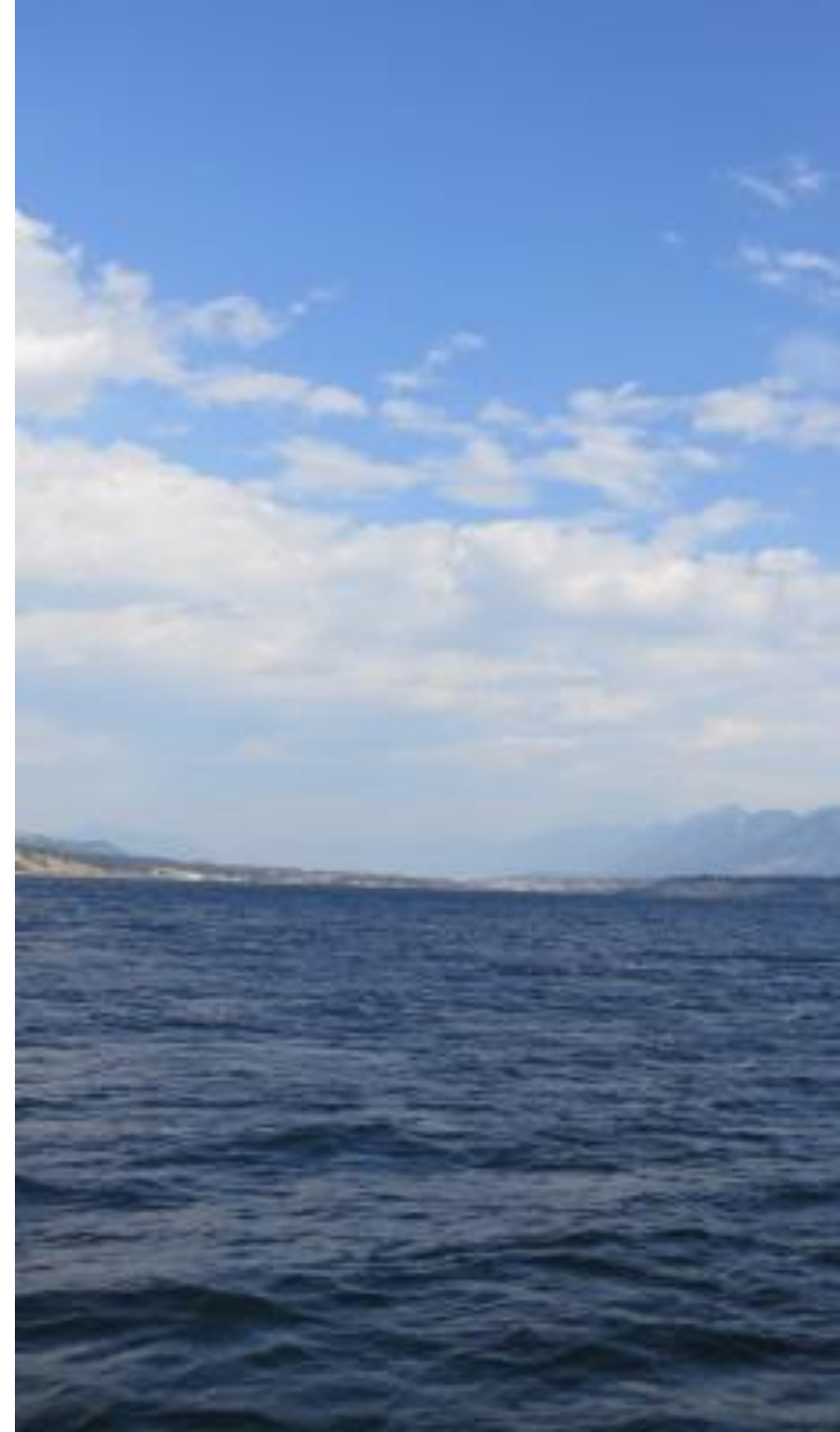


Conventional Residential Development

Photo Credit: [www.planolathe.org](http://www.planolathe.org)

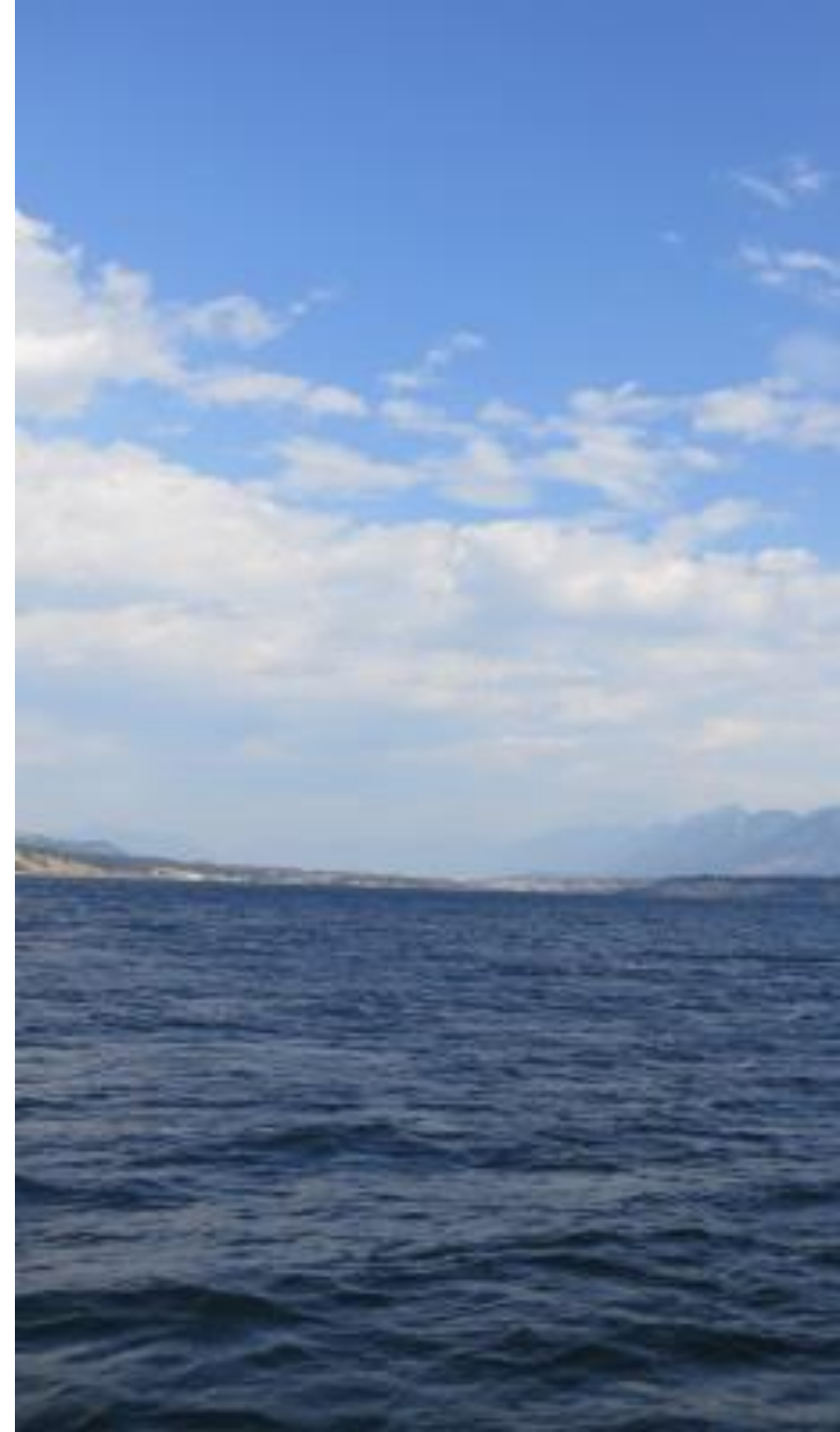
# Hot Button Issues

- Secondary Suites & Short Term Rentals
  - Support undertaking stand-alone public planning processes that includes public consultation to identify issues, concerns and solutions for regulating secondary suites and short term rentals.



# Hot Button Issues

- Impact of Storage Facilities



# What comes next?

- Look over the draft OCP
- Ask Questions
- Provide Comments – July 9 – **[engage.rdek.bc.ca](https://engage.rdek.bc.ca)**
- Revisions if necessary
- Draft sent to various ministries & agencies
- Revisions if necessary
- Present to RDEK Board
- Public Hearing – another chance to comment
- Adopted





# Thank you

