

# WHAT IS AN OCP?

## Panorama Area Planning Process

An overview of what an Official Community Plan is including more details on Land Use Designations and Development Permit Areas

## WHAT IS AN OCP?

An Official Community Plan (OCP) is a long term strategic planning document. Revised land use planning objectives and policy statements will be drafted based on the consideration of balancing private and public interests with local and regional considerations. The OCP will contain objectives and policies related to a range of topics including: residential land use, commercial or resort land use, industrial land use, recreational and environmental values, public safety and transportation. The OCP will contain different types of policies:

- Direction to land use decision making within RDEK control;
- Recommendations to advise decision making within the RDEK's sphere of influence; and
- Identification of the preferred direction for items beyond the RDEK control but of public interest.

### ***OCP Land Use Designations***

The resulting OCP will be used to guide RDEK OCP decision making on land use conservation and change. The OCP will contain new land use designations that will identify the preferred future land use for lands within the plan area. It is anticipated that new designations will be utilized that reflect current best practice and provide additional certainty to future land uses. Future changes to zoning must be consistent with the OCP or may require that an OCP amendment process be initiated.

### ***Development Permit Areas***

The OCP will also contain new Development Permit Areas (DPAs). Development Permits are a tool available to local governments to ensure that future development meets identified standards and is completed in a safe manner. The OCP currently identifies a number of DPAs. This process will be an opportunity to develop new guidelines that reflect current best practice and incorporate new information about future development lands within the plan area.