

An Official Community Plan (OCP) is a long range planning document that provides guidance on how the community should change or stay the same over a 5 - 10 year horizon. Once adopted the OCP becomes the framework for decision making by the RDEK Board.

WHAT TO EXPECT IN THE NEW OCP

- **Background Information** - What an OCP is and an introduction to the plan area
- **Goals** - What we want to achieve with the OCP
- **Policies** - Guidance on how we are going to get there
- **Development Permit Areas** - Tools to help us get there
 - For example: Protection from Wildfire Hazard or Protection of Environmentally Sensitive Areas
- **Land Use Designations** - What future types and densities of land uses are supported
- **Map Schedules** - Supplementary information that shows how the OCP policy and Land Use Designations apply to individual parcels of land

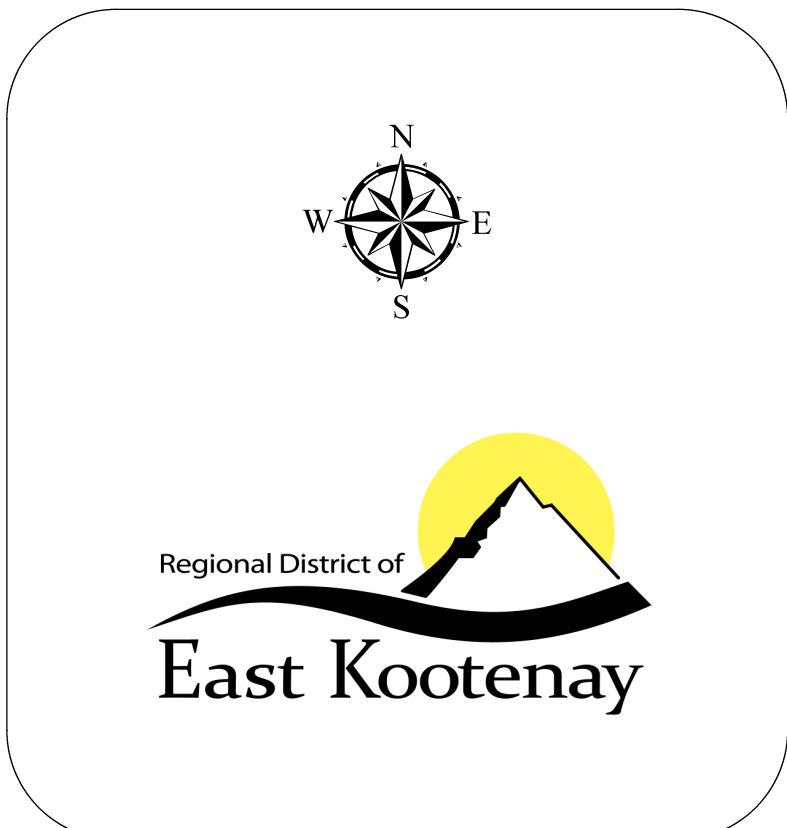
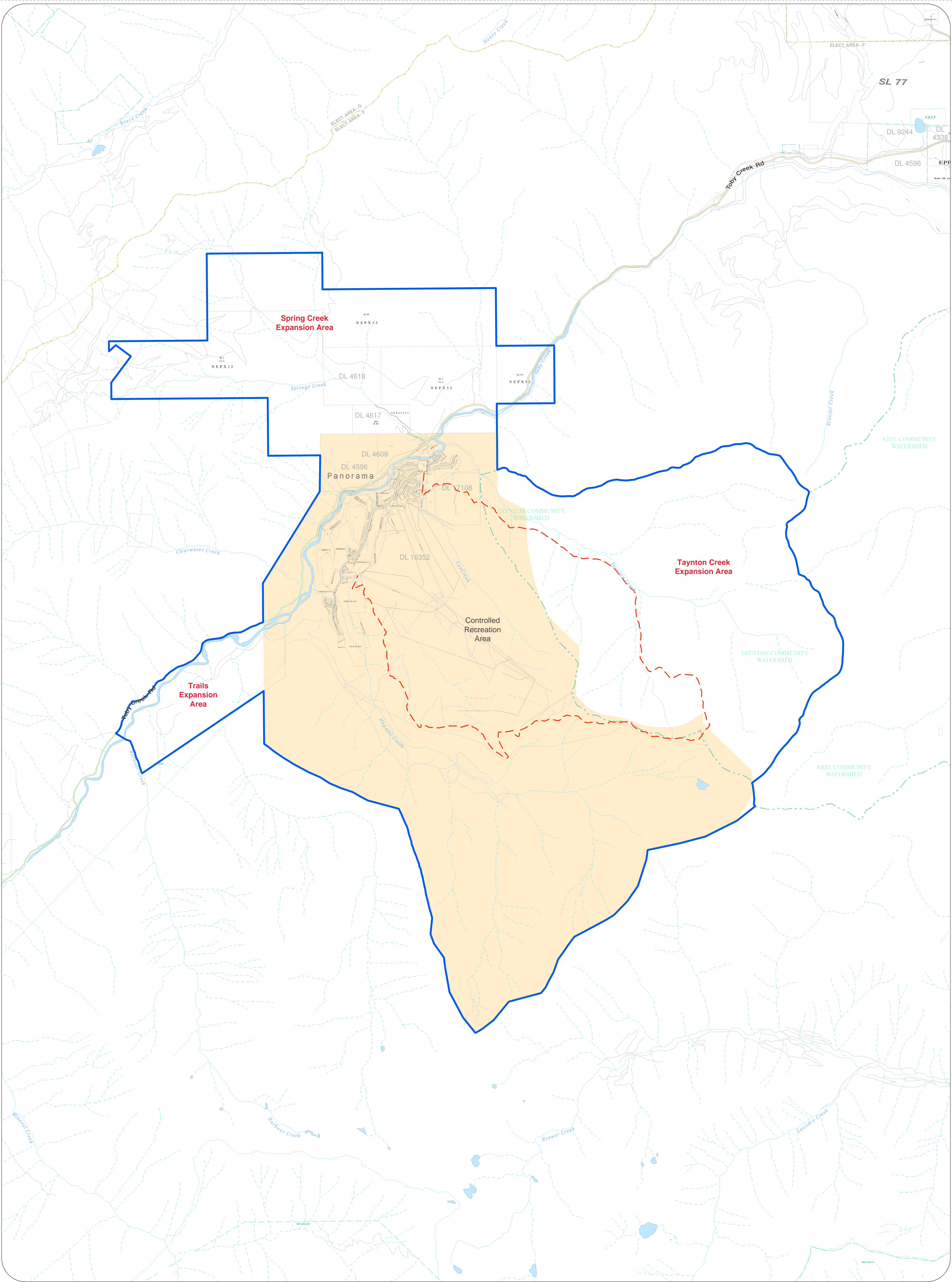
- Types of OCP policies will include:
 - RDEK control - future zoning changes
 - RDEK influence - Crown land tenures allocation process
 - Public interest, but no control - preservation of watershed

HOW WILL IT BE DIFFERENT?

- The new OCP will recognize the development that has occurred over the last 20 years and identify where/if the vision for future development has changed.
- The RDEK proposes to include more certainty to future land use designations. For example: single family low density versus a designation that leaves broad discretion for either low or high density.
- New Development Permit Areas are anticipated to be included within the new OCP. They will be designed to reflect new information available, reflect current best practices and contain clear guidelines for future development.

THINGS TO NOTE...

- The proposed Plan Area includes the expanded Resort's Controlled Recreation Area (2016), the Taynton Creek watershed, private parcels north of Toby Creek Road and a portion of the Spring Creek watershed.
- The zoning bylaw will continue to regulate the current use of the land. However, recommendations to changes in zoning to reflect the new OCP and/or the current type and density of development may result from this process.



Legend

- Ski Area Boundary
- Proposed Boundary
- Existing Boundary

Panorama Area OCP Planning Process

Plan Area

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SCALE IN METERS