

The new Official Community Plan will contain land use designations to direct the range or type of uses supported in the future. The OCP planning process is an opportunity to:

- Assign land use designations to new parcels proposed for inclusion.
- Assess whether or not current land use designations should be carried over to the new OCP.
- Develop new land use designations that provide greater certainty to development.

### TO CHANGE OR NOT TO CHANGE...?

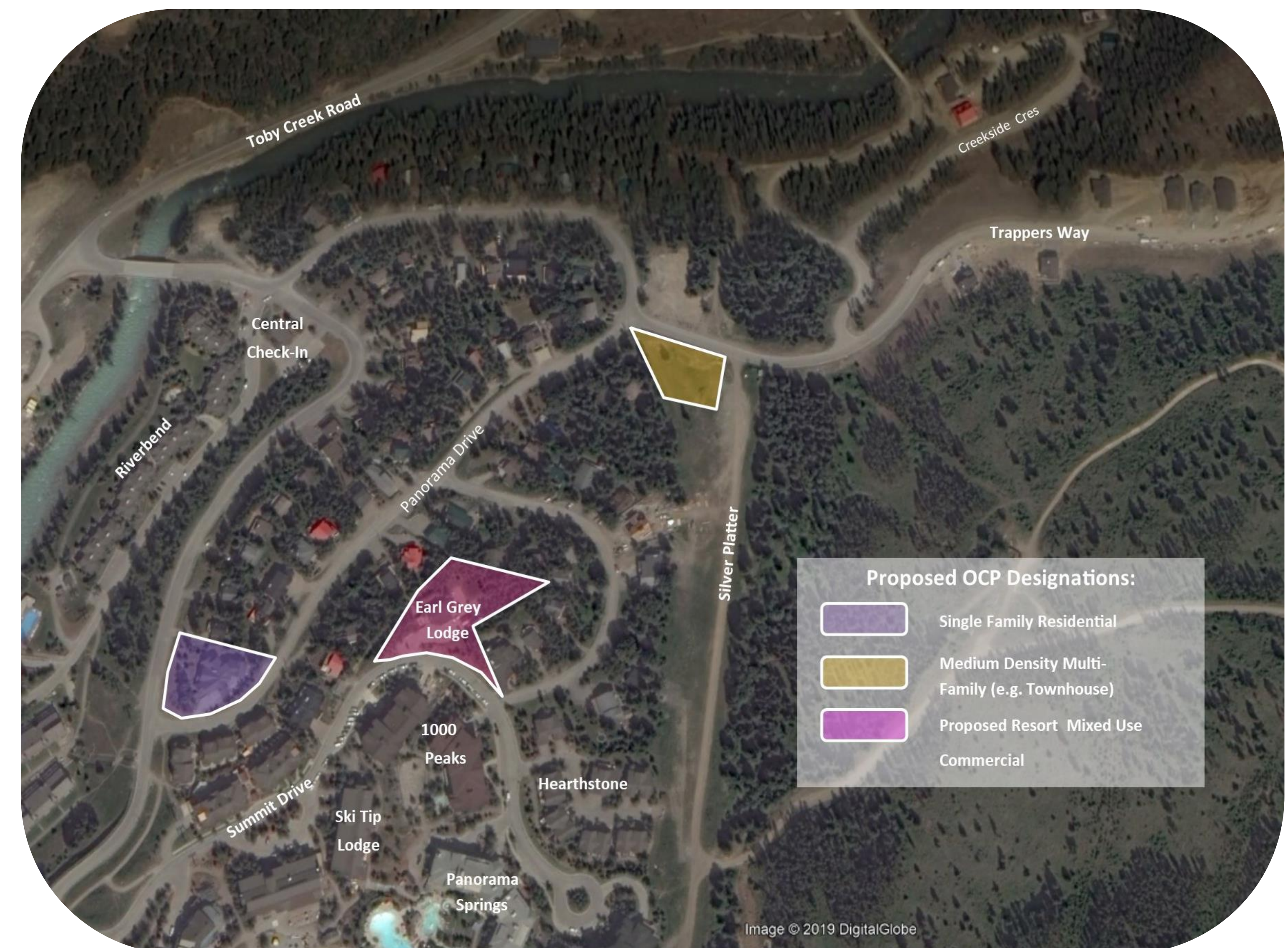
The OCP process is an opportunity to step back and look at future land uses in recognition of how current designations fit with the Resort and Community vision. A change in the land use designation may be desired by an individual landowner, the resort, or the RDEK. The OCP review process provides an opportunity:

- to incorporate changes into the new OCP;
- to identify policies to guide future decision making on specific parcels; or
- to identify what will not be supported in the future.

The potential for changes are being contemplated as part of this second round of engagement and will be part of the discussion around the draft OCP released at the end of the year.

### FOR EXAMPLE

The OCP currently has three 'parcels' designated for pension use. A pension is a form of small scale commercial accommodation for which the permitted density is determined based on the parcel size on which the use occurs. This planning process provides an opportunity to discuss potential changes for these three 'parcels' in consideration of actual and potential land uses.





The new OCP is anticipated to include new Development Permit Areas. Development Permit Areas are a tool that local governments such as the RDEK can use as a check system during the development process to ensure that certain goals, guidelines or development standards are being met.

### DEVELOPMENT PERMITS

Development Permits are considered to be discretionary, which means that local governments have the option of including them within their OCPs. The RDEK has found that they are an important part of the development process as they assist with:

- Protecting site specific attributes or features such as environmentally sensitive areas.
- Ensuring site specific hazardous conditions are considered prior to development.
- Ensuring proposed development meets prescribed aesthetic guidelines and requirements.
- Implementing development standards to help protect community character.

Due to the discretionary nature of when and where they may be required, Development Permits are one area where community input is of interest to the RDEK.

### WHAT TYPES ARE BEING CONSIDERED?

#### ▪ Interface / Wildfire Hazard Area

- Where: New development application for a building permits in areas with a HIGH fire risk rating
- When: Either as part of the subdivision process when new development parcels are created or upon application for a building permit

#### ▪ Commercial / Light Industrial Development

- Where: Entire Plan Area
- When: Upon application for a building permit

#### ▪ Multi-Family Dwellings

- Where: Entire Plan Area
- When: Upon application for a building permit

#### ▪ Hazardous Conditions

- Where: Where known issues have been identified through geotechnical investigation or development on slopes in excess of 15%
- When: Upon application for a building permit

#### ▪ Environmentally Sensitive Areas

- Where: Areas of identified environmental significance
- When: Upon application for a building permit, as part of a subdivision process or prior to land disturbance.



The Official Community Plan (OCP) is a long range policy document that will provide guidance on how the Panorama community should change or stay the same over a 5-10 year horizon. The new OCP has the potential to be very different from the 1999 OCP which was heavily based on Intrawest's Comprehensive Development Plan. The new OCP will recognize the development that has occurred over the last twenty years and look forward to what is next for the area.

## WHICH DIRECTION IS THE 'RIGHT' DIRECTION?

The consultation questions may seem to be a bit random or ad hoc, particularly within the new Concept & Policy Direction Survey and the questions on the participatory boards at the Open House. However, they are all pieces of the broader policy puzzle. The information gathered through these surveys, consultation with the Resort, discussion with individual property owners and consideration of current planning issues contributes to the draft policies.

The draft that will be presented in December will be a compilation of what we have heard from the community and Resort so far. The more we hear from you at these early stages the more reflective of the community perspective the draft is anticipated to be.

## WE NEED YOU!

Community participation is essential to this OCP process. The Open House materials and Concept & Policy Direction survey is available online through:

[engage.rdek.bc.ca](https://engage.rdek.bc.ca)

If you have not already done so you are also encouraged to sign up for RDEK emails. This will ensure you are kept up to date on what is happening next within the process.

## HOW TO PARTICIPATE:

### Summer



- ☐ Engage Website
- ☐ Second targeted Survey

### Winter



- ☐ Draft OCP review
- ☐ Open House
- ☐ Comment Period

## WHY IS POLICY DIRECTION IMPORTANT?

Once adopted the OCP becomes the framework for decision making by the RDEK Board. This planning process presents an opportunity for the community to provide input to ensure that the direction of the new OCP reflects the community vision, goals and concerns.