

PLAN INTERPRETATION

What is an OCP?

An Official Community Plan (OCP) is mandated by British Columbia's Municipal Act. It is a legal document for planning and managing the City's social, economic, and physical future. It contains land use and other maps to guide development in the City.

The OCP is a long-range vision that reflects overall community values that have been determined through the public participation process, and is based on a realistic assessment of the City's existing situation, future prospects, and relationship to the surrounding region.

Why is an OCP important?

The OCP ensures that land use and other change is managed and coordinated to enhance the social, economic, and environmental well-being of the City.

How does the OCP work?

The OCP's major purpose is to act as a blueprint in guiding City Council decisions and City regulations and programs. As such, it provides some degree of certainty about the City's future. While the OCP cannot commit Council to specific expenditures, Council cannot endorse actions contrary to the plan. As a City document, the OCP can only encourage senior levels of government to take action; it cannot force or require senior governments to act.

The OCP uses a combination of goals, objectives, policies, maps, and development guidelines to set directions and shape the community according to the vision. It can be implemented directly or indirectly through City regulations and programs such as the annual budget, the Capital Works budget, the Zoning Bylaw, the Subdivision Control Bylaw, the Development Cost Charges Bylaw, and the Building Bylaw. The City also takes into account agreements with other agencies when implementing the OCP.

The City-wide OCP addresses broader community issues, while the Planning Area and Sub-Area OCPs are used for local neighbourhood issues.

The OCP land use maps (Attachments 1 and 2 to Schedule 1 of this Bylaw) show the generalized and specific future land use designations. OCP land use maps can be adopted for the whole City, for planning areas of the City, or for parts of planning areas.

How to Interpret the OCP Land Use Maps

Where there is a conflict with respect to land use designation between the OCP Generalized Land Use Map (Attachment 1 to Schedule 1 of this Bylaw) and other land use maps (Attachment 2 to Schedule 1 or part of Schedule 2 of this Bylaw), the latter shall take precedence, with the exception that sites designated Conservation Areas in Schedule 1 of this Bylaw shall retain that land use designation notwithstanding conflicting information which may be shown in Schedule 2 of this Bylaw.

Environmentally Sensitive Areas

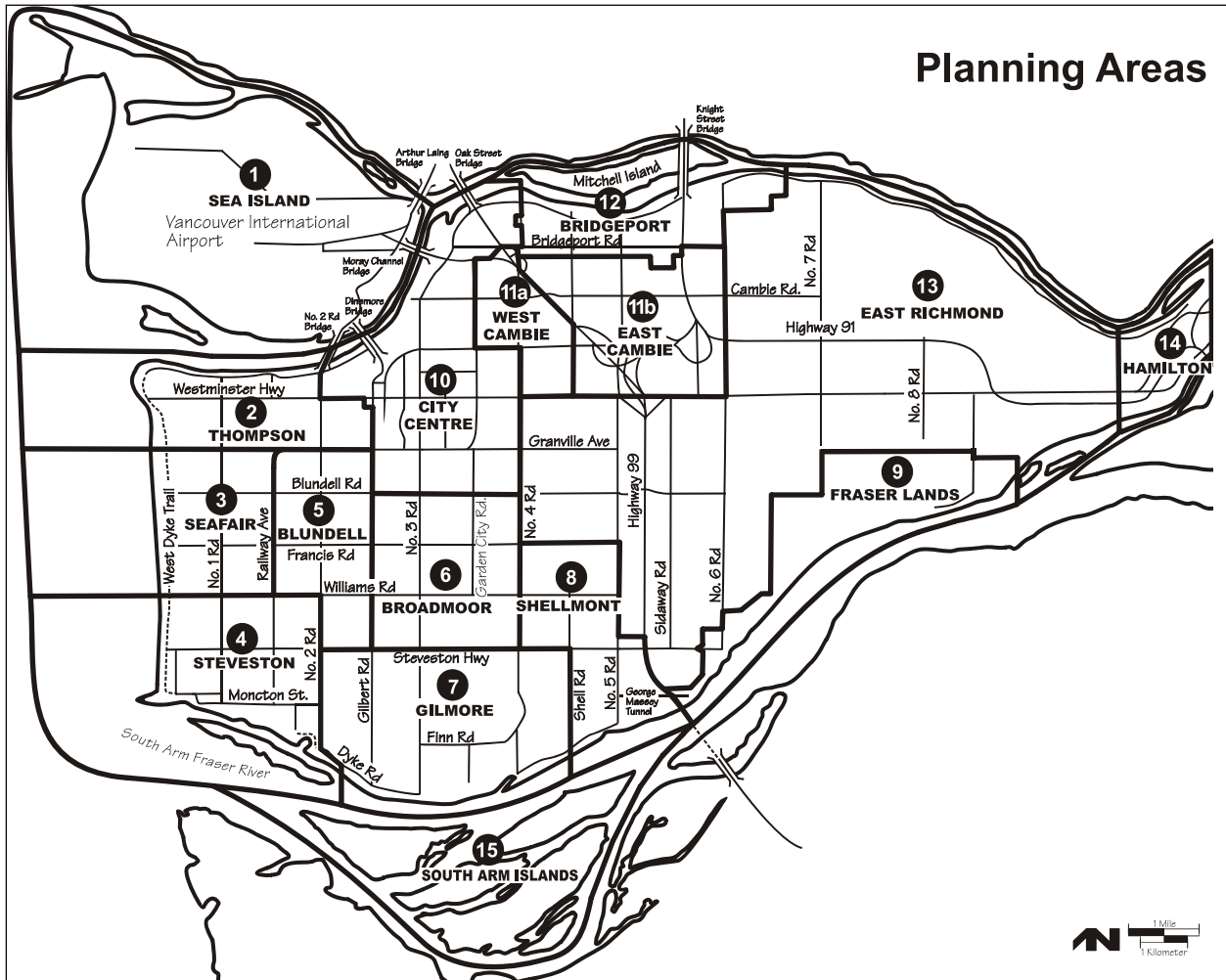
The Environmentally Sensitive Area (ESA) policies, guidelines, and locations (shown in Attachment 3) in Schedule 1 of this Bylaw supercede those contained in Schedule 2 of this Bylaw.

Aircraft Noise Sensitive Land Use

*Bylaw 7794
2004/11/23*



The Aircraft Noise Sensitive Land Use policies, guidelines, and locations (shown in Section 5.4) in Schedule 1 of this Bylaw supercede those contained in Schedule 2 of this Bylaw.



Note: Please refer to Schedule 2 of the OCP for detailed area and sub-area plans within the Planning areas shown.