



OCP Update

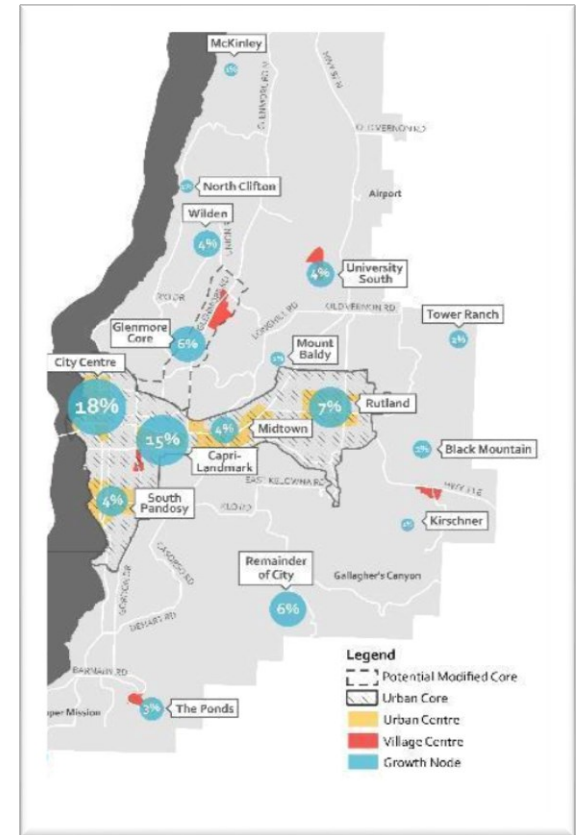
Draft Future Land Use Map and Ag Policy

November 2019



A growing community

~ 50,000 more
people by 2040



Evolution of a plan

Big moves



Complete the final suburban neighbourhoods



Promote more housing diversity in the core area



Connect our urban centres with transit oriented urban corridors



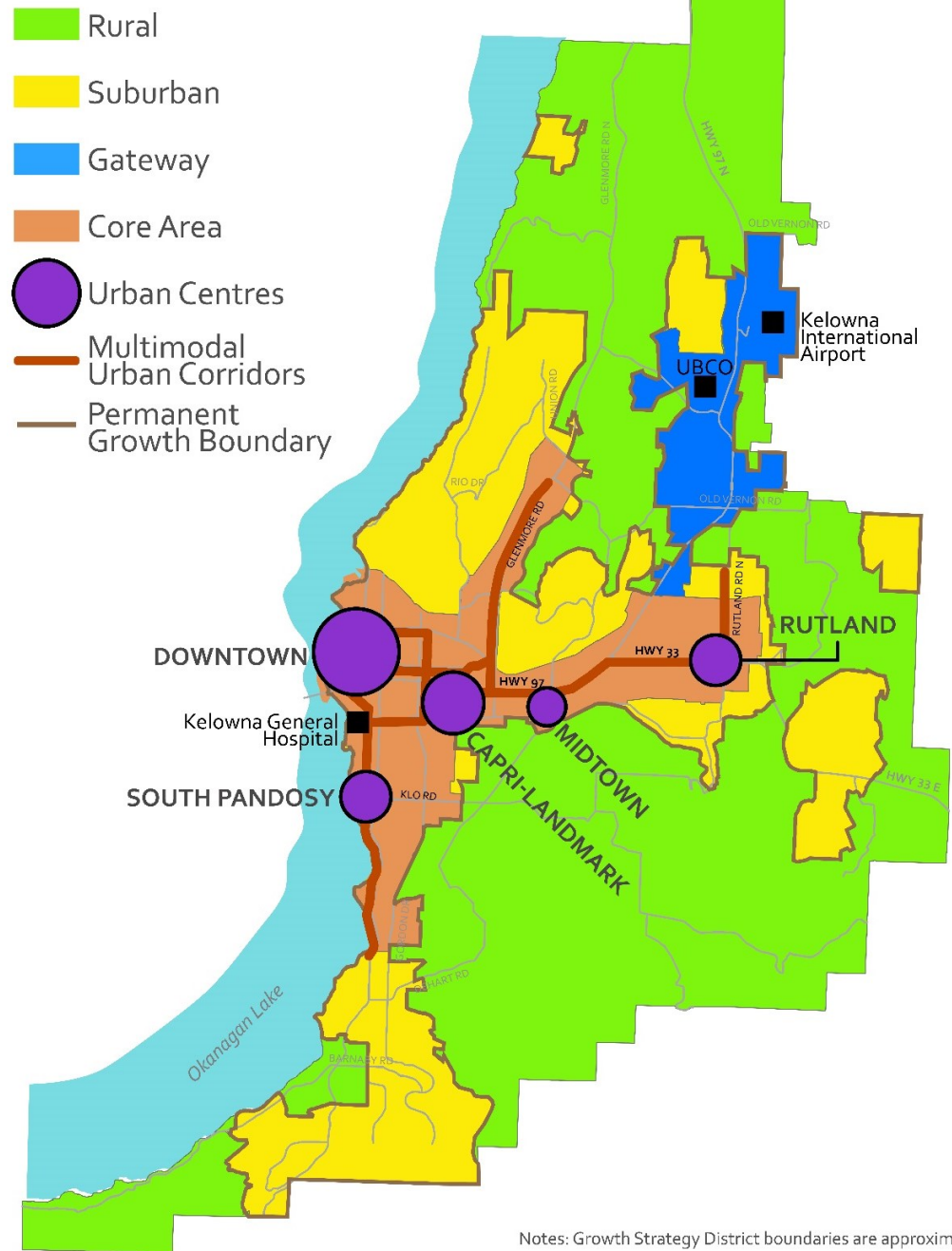
Prioritize parks and public spaces in the core areas

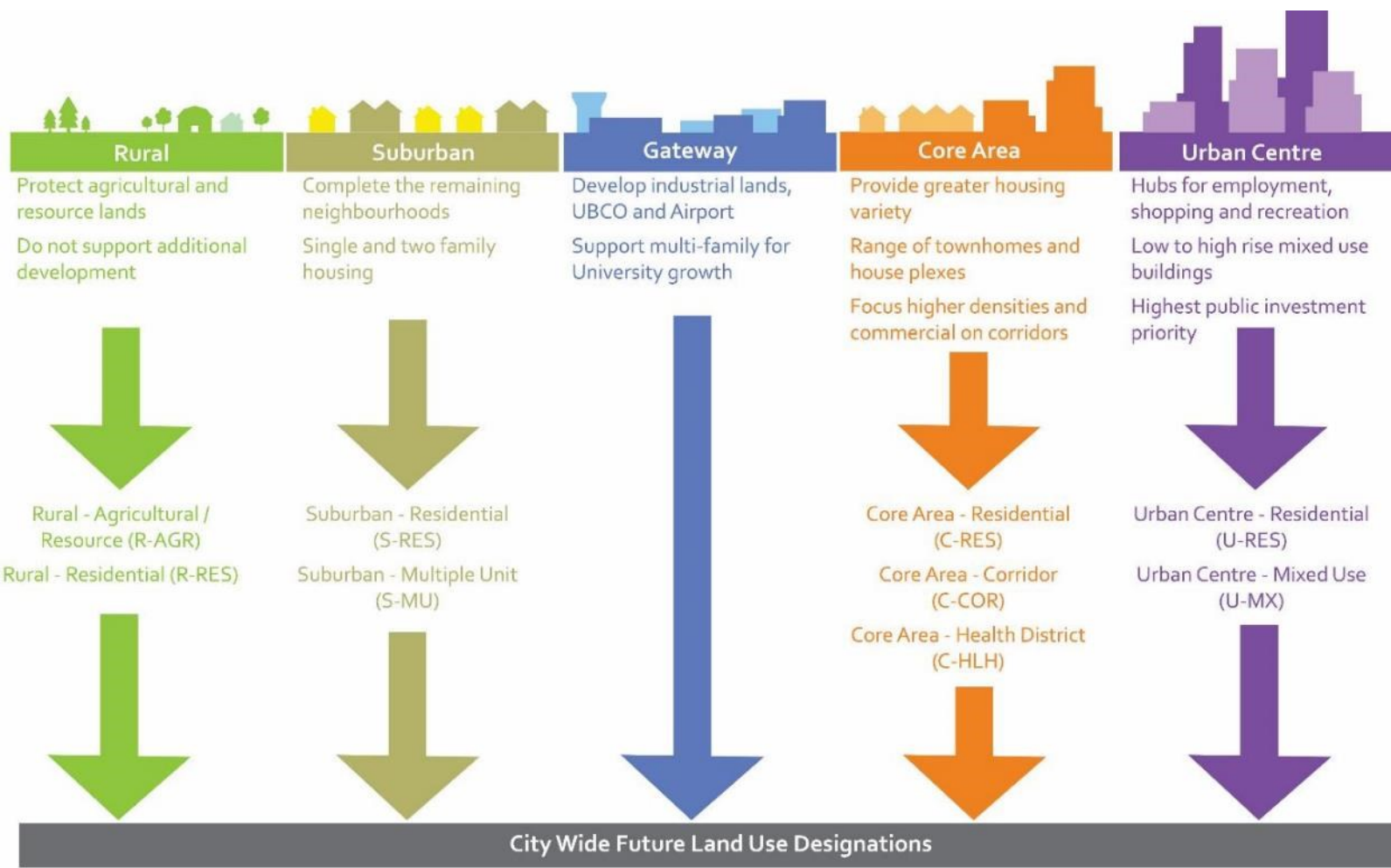


Prepare a resilient community that is adaptable to change

2040 Growth Strategy

- ▶ More housing variety in the Core Area
- ▶ Transit oriented urban corridors
- ▶ Maintaining the Permanent Growth Boundary
- ▶ Complete the suburban neighbourhoods
- ▶ Protect industrial lands
- ▶ Priorities for parks and public space

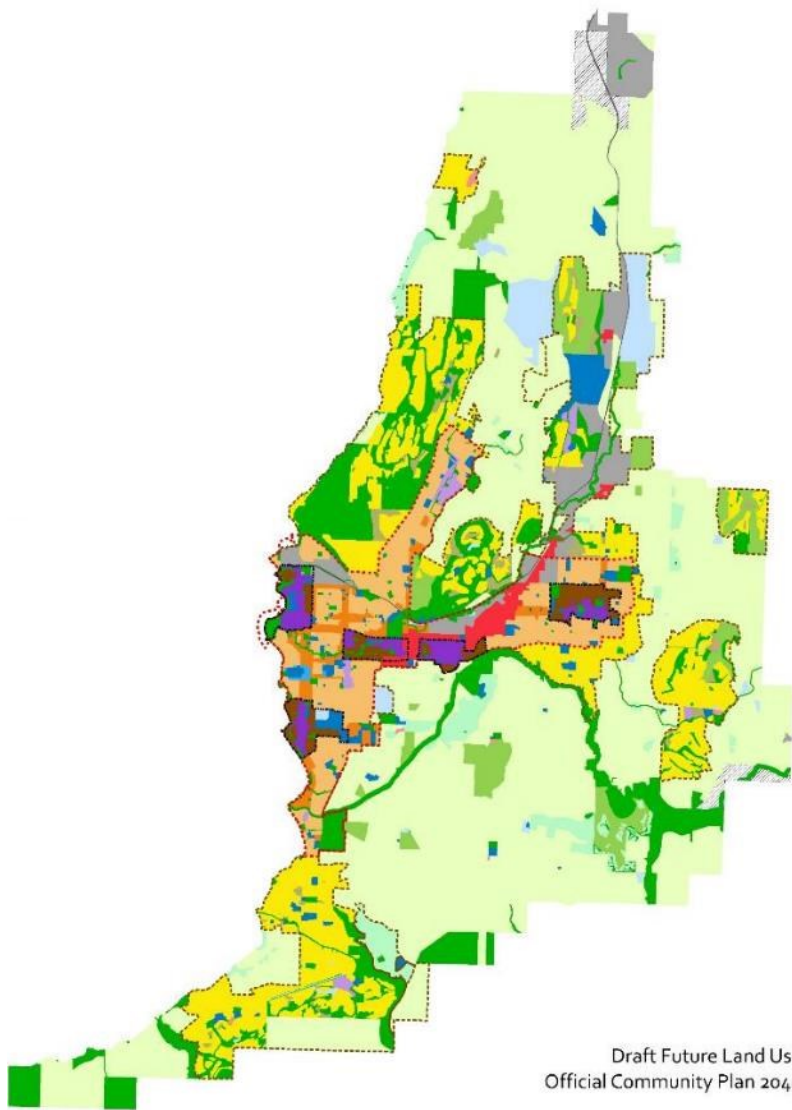




Village Centre (VCT)
 Neighbourhood Commercial (NCOM)
 Regional Commercial (RCOM)

Industrial (IND)
 Educational / Institutional (EDINST)
 Public Services / Utilities (PSU)

Parks and Open Space (PARK)
 Private Recreational (REC)
 Transportation Corridor (TC)



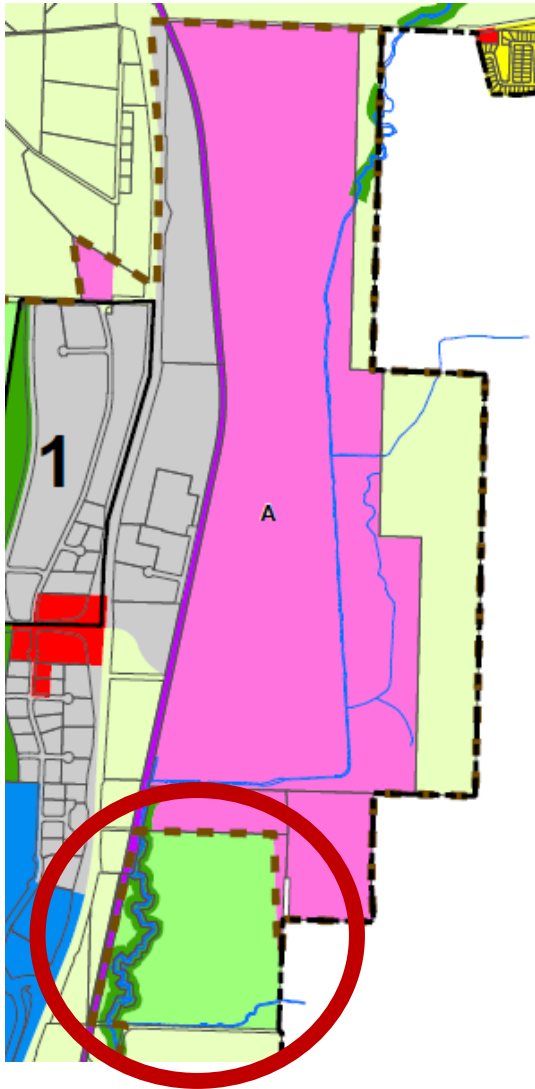
Draft Future Land Use
Official Community Plan 2040

- Urban Centre
- Core Area
- Permanent Growth Boundary

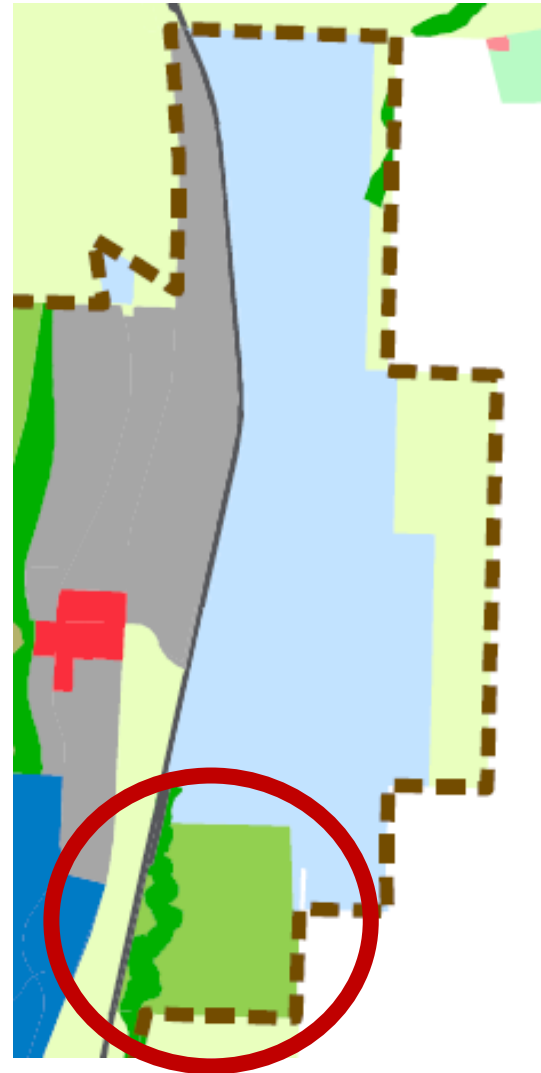
Future Land Use

- Core Area - Corridor (C-COR)
- Core Area - Health District (C-HTH)
- Core Area - Residential (C-RES)
- Educational/Institutional (EDINST)
- First Nations Reserve (FNR)
- Future Urban Reserve (FUR)
- Industrial (IND)
- Neighbourhood Commercial (NCOM)
- Parks and Open Space (PARK)
- Public Services/Utilities (PSU)
- Rural - Agriculture and Resource (R-AGR)
- Rural - Residential (R-RES)
- Regional Commercial (RCOM)
- Private Recreational (REC)
- Suburban - Multiple Unit (S-MU)
- Suburban - Residential (S-RES)
- Transportation Corridor (TC)
- Urban Centre - Mixed Use (U-MX)
- Urban Centre - Residential (U-RES)
- Village Centre (VCT)

PGB Change South of Airport

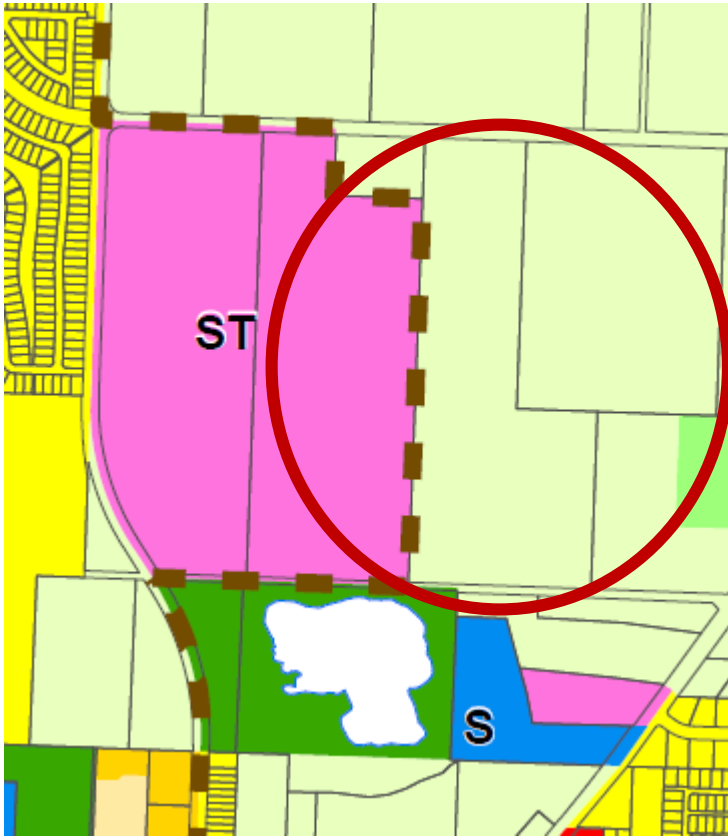


Current FLU Map

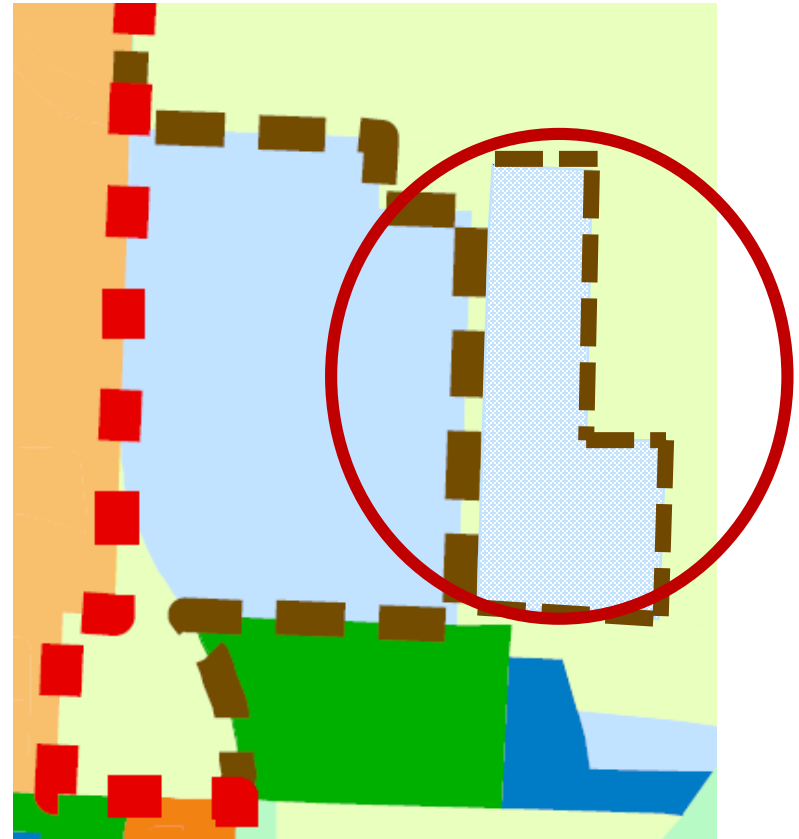


Draft FLU Map

Land use change for future WWTF

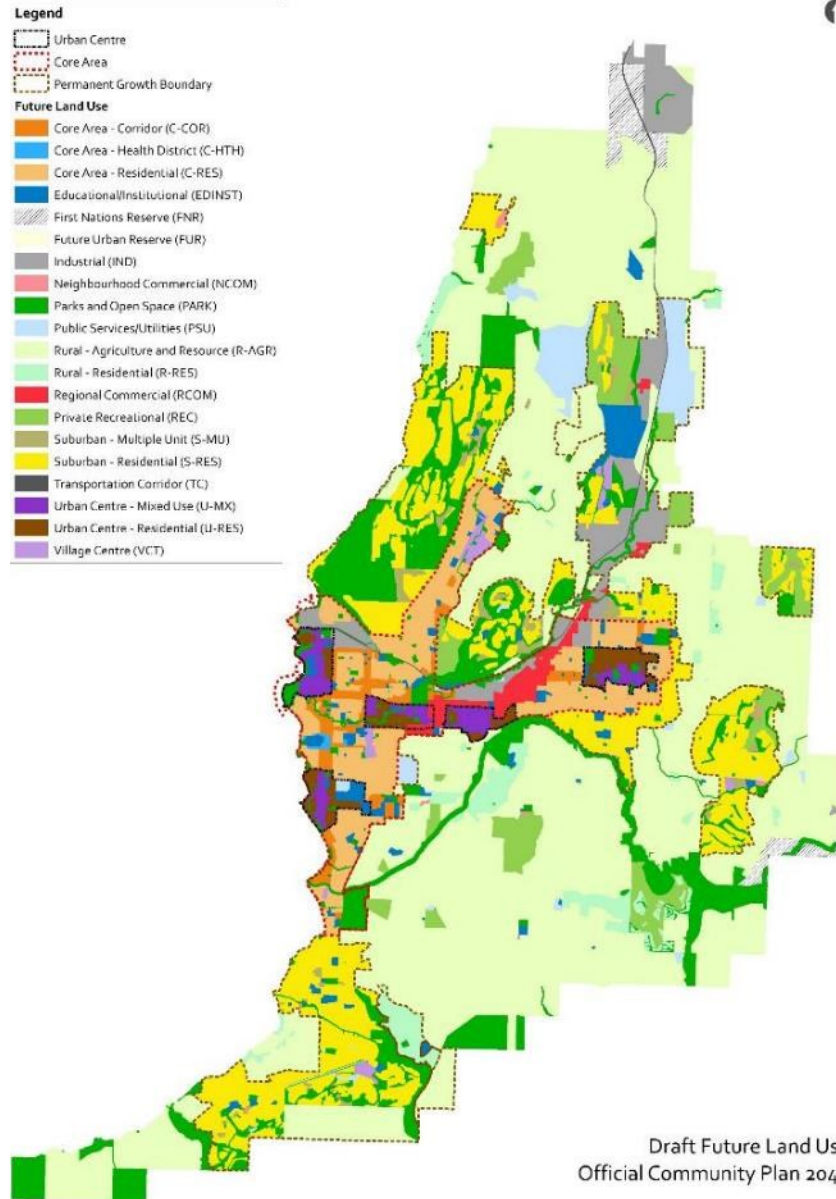


Current FLU Map



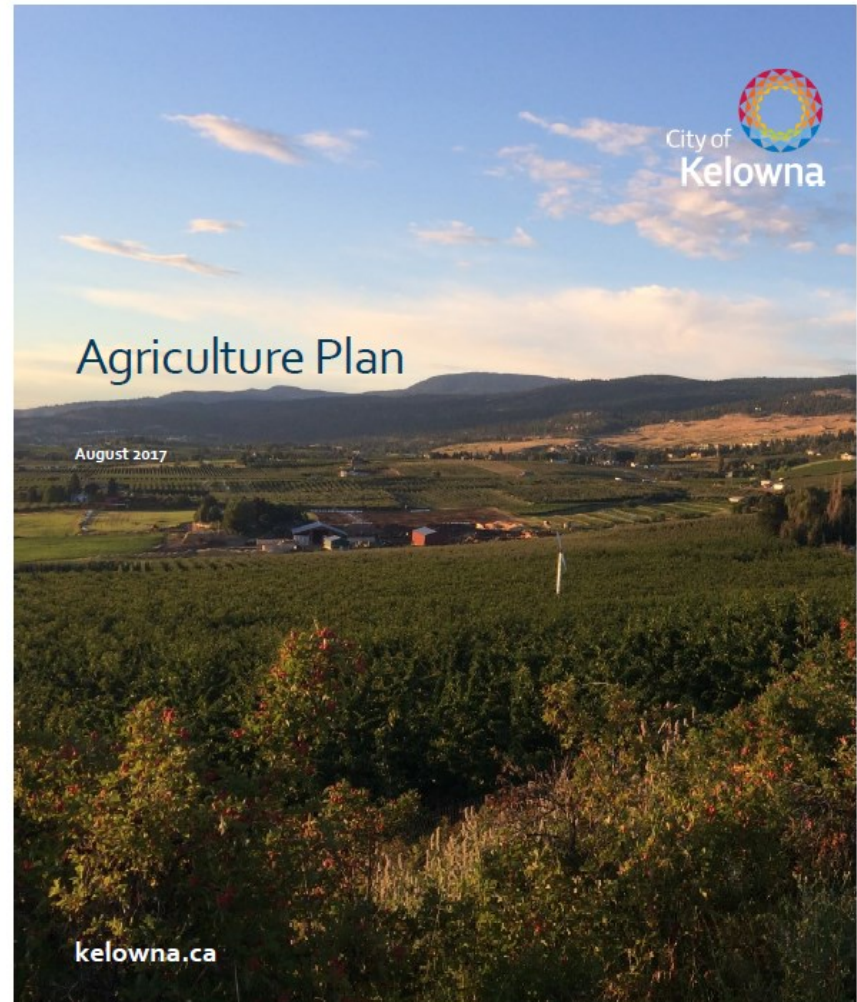
Draft FLU Map

Future Land Use Questions?



OCP Agriculture Policy

- ▶ Agriculture policy reviewed through Agriculture Plan process
- ▶ Recommended policy updates completed Summer, 2018

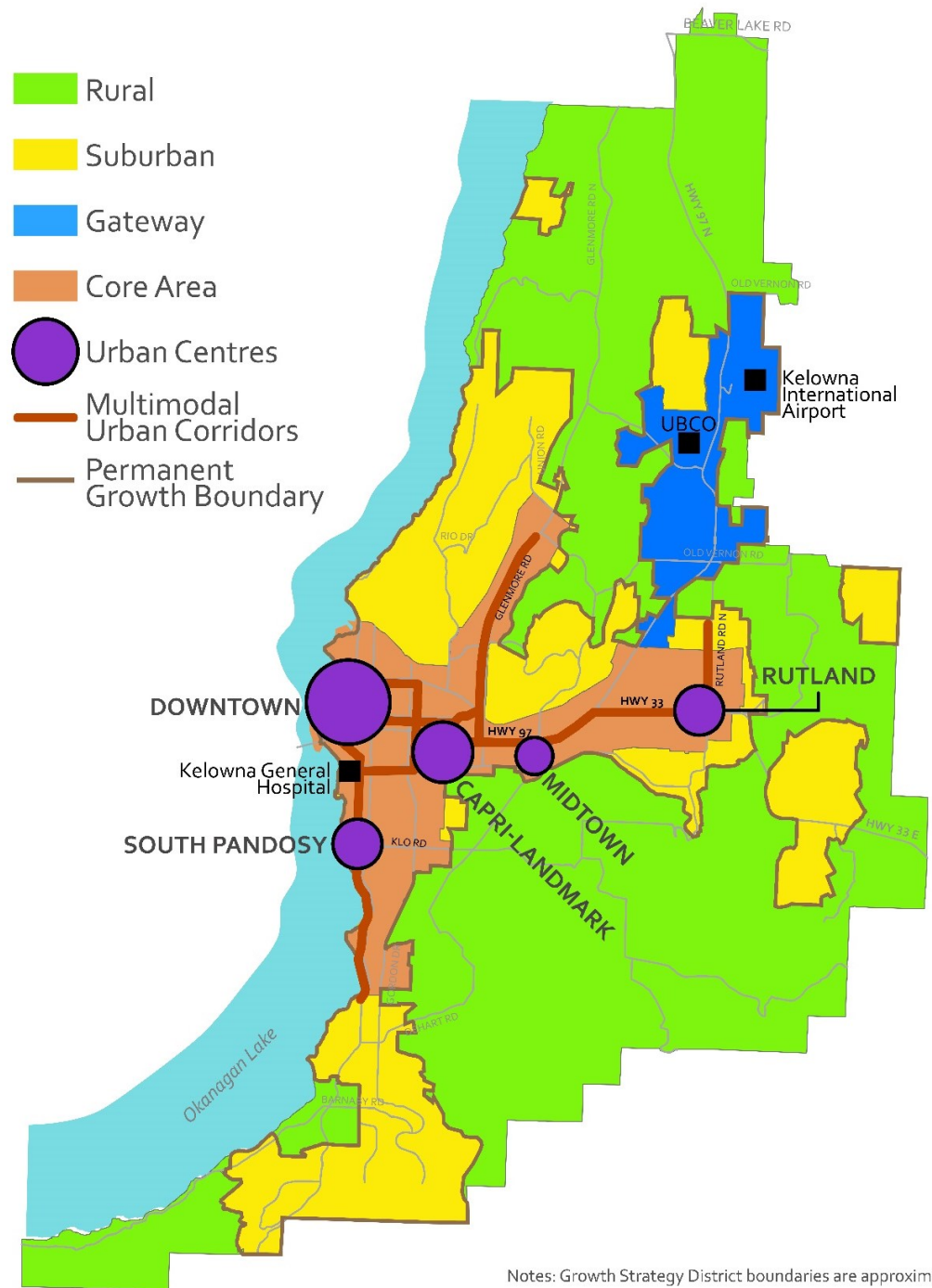




Agricultural land policy

Agriculture Policy affects

- ▶ Rural District
 - ▶ Rural agricultural resource (R-AGR)
- ▶ Gateway District



5.13 Increase local food production

- ▶ Farmers markets
- ▶ Urban agriculture
- ▶ Use of gravel prior to development



5.33 Protect and enhance local agriculture

- ▶ Protect agricultural land
- ▶ ALR Exclusions
- ▶ Agri-tourism, wineries, cideries, retail sales
- ▶ Non-farm uses
- ▶ Subdivision
- ▶ Housing in agricultural areas
- ▶ Limit interface incompatibilities



5.34 Preserve productive agricultural land

- ▶ Secondary suites
- ▶ Farm help housing
- ▶ Homeplating
- ▶ Public Use
- ▶ Agricultural land designation

5.35 Maintain biodiversity and connectivity in agricultural environments

- ▶ Biodiversity
- ▶ Conservation tools





- ▶ Service corridors
- ▶ Parks in agricultural areas
- ▶ Water availability for agriculture
- ▶ Restrict expansion of sewer into agricultural areas

Infrastructure and
agriculture (7.5, 7.20, 7.22)



Agricultural land policy – QUESTIONS?

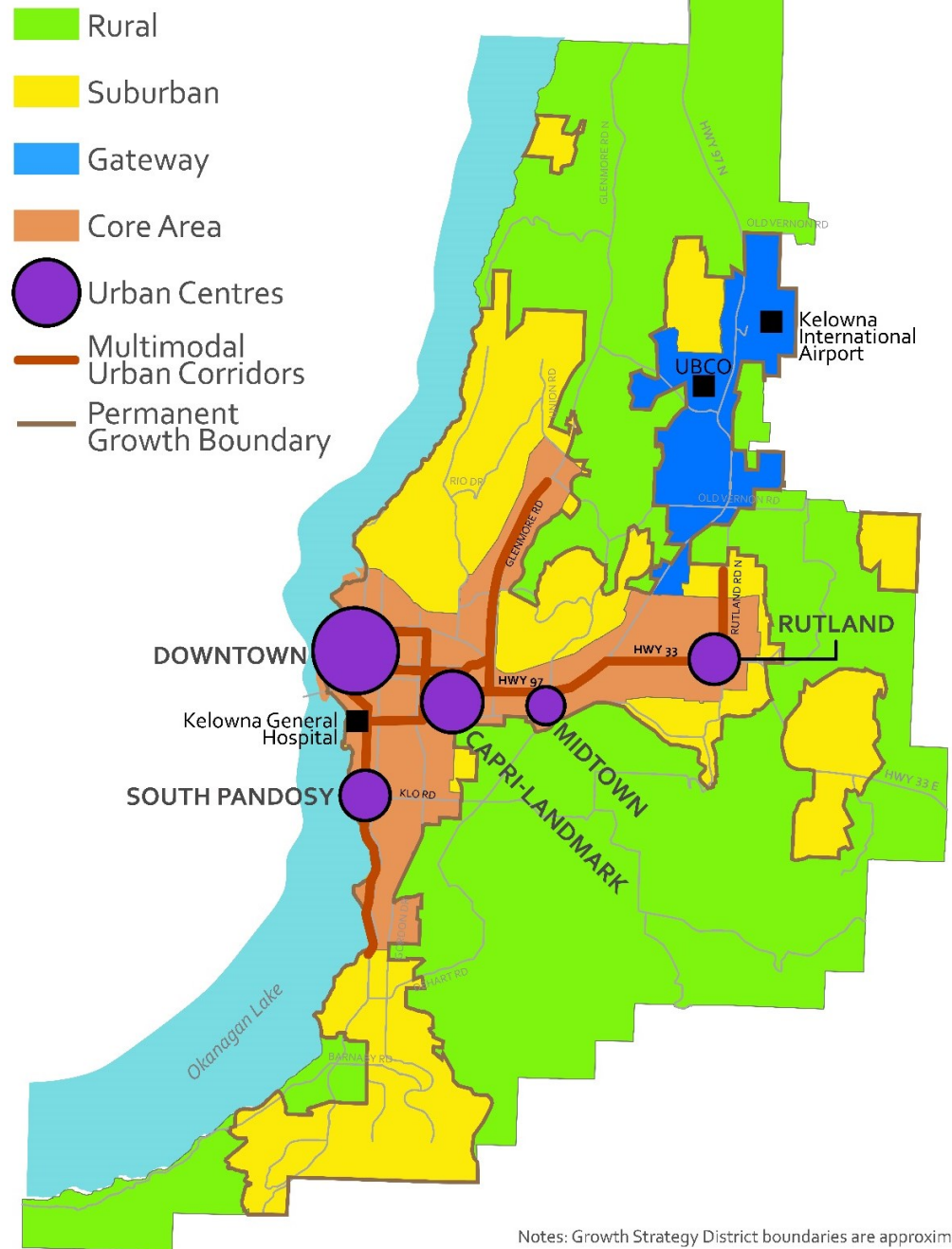


Land adjacent to agriculture policy



Land adjacent to agriculture affects

- ▶ Rural District
 - ▶ Rural residential
- ▶ Suburban
- ▶ Core Area
- ▶ Midtown Urban Centre
- ▶ Capri Landmark Urban Centre
- ▶ Gateway



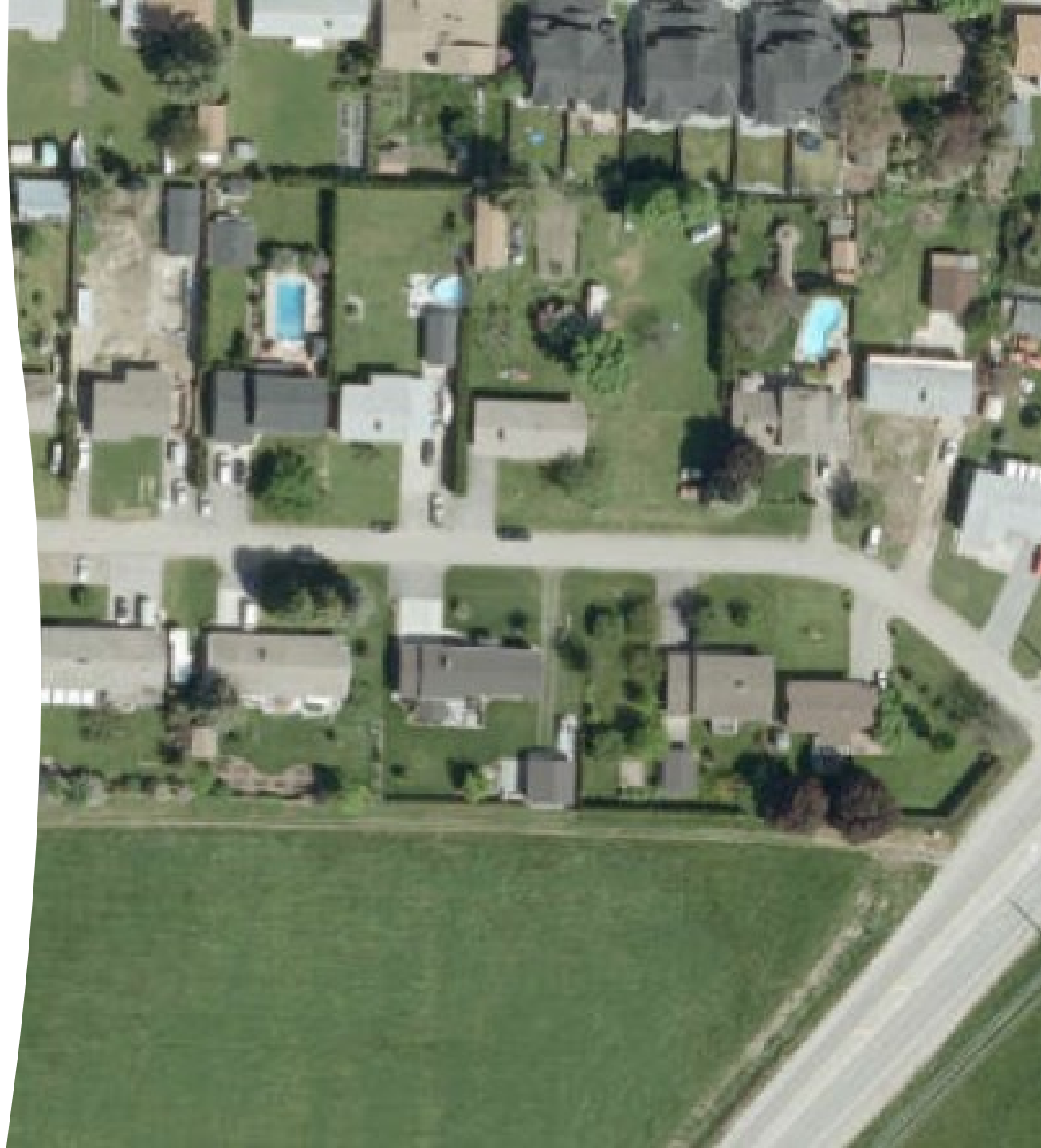


5.3 Focus development to designated areas

- ▶ Permanent growth boundary

5.33 Protect and enhance local agriculture

- ▶ Urban uses
- ▶ Transition uses





Urban side policy to consider

- ▶ Encourage farm compatible urban development
- ▶ Design subdivisions to limit encroachment into agricultural areas
- ▶ Ensure stable urban agricultural boundary to limit speculation
- ▶ Enhance agricultural awareness
- ▶ Direct urban traffic away from agriculture
- ▶ Continuous buffer along urban agricultural boundary
- ▶ Urban development doesn't impact hydrogeological system on adjacent farms



Land adjacent to agriculture policy - QUESTIONS



Next Steps

- ▶ Winter 2020 - Revisions to Farm DP Guidelines (AAC review)
- ▶ Spring 2020 - Develop and revise agricultural (farm side and urban side) policy (AAC review)
- ▶ Fall 2020 - Draft 2040 Official Community Plan
- ▶ Spring 2021 - Final 2040 OCP





THANK YOU
for your input

