

## **Major Content and Mapping Updates to the OCP (post draft):**

### Content changes:

- Revised document as necessary to reflect May 16<sup>th</sup> Council direction to replace FAR with maximum heights and to remove any reference to extraordinary community benefit.
- Correct references to WFN on pg 7, including reference to the location of IR9 and IR10, as well as adding an approximate population of 10,000 to address WFN referral comments.
- Corrected Table 2 population counts and subtotals.
- Correct inadvertent omission on pg 26 and 52 to add “and resort accommodation” to the hotel use reference that was missing from the last column in each table for Tourist Commercial LUD as per BM direction Feb 28, 2023, and made the change to the online OCP version prior to the 1st reading version to aid in any new reviews of the OCP.
- Replaced Park(s) and Recreation Master Plan with the corrected Parks Master Plan as per Parks direction.
- Made small clarifications and changes throughout the document to reflect Parks comments that had not been reflected in the draft that was presented to the public and referred out (please refer to the full “red-lined” mark up for every change along with the notation as to the rationale for the change) – any significant changes as a result of Parks comments are listed separately.
- Revised Section 1.5 to update growth projections based on May 16<sup>th</sup> Council direction, including related references to the development of the growth model, the role of infill, and housing distribution within the Centres (Map 1, Table 1 and 2), and changes to the Industrial section and Table 3 to clarify the required future industrial lands.
- Inserted two new General Land Use Policies, 2.1.12, and 2.1.17, to address policy related to school sites within the ALR, and to create a regulatory link between approved Area Plan or Comprehensive Development Plans and the OCP.
- Inserted new Agriculture Objective Section 2.17.1.5 to address Interior Health comments in support of sustainable soil and water management practices.
- Revised Agriculture Policies within Section 2.17.2 and .9 to address Ministry comments for clarity as related to conflict resolution and best practice.
- Inserted new Natural Areas and Public Parks Objective 2.18.1.8 to reflect Interior Health comments to consider the protection of water sources.
- Inserted new Policy to Land Use along Major Roads Policies, Section 3.1.4.5 to consider WFN feedback regarding encouraging coordinated land use planning along shared road networks.
- Revised Section 3.2.2.3 to add reference to the Schedules 5 – 8 as related to the networks identified within the TMP.
- Inserted Water Service Area and Community Watershed maps 3 and 4 into Section 3.3.3 Water infrastructure and servicing to address LGA Section 473 for content and process requirements and revised to provide references to the master plans.
- Revised Sections 3.3.4, 3.3.5 and 3.3.6 to provide references to the master plans.
- Revised Section 3.3.4.2 to ensure maintenance access and appropriate landscaping are requirements for storm drainage systems IF contemplated within park or natural areas as per Parks comments.
- Added references to potential opportunity to collaborate with RDCO on projects related to community climate action, sensitive ecosystem inventories, and employment lands inventories in Sections 3.4, 3.5, and 3.7.
- Revised Section 3.5.3 and inserted new Policy 3.5.2.3 to address concept of Wildlife-Human conflicts.

- Inserted new Policy to Public Safety Policies, Section 3.6.5.3.8 to consider Fire Underwriters Survey when reviewing development applications based on feedback from the Fire Department.
- Revised Objective 3.6.1.1.1 to reflect a broader cultural consideration and inclusion of indigenous arts and culture based on internal and WFN comments and made other similar minor adjustments throughout Section 3.6 based on internal review and WFN feedback.
- Revised Section 3.6.2 Heritage and Archaeology section to update reference to Indigenous Peoples, and to reflect Council direction on this section.
- Revised Section 3.6.3 Attainable Housing for consistency in language in regard to housing policy related to the housing continuum.
- Revised Attainable Housing Policy 3.6.3.2.6 to encourage and support the development of various types of rental housing to set the stage for other policy or regulation to set stronger criteria as it may be developed following completion of the Housing Strategy.
- Revised Section 3.6.4 Schools with a new title “Education and Childcare” with corresponding objective, policy and action items to expand this section to address childcare perspectives as well as educational perspectives, as well as updates to school site selection criteria.
- Revised Objective 3.6.6.1.2 to expand consideration of food security within emergency response planning and inserted new Objective 3.6.6.1.5 regarding sustainable soil and water management practices in support of agricultural sustainability and food security based on Interior Health feedback.
- Revised Policies 3.6.6.2.2 to include reference to the Ministry of Agriculture and Food’s Guide to Edge Planning.
- Revised Action Item 3.6.7.4 to include consideration of a review of the City’s recreational facilities to address public feedback comments in concert with discussion with the Recreation and Culture department, and updated Summary of Identified OCP Action Items table Section 5.7.
- Inserted new Action Item 3.6.7.5 in Social Sustainability Section and renumbered following items to review accessibility options to support barrier-free access to recreation, arts and culture programs as per internal review with KB and MHA with medium term consideration, and updated Summary of Identified OCP Action Items table Section 5.7.
- Inserted Community Natural Sand and Gravel Potential map 5 into Section 3.7 Economic Sustainability to address LGA Section 473 for content and process requirements, as well as revised existing Economic Sustainability Objective 3.7.1.5 to include aggregate resources. Additionally, inserted new Economic Sustainability Policy 3.7.2.9 to explain the importance of aggregate resources to community development, how to plan for them, and to reference the aggregate resource potential map.
- Inserted new Policy Item 3.8.1.1 in Collaboration and Public Interface regarding developing relationship with all Indigenous Peoples as the City works to advance reconciliation as per Council direction.
- Revised Section 4.1 to replace the final paragraph with a new subsection 4.1.1 Development Permit Requirements and Compliance to clarify the works that trigger a Development Permit, and to set the stage for consequential amendments to the Development Applications Procedures Bylaw No. 260 and the Ticket Information Utilization Bylaw No. 0095 to ensure the appropriate penalty clauses for non-compliance are clearly outlined and consistent with other offences.
- Revised Sections 4.2.5 to note archaeological requirements within the DP guidelines context.
- Revised Sections 4.2.8.1.2 and 4.2.9.3.a to ensure both parks and agricultural uses are considerations of Shadow Analysis as per Parks and AAC comments.

- Revised Hillside DPA Section 4.9 to remove some redundant policy, and revised Section 4.9.5 Hillside Revegetation and Renaturalization Guidelines 4.19.22 and 23 to clarify the different triggers for slopes up to 5 m and greater than 5 m, emphasize highly visible larger disturbances for renaturalization, and to clarify the type of screening that might be considered with regard to plant heights.
- Added timeframe to clarify the short, medium and long term categories (pages 192 – 196) within the Action Items Summary table Section 5.7 and made the change to the online OCP version prior to the 1st reading version to aid in any new reviews of the OCP as per AAC comments.
- Revise Sections Table of Contents/2.2/2.19/5.4.3/5.4.4, the Growth Boundary and Raymer Comprehensive Development Planning Area to revert to the larger area included in the 2010 OCP as per Council direction on May 16, 2023.

#### Mapping changes:

- Change LUD for 2513 and 2409 Harmon Road from the proposed Institutional to Medium Density Residential based on BM direction/Council in-camera Feb 28, 2023
- Change LUD for 2829 Inverness Road from Agricultural to Educational/Institutional to reflect the P2 zone and actual use as a reactivated school site.
- Ensure the ALR overlay was added to the online web version of the Schedule 1 Land Use Map to address preliminary comment from ALC and to make consistent with the draft and existing OCP Schedule 1 Land Use Map that indicates areas within the ALR.
- Revised all maps, figures and schedules to ensure consistent reference to Westbank First Nation, and to ensure some level of detail with a minimum of road network and parcels shown rather than just a grey or blank area.
- Corrected master plan names referred in Note to Schedule Map, and added note to clarify the schedule would be updated following completion of updates to the Parks Master Plan and Rec Trails which are underway.
- Amend the LUD for 3088 Collens Hill Road from Low Density Residential to Natural Areas and Public Parks to reflect its actual use.
- Amend the LUD for 2605 Hebert Road from Agriculture to Natural Areas and Public Parks, except for the portion located within the ALR which are to remain as an Agriculture LUD.
- Amend the LUD along Butt Road and Old Okanagan Hwy from NAPP to Low Density Residential as per BM direction as per direction on April 12, 2023 with map showing location. This area was flagged as part of our earlier review of 10 or 15 m buffers along creeks to be included in the NAPP LUD, however this area of the "creek" is now piped and does not make sense to put into the NAPP.
- Amend the LUD along the east side of Brenda Lee Road from WUC Residential Shoulder (Area C) to WUC Commercial Core (Area B) as per Council direction on May 16, 2023.
- Revise the Growth Boundary and Raymer Comprehensive Development Planning Area to revert to the larger area included in the 2010 OCP as per Council direction on May 16, 2023, including Schedules 1 to 8, and all related maps and figures within the document.

- Revised Goat's Peak NC to include lands across Gellatly Road as per Council direction on May 16, 2023, including Schedules 1 to 8, and all related maps and figures within the document.
- Confirmed all ALR lands outside the Growth Boundary are designated Agriculture.
- Added Parks and Schools hatched overlay to any of the affected lands within Urban and Neighbourhood Centres
- Revised all maps, figures, and schedules to reflect changes to NCs, growth boundary, and Raymer CDP areas (Map 1 and 2, Figures 10, 11, and 13, Schedules 1, 2, 5, 6, 7 and 8)