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CITY OF KELOWNA

MEMORANDUM

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**Date:** September 24, 2008  
**File No.:** 6480-30  
**To:** City Manager  
**From:** Planner Specialist  
**Subject:** OCP Review Phase 1 – Council Workshop

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**RECOMMENDATION:**

That the report from the Planning and Development Services Department dated September 24, 2008 be received for information.

**BACKGROUND:**

At the July 21, 2008 workshop HB Lanarc presented highlights from the first on-line survey and results from the Open House held on June 4, 2008. Staff also included in the covering report a summary of the 699 responses to the household mail-in survey results and a summary of the personal interviews conducted by staff. The consultant facilitated a discussion with Council on issues of concern or importance.

The next steps in the process from a public perspective included a second on-line survey from mid-August to September 12, 2008 and a second Open House held on September 17, 2008.

A summary of the second on-line survey is provided in Attachment 1 and a summary of the Open House feedback is provided in Attachment 2.

The display material presented to the public at the September 17, 2008 Open House is available on the OCP website ([www.kelowna2030.ca](http://www.kelowna2030.ca)).

On September 29<sup>th</sup>, HB Lanarc will be in attendance to provide an update on draft policy direction of the Phase 1 policy review and to facilitate Council discussion on additional ideas that would assist in furthering sustainability. A list of the proposed OCP Chapter headings is provided in Attachment 3 to assist Council in focusing on specific areas.

A copy of the first draft of the OCP Policy wording (not including the Development Permit Guidelines) will be posted to the OCP website ([www.kelowna2030.ca](http://www.kelowna2030.ca)) as of Monday, September 29, 2008 for Council, staff, public and stakeholder discussion.

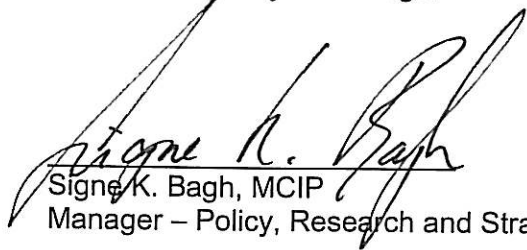


With respect to the Development Permit Guidelines it is proposed that there be additional consultation with staff, stakeholders and the general public. It is anticipated that this consultation will overlap with work done on Phase 2 of the OCP review to be undertaken in 2009.

Submitted by:



G. Stephen, Planner Specialist  
OCP Review Project Manager



Signe K. Bagh, MCIP  
Manager – Policy, Research and Strategic Planning

Approved for inclusion



Jim Paterson  
General Manager - Community Sustainability

## Attachment 1

### On-Line Survey Results

d) Where do you live?

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	McKinley Landing	7	0.89%					
2.	Quail Ridge	3	0.36%					
3.	Ditworth	24	3.05%					
4.	North Glenmore	61	7.74%					
5.	South Glenmore	46	5.84%					
6.	Magic Estates/Clifton	20	2.54%					
7.	Central Kelowna	154	19.54%					
8.	South Pandosy	36	4.57%					
9.	Black Mountain	18	2.28%					
10.	Rutland	96	12.18%					
11.	SE Kelowna	48	6.09%					
12.	Upper Mission	70	8.88%					
13.	Lower Mission	104	13.20%					
14.	Other (Please Specify)	101	12.82%					
	<b>Total</b>	<b>788</b>	<b>100%</b>					






e) How long have you lived in Kelowna?

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Less than one year	31	3.93%					
2.	1-5 years	183	23.22%					
3.	6-10 years	129	16.37%					
4.	More than 11 years	445	56.47%					
	<b>Total</b>	<b>788</b>	<b>100%</b>					



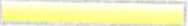
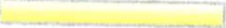

f) How many people, including yourself, live in your household?

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	1 person	87	11.04%					
2.	2 people	314	39.85%					
3.	3 people	151	19.16%					
4.	4 people	159	20.18%					
5.	5+ people	77	9.77%					
	<b>Total</b>	<b>788</b>	<b>100%</b>					

g) Please indicate your age:

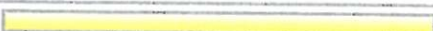
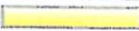

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	0-19 years	34	4.31%					
2.	20-24 years	49	6.22%					
3.	25-39 years	224	28.43%					
4.	40-54 years	268	34.01%					
5.	55+ years	213	27.03%					
	<b>Total</b>	<b>788</b>	<b>100%</b>					

2. Refrain from designating more land for single family development than is currently provided for in the OCP.

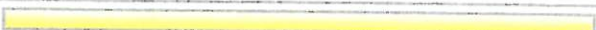


What do we mean by designate

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	514	65.23%					
2.	Do Not Support	169	21.45%					
3.	Support With Refinements	105	13.32%					
	Total	788	100%					

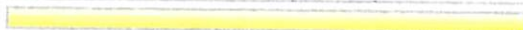


3. In the next Phase of this OCP Review where future land use changes will be discussed, the city should identify areas in the City that won't be supported for development because of hazardous conditions or environmental sensitivity.

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	702	89.09%					
2.	Do Not Support	35	4.44%					
3.	Support With Refinements	51	6.47%					
	Total	788	100%					

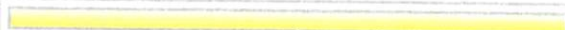


4. Require a minimum residential density threshold when completing new development projects that will ensure a viable high frequency transit service. (e.g. a bus every 10-15 minutes). What are transit supportive densities?

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	616	78.17%					
2.	Do Not Support	94	11.93%					
3.	Support With Refinements	78	9.90%					
	Total	788	100%					

5. Amend land use designations to promote redevelopment of auto-oriented commercial sites to walkable and high amenity mixed use village centres.

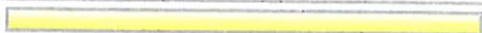


#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	665	84.39%					
2.	Do Not Support	77	9.77%					
3.	Support With Refinements	46	5.84%					
	Total	788	100%					



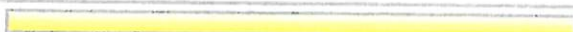


6. Allow densities that are higher than in the current OCP where public amenities are provided and an attractive liveable neighbourhood is maintained. What is an amenity

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	574	72.84%					
2.	Do Not Support	133	16.88%					
3.	Support With Refinements	81	10.28%					
	Total	788	100%					




7. In the next Phase of this OCP Review where future land use changes will be discussed, the City should identify land areas that could be suitable for eco-industrial development. What is Eco-Industrial Development

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	678	86.04%					
2.	Do Not Support	57	7.23%					
3.	Support With Refinements	53	6.73%					
	Total	788	100%					

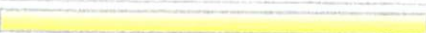
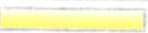

8. Increase requirements for open space in new subdivisions.

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	612	77.66%					
2.	Do Not Support	75	9.52%					
3.	Support With Refinements	101	12.82%					
	Total	788	100%					

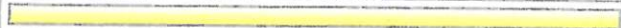


9. Pursue dedication of public linear waterfront park with single detached waterfront subdivisions and rezonings. More Information

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	516	65.48%					
2.	Do Not Support	177	22.46%					
3.	Support With Refinements	95	12.06%					
	Total	788	100%					

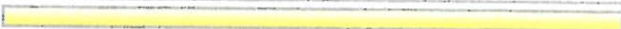


10. Expand the walkway/cycle and trail greenway system to create a linked system of recreational parks. Where dedicated linear parks cannot be gained, provide roadside trails as an alternate link.

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	726	92.13%					
2.	Do Not Support	19	2.41%					
3.	Support With Refinements	43	5.46%					
	Total	788	100%					

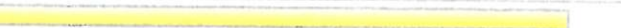


11. Identify and designate major natural parks and protected areas that are large enough to support biodiversity within the city, including both aquatic and upland habitats.

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	733	93.02%					
2.	Do Not Support	22	2.79%					
3.	Support With Refinements	33	4.19%					
	Total	788	100%					




12. Re-designate land use (from current OCP) as a means to create linked natural parks and protected natural areas through wildlife corridors that allow free movement of animals and plant species. How does this work?

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	679	86.17%					
2.	Do Not Support	59	7.49%					
3.	Support With Refinements	50	6.35%					
	Total	788	100%					

13. Reduce watershed impacts from development with guidelines for use of landscaping that preserves or uses less water, paving that allows water to seep through, stormwater storage and infiltration devices (that return to rainwater to groundwater systems), and limits on hard surfaced area. What are the implications

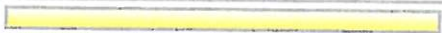


**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	701	88.96%					
2.	Do Not Support	38	4.82%					
3.	Support With Refinements	49	6.22%					
	Total	788	100%					






14. Require permits for irrigation installations to promote design for water conservation.

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	513	65.10%					
2.	Do Not Support	187	23.73%					
3.	Support With Refinements	88	11.17%					
	Total	788	100%					

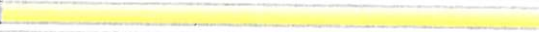


15. Introduce Development Permit guidelines for energy efficient buildings and landscapes (e.g. solar hot water, summer shading and winter sun, etc.)

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	604	76.65%					
2.	Do Not Support	91	11.55%					
3.	Support With Refinements	93	11.80%					
	Total	788	100%					

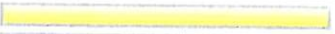


16. Require increased tree planting to ensure an adequate tree canopy or to replace trees removed from site for private developments. Don't we do this already

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	642	81.47%					
2.	Do Not Support	60	7.61%					
3.	Support With Refinements	86	10.91%					
	Total	788	100%					

17. Allow secondary suites without a rezoning in all single family neighbourhoods. More Information

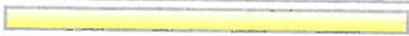


**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	388	49.24%					
2.	Do Not Support	284	36.04%					
3.	Support With Refinements	116	14.72%					
	Total	788	100%					



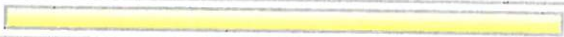


18. Require affordable housing units to be part of all large developments (50+ units).

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	479	60.79%					
2.	Do Not Support	194	24.62%					
3.	Support With Refinements	115	14.59%					
	Total	788	100%					




19. Locate new development closer to major transit facilities and ensure residential densities are transit supportive (see note below). What does this look like?

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	657	83.48%					
2.	Do Not Support	55	6.99%					
3.	Support With Refinements	75	9.53%					
	Total	787	100%					

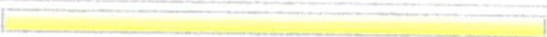


20. Provide connections for pedestrians and cyclists away from major roads in new subdivisions.

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	710	90.10%					
2.	Do Not Support	26	3.30%					
3.	Support With Refinements	52	6.60%					
	Total	788	100%					

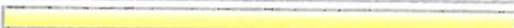


21. Require more trees to be planted along newly constructed or widened roads. What are the benefits and costs?

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	643	81.60%					
2.	Do Not Support	64	8.12%					
3.	Support With Refinements	81	10.28%					
	Total	788	100%					




22. Give priority to pedestrians within Urban Centres such as downtown, Rutland, South Pandosy, and others. What does this mean?

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	616	78.17%					
2.	Do Not Support	90	11.42%					
3.	Support With Refinements	82	10.41%					
	Total	788	100%					




23. Reduce on-site parking requirements for secondary suites. What are the benefits

**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	322	40.86%					
2.	Do Not Support	396	50.25%					
3.	Support With Refinements	70	8.88%					
	Total	788	100%					




24. Designate transportation corridors in each part of the City that will retain a pedestrian / cyclist focus regardless of increased vehicular needs.

**Frequency Analysis**

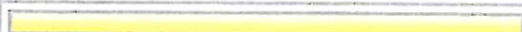


	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	656	83.25%					
2.	Do Not Support	84	10.66%					
3.	Support With Refinements	48	6.09%					
	Total	788	100%					

25. Place more stringent energy efficiency regulations on new building construction as part of rezoning applications. How is this done?

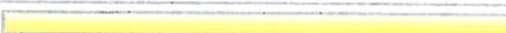


**Frequency Analysis**

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Support	646	81.98%					
2.	Do Not Support	85	10.79%					
3.	Support With Refinements	57	7.23%					
	Total	788	100%					




26. Require a district energy system to be constructed and operated where density and site layout allows for a system to be viably operated as a means to reduce GHG emissions. What is a district energy system

Frequency Analysis					20%	40%	60%	80%	100%
	Answer	Count	Percent						
1.	Support	607	77.03%						
2.	Do Not Support	113	14.34%						
3.	Support With Refinements	68	8.63%						
	Total	788	100%						

27. Use a performance-based approvals process where development applications are expedited if applications include commitments to green building programs such as LEED™ or BuiltGreen™. What are green buildings

Frequency Analysis					20%	40%	60%	80%	100%
	Answer	Count	Percent						
1.	Support	604	76.65%						
2.	Do Not Support	110	13.96%						
3.	Support With Refinements	74	9.39%						
	Total	788	100%						


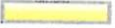


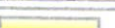
28. Require community gardening plots for all multi-family buildings as a means to improve food growing opportunities (e.g. a % of space for each unit). How does this work

Frequency Analysis					20%	40%	60%	80%	100%
	Answer	Count	Percent						
1.	Support	436	55.33%						
2.	Do Not Support	239	30.33%						
3.	Support With Refinements	113	14.34%						
	Total	788	100%						





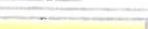


a) If you had \$100 to spend on transportation related improvements, how would you allocate your money?

#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Sidewalks	12831	16.10%					
2.	Bike lanes on the road	13508	16.95%					
3.	Pedestrian paths / Cyclist lanes (Off-Road)	20813	26.11%					
4.	Better / More Transit	19805	24.85%					
5.	New / Widened Roads	12743	15.99%					
	<b>Total</b>	<b>79700</b>	<b>100%</b>					


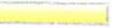







b) If you had \$100 to spend on parks acquisition, how would you allocate your money?

#### Frequency Analysis



	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Neighbourhood Parks / Playgrounds	14879	18.67%					
2.	Sportsfields / Activity areas	10464	13.13%					
3.	Linear Parks / Trails	19115	23.98%					
4.	Natural Open Spaces	16035	20.12%					
5.	Waterfront Parks / Beaches	19207	24.10%					
	<b>Total</b>	<b>79700</b>	<b>100%</b>					

c) If you had \$100 to spend on amenities that resulted from a new development in your immediate area, how would you allocate the money?

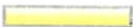
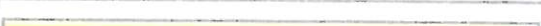
#### Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Major Parks	9220	11.57%					
2.	Affordable Housing	13995	17.56%					
3.	Museums, Theatres, Libraries, Meeting Space	5796	7.27%					
4.	Transit	11029	13.84%					
5.	Child Care	5942	7.46%					
6.	Local Parks	11214	14.07%					
7.	Streetscaping (benches, sidewalks, trees)	10640	13.35%					
8.	Public Art	2824	3.54%					
9.	Under ground power lines	9040	11.34%					
	<b>Total</b>	<b>79700</b>	<b>100%</b>					



a)

Frequency Analysis								
	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Keep on-street parking on an arterial road.	192	24.37%					
2.	Add a bike lane	596	75.63%					
	Total	788	100%					

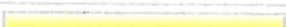

b)

Frequency Analysis								
	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Decrease driving time by 3 to 5 minutes	152	19.29%					
2.	Increase safety for cyclists/pedestrians	636	80.71%					
	Total	788	100%					



c)

Frequency Analysis								
	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Decrease driving time by 3 to 5 minutes	377	47.84%					
2.	Increase speed for transit buses	411	52.16%					
	Total	788	100%					

d)

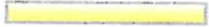
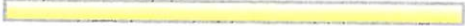
Frequency Analysis								
	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Have Ellis St. as a truck route	335	42.51%					
2.	Have Richter St. as a truck route	453	57.49%					
	Total	788	100%					

e)

Frequency Analysis								
	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Increase taxes to pay for new roads	392	49.75%					
2.	No new roads / don't widen existing roads	396	50.25%					
	Total	788	100%					

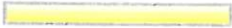

f)

## Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Restrict buildings to certain heights (e.g. 4 storeys in area 'X')	244	30.96%					
2.	Use guidelines for building heights (e.g. 5-10 storeys in area 'X' so long as shadows are minimized and views are protected)	544	69.04%					
	Total	788	100%					

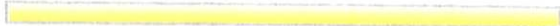

g)

## Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Medium height buildings (3-4 storeys) distributed along major roads throughout the City.	273	34.64%					
2.	Taller buildings (10-20 storeys) in urban centres (for instance, downtown, Rutland and South Pandosy).	515	65.36%					
	Total	788	100%					

h)

## Frequency Analysis

	Answer	Count	Percent	20%	40%	60%	80%	100%
1.	Designate natural areas as public land despite increased costs to taxpayers and/or developers.	655	83.12%					
2.	Designate natural areas as private land despite potential for limited or no public access.	133	16.88%					
	Total	788	100%					



## Attachment 2

### September 17, 2008 - Open House Feedback

**Attendance:** approximately 75 people.

There were 73 people who identified where they live:

North Glenmore / McKinley	- 0	Hwy 97 North	- 9
Glenmore / Clifton / Dilworth	- 14	Central City	- 13
South Pandosy / KLO	- 12	North Mission / Crawford	- 3
SW Mission	- 9	Rutland	- 6
Black Mountain	- 0	SE Kelowna	- 5
Outside the City	- 2 (1 Westside / 1 Lake Country)		

**Number of Feedback Forms Completed: 39**

**1) What three OCP strategies (of the 10 presented) are the most important to Kelowna's future?**

1. Reduce urban sprawl	2 votes
2. Develop distinctive, walkable, mixed-use communities that are welcoming and accessible for all. (Urban Design)	18 votes
3. Address housing needs of all residents through a variety of housing options including ownership, rental and non-market housing.	7 votes
4. Provide for safe and convenient passage along transportation networks with priority allocated to active modes of transportation (walking and cycling).	24 votes
5. Improve the energy efficiency and environmental performance of new buildings	10 votes
6. Develop a sustainable open space network that protects and enhances sensitive ecosystems and provides exceptional recreational opportunities.	8 votes
7. Ensure long term availability of commercial and industrial lands and support business development.	3 votes
8. Emphasize a healthy local food system by supporting commercial agriculture and innovative community agricultural activities.	8 votes
9. Consider and respond to the needs of community members in all land use and development decisions.	21 votes
10. Take a sustainable approach to City infrastructure investment.	4 votes

## **Summary of Comments**

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### **1. Reduce urban sprawl**

- Redevelopment of auto-oriented commercial areas is good for social interaction and equates to less driving
- Most effective way to reduce auto-emissions and create dense walkable communities.
- Strongly in favour of adding commercial and retail space below multi-storey residential.

### **2. Develop distinctive, walkable, mixed-use communities that are welcoming and accessible for all. (Urban Design)**

- I like mixed environments (the ideas under urban design and public realm). Combine green areas in these "mixed environments" and you'll have a winner.
- Urban Design: I don't support 20 + storey high-rises.
- Downtown Kelowna is disgraceful; there is no sense of pride. But it could be a desirable place to live and work.

### **3. Address housing needs of all residents through a variety of housing options including ownership, rental and non-market housing.**

- Affordability of a living unit is essential for all wage brackets.
- Attainable housing (not affordable) there will always be people who cannot afford to live here. This should be left up to the market as the market is better at responding to needs/opportunities than government.
- Permit secondary suites – they're there anyways

### **4. Provide for safe and convenient passage along transportation networks with priority allocated to active modes of transportation (walking and cycling).**

- Refocus Kelowna away from the vehicle orientation to resident quality of life.
- Addressing climate change and creating a healthier, more liveable community.
- Kelowna has the highest number of cars per household in Canada. We need to encourage accessible bike paths, better transit
- Infrastructure for transit should be required for all major developments.

### **5. Improve the energy efficiency and environmental performance of new buildings.**

- Green buildings have huge savings of GHG – economically very good
- All municipal structures should trend green.
- We shouldn't just encourage green building and energy efficiency – we should mandate it as a part of the permitting process.

**6. Develop a sustainable open space network that protects and enhances sensitive ecosystems and provides exceptional recreational opportunities.**

- Conservation areas/greenways are a must in Kelowna.
- Having trails and parks near where you live are vital to health.
- Keep the lake shore free of commercial and residential building developments - public pathways instead.
- Downtown also covers lake shore in Kelowna. By suggesting increase downtown densities please ensure that this is not a vote for building along the shoreline.

**7. Ensure long term availability of commercial and industrial lands and support business development.**

- No comments related to this topic

**8. Emphasize a healthy local food system by supporting commercial agriculture and innovative community agricultural activities.**

- We need to support our local economy by buying local food.
- Abide by policies of the ALC –Local food system
- Urban agriculture is important and new developments should include agricultural space, conservation space or recreational park land.

**9. Consider and respond to the needs of community members in all land use and development decisions.**

- Individual and community health are beyond the mandate of the OCP & are already covered in existing planning.
- Encourage help for homeless people
- We need to have safe neighbourhoods as well as sustainable no sense to have to hide at home at night if we can't deal with this serious problem now.
- Great job on involving the community it's appreciated.

**10. Take a sustainable approach to City infrastructure investment.**

- Allows energy independence.
- Housing should be self contained with recycling on site, natural energy, solar, wind, geothermal.
- Nothing in the plan deals with waste systems. We need a community curb side apartment accessible compost program with recycling.
- Municipal composting system.



## **Attachment 3**

### **Proposed OCP Table of Contents**

Table of Contents

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#### **Part 1 – OCP Overview**

- 1.0 Introduction
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- 3.0 Land Use & Community Planning Strategies

#### **Part 2 – Objectives & Policies**

- 4.0 Community Land Use
- 5.0 Environment, Parks & Open Space
- 6.0 Urban Design & the Public Realm
- 7.0 Affordable Housing
- 8.0 Transportation
- 9.0 Building Performance
- 10.0 Local Food System
- 11.0 Individual & Community Health
- 12.0 City Infrastructure
- 13.0 Development Implementation

## **Part 3 – Development Permit Areas & Guidelines**

- 14.0 General
- 15.0 Natural Environment (Aquatic) Development Permit Area
- 16.0 Natural Environment (Terrestrial) Development Permit Area
- 17.0 Wildland Fire Hazard Development Permit Area
- 18.0 Hazardous Condition Development Permit Area
- 19.0 Hillside Development Permit Area
- 20.0 Urban Centre Development Permit Area
- 21.0 Multiple Unit Residential Development Permit Area
- 22.0 Secondary Suites & Two Dwelling Housing Development Permit Area
- 23.0 Commercial Development Permit Area
- 24.0 Industrial Development Permit Area
- 25.0 Heritage Development Permit Area
- 26.0 Water Conservation Development Permit Area
- 27.0 Energy Conservation Development Permit Area

## **Part 4 – Background Information**

- 28.0 Definitions
- 29.0 Community Profile, Population & Housing Projections
- 30.0 OCP Review Process