

Return your
workbook by
November 8,
2024

OCPIZZA PARTY

DISCUSSION GUIDE & WORKBOOK

SALMONWARM YOUR CITY,
YOUR IDEAS
OCP2024

TABLE OF CONTENTS

Welcome!	2
Host Instructions	3
Topic Selection	6
Growth Management & Housing	7
Economy & Industry	10
Environment & Climate Change	12
Community	15
Transportation & Infrastructure	17
Implementation	19
About You	22
Appendix	26

WELCOME!

Introduction

The City of Salmon Arm is continuing the review and update of the Official Community Plan (OCP), which was last updated in 2011. We are pleased to share an early Draft OCP document, shaped by community feedback, technical studies and direction from City Council.

We need your help to ensure the Draft OCP reflects the community's vision and priorities. Gather with friends, family, co-workers, or neighbours and dive into a discussion together. Or complete the workbook on your own. This workbook and discussion guide will help you discuss the OCP topics that are most important to you, at a time and place most comfortable for you.

What is an OCP?

An OCP is a document that sets out a broad, long-range vision for the community. It guides land use and other City decisions and includes supporting objectives and policies for topics like housing, transportation, parks, agriculture, community services, and more.

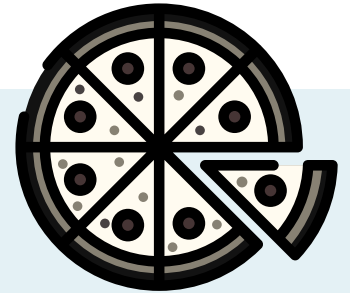
Why Update the OCP?

Our current OCP was adopted in 2011. Since then, much has changed in our community. The OCP Update will ensure the Plan reflects community priorities and helps us adapt to changing conditions.

About this Workbook

This workbook is intended to guide group discussion and provide space for more detailed feedback on the draft OCP. If you would like to provide your level of support for specific policy changes, please complete the online survey at:

www.salmonarm.ca/OCP2024



FOOD IS ON US!

As a thank you for sharing your time and ideas, the City is offering a \$30 reimbursement for hosts who provide food at their OCPizza Party (conditions apply).

HOST INSTRUCTIONS

Thank you for hosting an OCPizza Party! We are offering a \$30 reimbursement for hosts who provide food at their OCPizza Party. To receive reimbursement, we ask that you:

1. Gather a group of four or more and complete the sign-in sheet;
2. Complete the feedback section for at least 2 topic areas;
3. Complete the host form; and
4. Submit the completed workbook by November 8, 2024.

Please note, that only one reimbursement per Salmon Arm household will be provided.

Use this workbook to help you host an OCPizza Party. The format works best with groups of 4-8 but can also be completed on your own. Follow the simple steps below to host your OCPizza Party.

1. Invite

Invite your group; this could be family, friends, co-workers, classmates, or neighbours. Choose a time and location that works best for the group. Plan for a discussion of up to two hours, fueled by food.

2. Prepare

Share a copy of the workbook with your group ahead of time so they are familiar with the format and topics. We suggest reviewing the topics in advance for the most constructive discussion. For groups of 4 or more, don't forget to grab some food and save the receipt!

3. Host

Host your discussion group using the structure of the workbook:

- *Complete the sign-in sheet.* Include your host(s) name and address to receive food reimbursement and the names of all participants. It will be helpful to assign a note-taker to help record key takeaways.
- *Choose your topics.* Each topic will take about 30 minutes to complete. We ask that you complete at least 2 topics but encourage you to complete more.
- *Complete the discussion questions.* Follow the step-by-step instructions in this workbook for each of your chosen topics. Fill out the workbook as you go. Should you require more space for notes, please print additional worksheet pages or include notes with the topic title.

4. Submit

Submit your completed workbook and food receipts by November 8th. Email OCP2024@salmonarm.ca with a scan of your workbook or submit paper copies in person or by mail to the City of Salmon Arm:

Attention: Gary Buxton
City of Salmon Arm
Box 40
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

HOST FORM

Please complete the following information to receive reimbursement.

Host Name (s):

Email Address:

Mailing Address:

**Please submit
your completed
Workbook
and receipt by
November 8,
2024.**

SIGN-IN SHEET

Let us know who you've gathered!

Notetaker	Host	Participant Name	Email Address (Optional) To be added to the project mailing list

Privacy Statement

This workbook is voluntary, and a response is encouraged, but not required. The information you share in this workbook will only be used to inform the OCP Update. No information will be shared outside of the City or with any third party other than the contractor collecting the information. Please do not provide any third-party information (i.e. talk about others) in your responses to the workbook. Please direct any questions to Gary Buxton, Director of Planning & Community Services, ocp2024@salmonarm.ca, or 250 803 4015.

TOPIC SELECTION

Please select the topics you would like to discuss for the future of Salmon Arm.

Please complete *at least 2* topics or as many as you like. Each topic will take about 30 minutes.

	Pages	Completed
<p>Topic 1: Growth Management & Housing</p> <p>Seeks feedback on draft policies from the growth management, residential, rural and agriculture sections of the OCP.</p>	7 - 9	
<p>Topic 2: Economy & Industry</p> <p>Seeks feedback on draft policies from the commercial, industrial, and economic development sections of the OCP.</p>	10 - 11	
<p>Topic 3: Environment & Climate Change</p> <p>Seeks feedback on draft policies from the environment & climate change and potential hazard areas sections of the OCP.</p>	12 - 14	
<p>Topic 4: Community</p> <p>Seeks feedback on draft policies from parks & greenways, and arts, culture, heritage, social, and community services sections of the OCP.</p>	15- 17	
<p>Topic 5: Transportation & Infrastructure</p> <p>Seeks feedback on draft policies from the transportation and utilities & infrastructure sections of the OCP.</p>	17 - 18	
<p>Topic 6: Implementation</p> <p>A cross-cutting topic on implementation and priorities, including draft Development Permit Areas and Temporary Use Permits in the OCP.</p>	19 - 20	

GROWTH MANAGEMENT & HOUSING

This topic includes and seeks feedback on the following draft sections of the OCP:

- *Growth Management (pg. 3 - 6)*
- *Urban Residential (pg. 7 - 10)*
- *Rural and Agriculture (pg. 11 - 15)*

Introduction

The Official Community Plan (OCP) guides the City's strategy for growth management. The approach to land use in the Draft OCP focuses on growth within the Urban Containment Boundary (UCB).

No changes are proposed to the UCB, which helps provide certainty as to where future development can occur, support smart growth management strategies, create walkable communities, and protect rural and agricultural land.

The Draft OCP continues to facilitate a range of housing options for community members. Draft policies support a mix of housing types, tenure and densities, including affordable housing and purpose-built rentals.

Check out
the full Draft
OCP



salmonarm.ca/OCP2024

What We Heard

Through previous engagement on the OCP Update, we have heard a desire to:

- Concentrate growth downtown and in nearby neighbourhoods to limit sprawl.
- Maintain a healthy, connected community and small-town feel.
- Facilitate diverse and affordable housing choices that meet a range of needs.
- Support local, diverse, and sustainable food production and access.

Key Changes

To respond to community feedback, recent changes in provincial legislation, and best practices in community planning, the Draft OCP proposes the following key changes:

- **Focusing growth.** The Draft OCP continues to focus on growth within the Urban Containment Boundary and defines new areas for residential growth. The proposed growth areas aim to guide where increased density can occur and where infrastructure and services can be expanded (see Map 4.1 and Table 1 provided in the appendix and the Draft OCP, pg. 5).

GROWTH MANAGEMENT & HOUSING

Key Changes Continued

- **Increasing residential densities.** A primary update to the urban residential section is an increase in residential densities to accommodate high (up to 130 units per hectare) and medium (up to 88 units per hectare) residential density (see Map A-1 and Table 2 provided in the appendix and the Draft OCP, pg. 8).
- **Integrating infill housing.** Recent provincial legislation mandated an increase in residential densities, which the City must respond to. This means duplexes, secondary suites, and accessory dwellings are now permitted in medium-density areas (previously were low-density areas). New Infill Residential Development Permit Area Guidelines proposes direction for how these types of housing will be built and how they will look (Draft OCP, pg. 67).
- **Expanding housing diversity.** New draft housing diversity policies support the implementation of the 2020 Community Housing Strategy to encourage and support affordable and accessible housing options for the community's diverse population (Draft OCP, pg. 9 – 10)
- **Improving access to amenities.** The Draft OCP supports mixed-use developments (i.e. buildings with multiple uses like residential, commercial, or other) as well as small-scale commercial uses (i.e. convenience store, neighbourhood pub and restaurant, childcare, offices) in residential areas (Draft OCP pg.5; pg. 16).
- **Protecting and expanding food production.** The Draft OCP encourages urban agriculture, introduces a new Farm Protection Development Permit Area, and limits future Agricultural Land Reserve (ALR) exclusions to two priority areas – north of the airport and high-density residential and commercial development (Draft OCP pg. 11; pg. 93; Map 4.2 provided in the appendix).

GROWTH MANAGEMENT & HOUSING

Overall, do you agree with the key changes?

Strongly agree

Somewhat agree

Neutral

Somewhat disagree

Strongly disagree

Not sure

Tell us why:

- What aspects of the key changes or proposed policies are most important to you?
- Is there anything that could be improved from the key changes? From your perspective, is there anything missing?

ECONOMY & INDUSTRY

This topic includes and seeks feedback on the following draft sections of the OCP:

- *Commercial (pg. 16 - 19)*
- *Industrial (pg. 20 - 22)*
- *Economic Development (pg. 37 - 38)*

Introduction

The Draft OCP continues to promote a diverse economy. It ensures downtown remains the commercial centre of the community, supports revitalization tax exemption programs, protects industrial areas from residential development, and continues key partnerships with the Salmon Arm Economic Development Society (SAEDS).

What We Heard

Through previous engagement on the OCP Update, we have heard a desire to:

- Diversify the economic base, including services, retail, tourism, manufacturing, food production and processing, and home-based businesses.
- Continue support for a thriving downtown and local businesses.
- Support low unemployment and workforce opportunities (i.e. housing, training, etc.)
- Protect existing industrial lands.

Key Changes

To respond to community feedback and best practices in community planning, the Draft OCP proposes the following key changes:

- **Supporting economic and community growth.** A new Economic Development section highlights the importance of economic development in supporting community growth and emphasizes collaboration with key local partners (Draft OCP, pg. 37).
- **Enhancing downtown vibrancy.** The Draft OCP increases support for mixed-use development in the Downtown, as well as pedestrian-oriented businesses, outdoor seating, and extended hours for downtown businesses (Draft OCP, pg. 16 -17).
- **Expanding commercial opportunities.** The Draft OCP encourages mixed-use developments in all commercial areas, in addition to small-scale neighbourhood development to service local convenience shopping (i.e. convenience stores, neighbourhood pubs or café, commercial child care, offices, and others) (Draft OCP, pg. 16 - 17; pg. 5).
- **Improving connections to industrial areas.** The Draft OCP supports transit and active transportation connections to the southern industrial park. It also includes consideration of different infrastructure development standards to facilitate development in industrial areas (Draft OCP, pg. 21).

Check out
the full Draft
OCP



salmonarm.ca/OCP2024

ECONOMY & INDUSTRY

Overall, do you agree with the key changes?

Strongly agree

Somewhat agree

Neutral

Somewhat disagree

Strongly disagree

Not sure

Tell us why:

- What aspects of the key changes or proposed policies are most important to you?
- Is there anything that could be improved from the key changes? From your perspective, is there anything missing?

ENVIRONMENT & CLIMATE CHANGE

This topic includes and seeks feedback on the following draft sections of the OCP:

- *Environment & Climate Change* (pg. 24 -27)
- *Potential Hazard Areas* (pg. 50 - 51)

Introduction

The Draft OCP continues to help guide development and land use in a way that protects and enhances the natural environment and community resilience. The draft Environmental and Climate Change section introduces a climate lens, and the draft Potential Hazard Area section aims to enhance community safety and resilience.

What We Heard

Through previous engagement on the OCP Update, we have heard a desire to:

- Reduce greenhouse gas emissions and become a leader in climate action.
- Improve climate resilience and emergency preparedness.
- Protect and enhance natural areas.
- Improve energy efficiency and water management.

Key Changes

To respond to community feedback and best practices in community planning, the Draft OCP proposes the following key changes:

- **Addressing climate change.** A key update to the Environment section is the introduction of draft climate change policies to direct both mitigation (i.e. greenhouse gas reduction) and adaptation (i.e. green infrastructure*, landscaping, community education, and more) (Draft OCP, pg. 24 – 27).
- **Reducing Greenhouse Gas Emissions.** The Draft OCP outlines five options for targets that would guide the community’s greenhouse gas emissions reduction over the next ten years (Draft OCP, pg. 26-27).
- **Improving community resilience.** The Draft OCP outlines several emergency preparedness and response plans that need to either be developed or reviewed to increase public safety measures. It also proposes a Development Permit Area and guidelines for development in areas of wildfire risk (Draft OCP, pg. 50 - 51).

**Green infrastructure includes natural and human-made landscape features that provide ecological and hydrological functions. Green infrastructure is a key component of climate adaptation strategies that can improve stormwater management and reduce the heat island effect.*

Check out
the full Draft
OCP



salmonarm.ca/OCP2024

ENVIRONMENT & CLIMATE CHANGE

Overall, do you agree with the key changes?

Strongly agree

Somewhat agree

Neutral

Somewhat disagree

Strongly disagree

Not sure

Tell us why:

- What aspects of the key changes or proposed policies are most important to you?
- Is there anything that could be improved from the key changes? From your perspective, is there anything missing?

ENVIRONMENT & CLIMATE CHANGE

The Draft OCP identifies five options to work toward reducing community-wide greenhouse gas (GHG) emissions. Help us set the community-wide reduction target. Choose your preferred option.

Option 1- Reduce GHG emissions in alignment with the latest values set by the Intergovernmental Panel on Climate Change (IPCC)* to limit warming to 1.5°C, or other more stringent science-based metrics.

Option 2 - Work toward reducing GHG emission levels 50% by 2030, 75% by 2035, and to zero net emissions by 2045, relative to 2007 emissions.

Option 3 - Work toward reducing GHG emission levels 45% by 2030, 60% by 2035 and carbon neutral by 2050, relative to 2007 emissions.

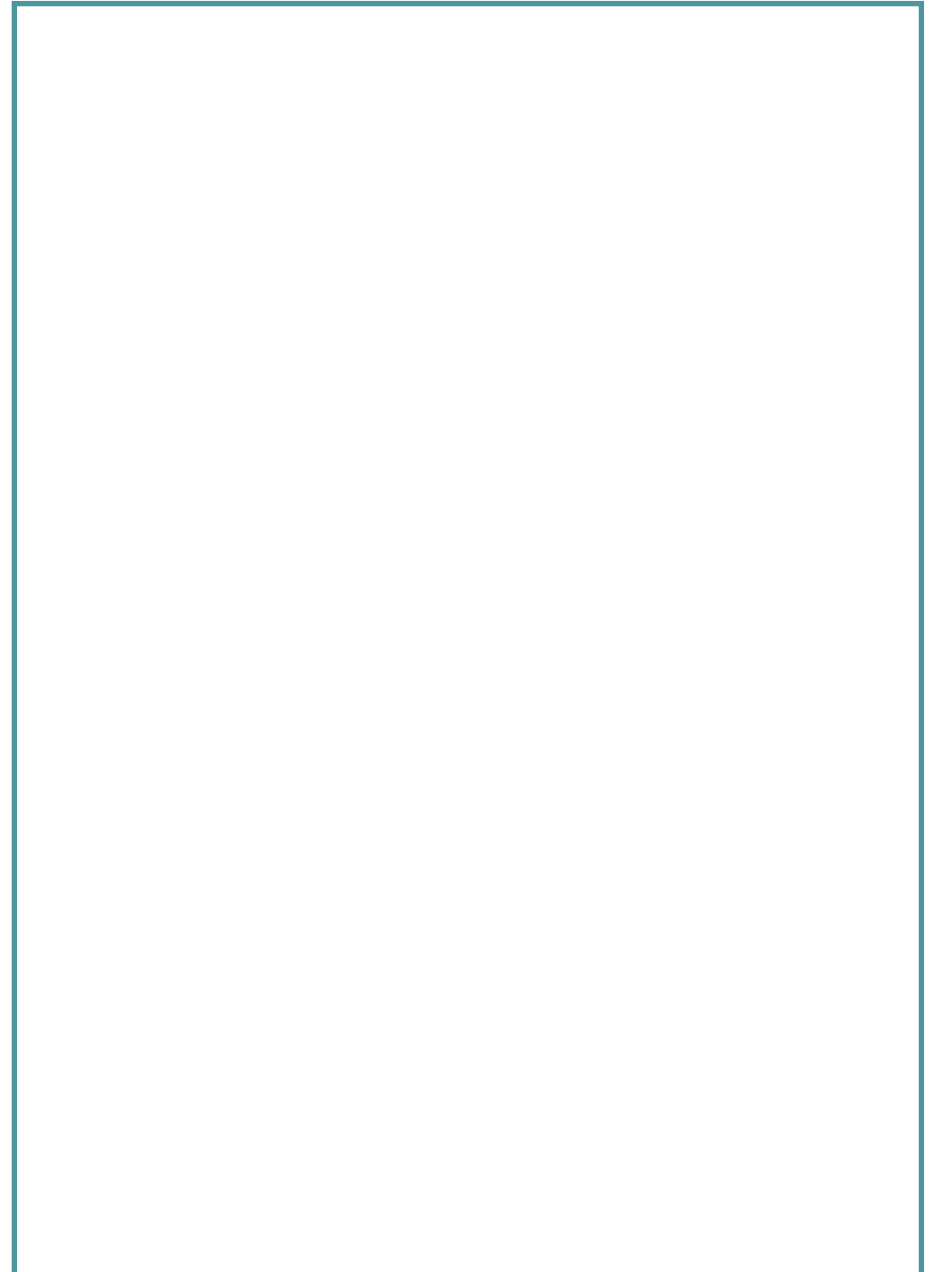
Option 4 - Work toward reducing GHG emission levels in alignment with the targets set under the BC Climate Change Accountability Act: 40% by 2030, 60% by 2035, and 80% by 2050, relative to 2007 emissions.

Option 5 - Create and express GHG emission reduction targets in the upcoming climate action plan or a low carbon resiliency plan.

**Current IPCC values: For emissions decline consistent with 1.5°C global warming, CO2 emissions need to decline by 45% from 2010 levels by 2030, reaching net zero around 2050. For limiting global warming to below 2°C CO2, emissions are projected to need to decline by about 25% from 2010 levels by 2030 and reach net zero around 2070.*

Pathways limiting global warming to 1.5°C would require rapid and far-reaching transitions in energy, land, urban and infrastructure (including transport and buildings), and industrial systems. These systems transitions are unprecedented in terms of scale, but not necessarily in terms of speed, and imply deep emissions reductions in all sectors. All pathways that limit global warming to 1.5°C project the use of carbon dioxide removal (CDR).

Tell us why:



COMMUNITY

This topic includes and seeks feedback on the following draft sections of the OCP:

- *Parks, Recreation and Greenways (pg. 28 - 31)*
- *Arts, Culture, Heritage, Social and Community Services (pg. 32 - 36)*

Introduction

The Draft OCP continues to support active, outdoor lifestyles for all residents and visitors, as well as celebration of the community's heritage, arts, and culture. It maintains support for diverse year-round indoor and outdoor recreation options that are safe and accessible, as well as a variety of open spaces, and the maintenance and construction of the greenways and trail network.

To reduce redundancies and overlapping policies, the Draft OCP expands the arts, culture, and heritage section to include issues related to social and community services. Draft policies continue to strengthen partnerships to address complex social issues and strive to create inclusive spaces and places throughout the City.

The OCP Update will also include a new section on strengthening relationships with local First Nations. This section is currently under review with Adams Lake Indian Band and Neskonlith Indian Band and is not yet available for public comment.

What We Heard

Through previous engagement on the OCP Update, we have heard a desire to:

- Ensure well-maintained facilities that support community growth.
- Protect and enhance natural areas, green spaces, and trail networks.
- Celebrate diversity, arts, and culture.
- Improve access to low-barrier social, cultural, and wellness services.
- Commit to truth and reconciliation.

Key Changes

To respond to community feedback and best practices in community planning, the Draft OCP proposes the following key changes:

- **Enhancing recreational services.** Draft OCP policy provides direction to improve recreation facilities by strengthening asset management and facility maintenance planning (Draft OCP, pg. 28).
- **Improving heritage conservation.** The Draft OCP proposes new management plans for City-owned heritage buildings and properties (Draft OCP, pg. 34).
- **Addressing social and cultural needs.** The Draft OCP introduces the opportunity to expand daycare services, clearly outlines the City's role in social development, and encourages the development of a new policy for the naming of parks, buildings and streets (Draft OCP, pg. 32 – 36).

Check out
the full Draft
OCP



salmonarm.ca/OCP2024

COMMUNITY

Overall, do you agree with the key changes?

Strongly agree

Somewhat agree

Neutral

Somewhat disagree

Strongly disagree

Not sure

Tell us why:

- What aspects of the key changes or proposed policies are most important to you?
- Is there anything that could be improved from the key changes? From your perspective, is there anything missing?

TRANSPORTATION & INFRASTRUCTURE

This topic includes and seeks feedback on the following draft sections:

- *Transportation (pg. 39 – 45)*
- *Utilities and Infrastructure sections (pg. 46 – 49)*

Introduction

The Draft OCP continues to support a variety of efficient and safe transportation options (i.e. bus, walk, roll, cycle, and car) for residents and visitors, with a focus on less carbon-intensive modes. It focuses on utilities management in a manner that emphasizes energy conservation, environmental sustainability, and fiscal responsibility.

What We Heard

Through previous engagement on the OCP Update, we have heard a desire to:

- Improve and expand safe transit and active transportation networks.
- Improve and maintain infrastructure and services to support community growth (i.e. roads, water, wastewater, etc.).

Check out
the full Draft
OCP



salmonarm.ca/OCP2024

Key Changes

To respond to community feedback and best practices in community planning, the Draft OCP proposes the following key changes:

- **Improving public transit networks.** Draft transit policies aim to expand the route network and frequency of transit by working with the Columbia Shuswap Regional District, BC Transit, and School District No. 83 (Draft OCP, pg. 41).
- **Improving active transportation connections.** The Draft OCP supports the implementation of the City's existing Active Transportation Plan. This includes expanding active connections and bike infrastructure, as well as improving maintenance of existing active transportation infrastructure (Draft OCP, pg. 39 - 40).
- **Completing road networks.** The Draft OCP introduces advanced road network plans for growth areas A, B, C that aim to deliver complete streets through new development (Draft OCP, pg. 40-41).
- **Encouraging sustainable options.** The Draft OCP encourages opportunities for green infrastructure* and provides more direction on solid waste programs (Draft OCP, pg. 48).

**Green infrastructure includes natural and human-made landscape features that provide ecological and hydrological functions. Green infrastructure is a key component of climate adaptation strategies that can improve stormwater management and reduce the heat island effect.*

TRANSPORTATION & INFRASTRUCTURE

Overall, do you agree with the key changes?

Strongly agree

Somewhat agree

Neutral

Somewhat disagree

Strongly disagree

Not sure

Tell us why:

- What aspects of the key changes or proposed policies are most important to you?
- Is there anything that could be improved from the key changes? From your perspective, is there anything missing?

IMPLEMENTATION

This topic includes and seeks feedback on the following draft sections of the OCP:

- *Development Permit Area Guidelines (pg. 52 – 96)*
- *Implementation (forthcoming)*

Introduction

Effective implementation is crucial for realizing the community's long-term vision. Through engagement, we heard a desire for an increase in service levels, including:

- Improved active transportation;
- Improved public transportation;
- New recreational facilities and improved asset management;
- More aggressive emissions reduction and climate change response.

Check out
the full Draft
OCP



salmonarm.ca/OCP2024

Key Changes

To respond to community feedback and best practices in community planning, the Draft OCP proposes the following key changes:

- ***Improving public and active transportation connections.*** The Draft OCP encourages active transportation as well as transit system and network improvements (Draft OCP, pg. 40-41).
- ***Enhancing recreational services.*** Draft OCP policies provide new direction to develop a new recreation facility asset management and redevelopment plan (Draft OCP, pg. 28).
- ***Addressing climate change.*** The Draft OCP introduces new climate mitigation and adaptation efforts and proposes five options for greenhouse gas emissions reduction targets (Draft OCP, pg. 26).
- ***Integrating infill housing.*** Under new Provincial legislation, the Draft OCP must accommodate small-scale infill housing. The Infill Residential Development Permit Area proposes guidelines for how these types of housing will be built and how they will look (Draft OCP, pg. 67).
- ***Protecting and expanding food production.*** The Draft OCP introduces a Farm Protection Development Permit Area to limit the impact of adjacent residential, commercial, industrial or institutional uses that share boundaries with agricultural land (Draft OCP, pg. 93).

IMPLEMENTATION

Overall, do you agree with the key changes?

Strongly agree

Somewhat agree

Neutral

Somewhat disagree

Strongly disagree

Not sure

Tell us why:

- What aspects of the key changes or proposed policies are most important to you?
- Is there anything that could be improved from the key changes? From your perspective, is there anything missing?

IMPLEMENTATION

Implementing the proposed changes will require significant resources, investment, and prioritization. Depending on community priorities, increasing service levels may result in additional taxes. Let us know what is most important to you by ranking the updates below from 1 (most important) to 4 (least important):

Active transportation improvements

Public transportation (transit) improvements

New and/or improved recreational facilities

Emissions reductions and climate change programs

Tell us why:

Do you have any suggestions for how these changes should be funded? (e.g. taxes, fees, grants, partnerships)

ABOUT YOU

If you feel comfortable, please tell us a little bit about you. Your information will help us understand if we are reaching a diverse range of community members and to help inform how the City can meet community needs.

1. Please select the descriptions that best suit you.
(Select all that apply)

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
I live in Salmon Arm								
I work in Salmon Arm								
I work outside Salmon Arm								
I own a business in Salmon Arm								
I visit Salmon Arm								

Other. Please specify:

2. If you live in Salmon Arm, what neighbourhood do you live in?

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
Canoe								
South Canoe								
Broadview								
Hillcrest								
Industrial								
Downtown								
Foothills								
Piccadilly/Blackburn								
Gleneden								
Salmon Valley								

Other. Please specify:

Please print this section again if your group has more than 8 participants.

ABOUT YOU

3. Please select the description that best suits you.

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
I am a renter								
I am a homeowner								
I belong to a housing co-op								
I live in supportive housing								

Other. Please specify:

4. What is your gender?

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
Woman								
Man								
Non-binary/gender diverse								

None of the above, I identify as:

ABOUT YOU

5. What language(s) do you speak on a regular basis at home? (Select all that apply)

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
English								
French								
Dutch								
German								
Hebrew								
Japanese								
Mandarin								
Polish								
Punjabi								
Russian								
Spanish								
Tagalog (Pilipino, Filipino)								
Vietnamese								
Yue (Cantonese)								
Secwepemc Languages								
Other. Please specify:								

6. What is your age?

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
<20								
20-29								
30-39								
40-49								
50-59								
60-69								
70-79								
80+								

7. Have you engaged in an OCP before?

	Participant 1	Participant 2	Participant 3	Participant 4	Participant 5	Participant 6	Participant 7	Participant 8
Yes								
No								
I'm not sure								

Feel free to use this space for additional note-taking if you need it!

*Thank you for completing an
OCPizza Party Workbook and
for contributing to our
Official Community Plan!*

Please submit your completed
Workbook by
November 8, 2024.

Stay up to date with the
project at [salmonarm.ca/
OCP2024](https://salmonarm.ca/OCP2024).



APPENDIX

The table below describes the proposed growth areas (as shown on Map 4.1).

Table 1. Proposed Growth Areas

Area A	<ul style="list-style-type: none"> Strongly encourage residential and mixed-use development (i.e. buildings with multiple uses like residential, commercial, or other) in this area. To support further growth, the City will prioritize connecting and improving infrastructure in this area before extending services in other growth areas.
Area B	<ul style="list-style-type: none"> Support infill development in this area. Support growth by connecting and improving community infrastructure facilities.
Area C	<ul style="list-style-type: none"> Support limited infill development, recognizing limits of infrastructure in this area.
Area E	<ul style="list-style-type: none"> Support expansion of infrastructure by cost sharing between the City and development in industrial areas.
Outside Areas A, B, C, E	<ul style="list-style-type: none"> The City may not support development in this area until infill development in Areas A, B, and C is complete.

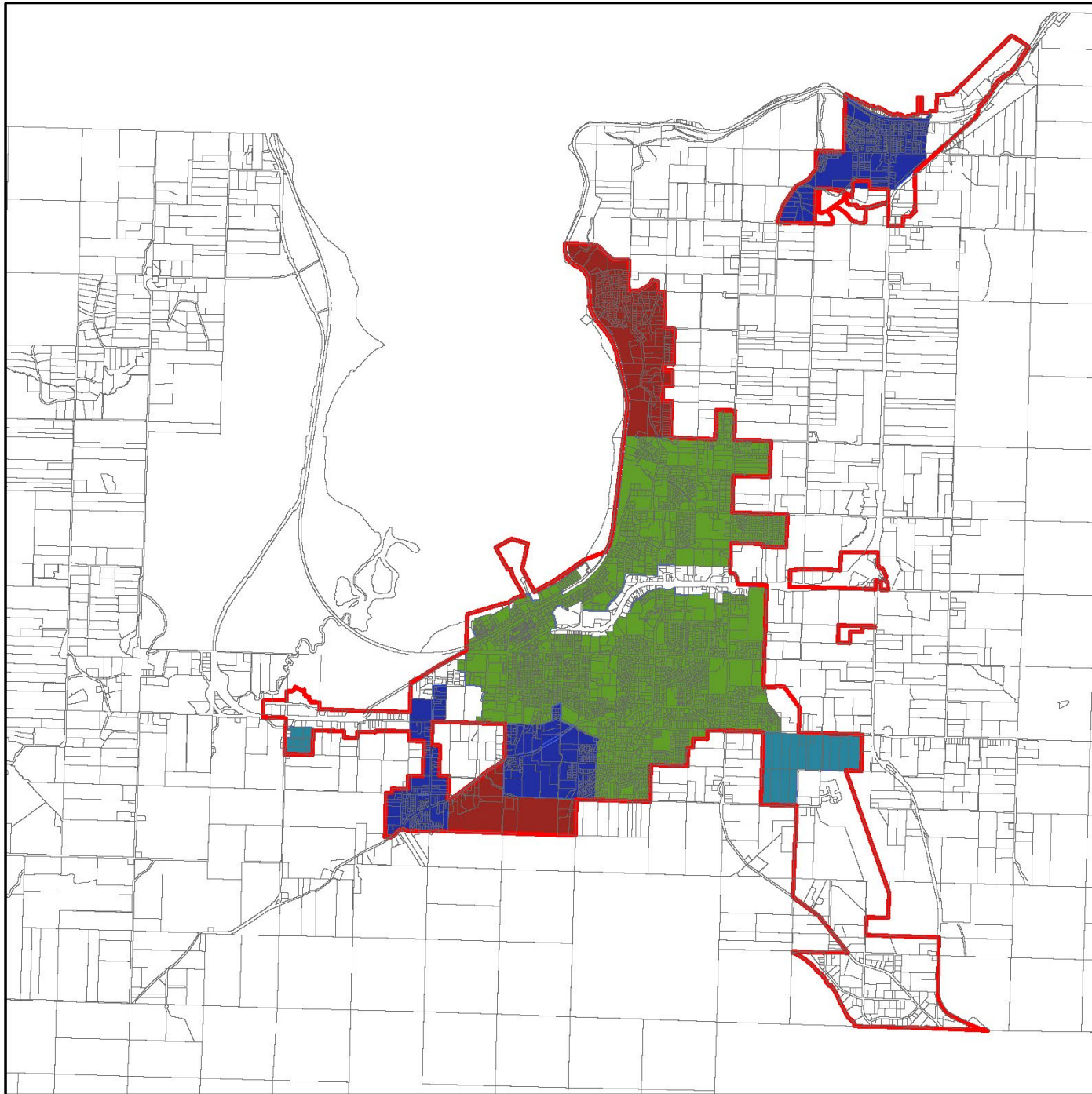
The table below describes the proposed residential density (as shown on Map A.1).

Table 2. Proposed Residential Density

High Density Residential & Mixed-Use	<ul style="list-style-type: none"> High Density Residential Areas allow for 130 units per hectare. Density may be increased to a maximum of 200 units per hectare for affordable or purpose built rental housing (at least 50% of units), or 150 units per hectare for multiple family housing, multiple family housing in mixed use buildings, or Assisted Living Housing. High Density Residential areas may accommodate all forms of residential multiple family housing, including apartment buildings. Typical housing types include condos or dense townhouses.
Medium Density Residential	<ul style="list-style-type: none"> Medium Density Residential areas allow for 88 units per hectare. Density may be increased to a maximum of 110 units per hectare for affordable or purpose built rental housing (at least 50% of units), or 100 units per hectare for multiple family housing, multiple family housing in mixed use buildings, or Assisted Living Housing. Medium Density Residential areas may accommodate all forms of multiple family residential housing. Typical housing types include single family homes, condos, townhouses, duplexes, tri- or four-plexes.

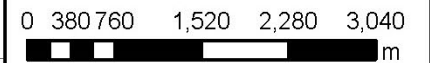
OCP2024:
DRAFT Urban Containment
Boundary &
Growth Management Areas

MAP 4.1

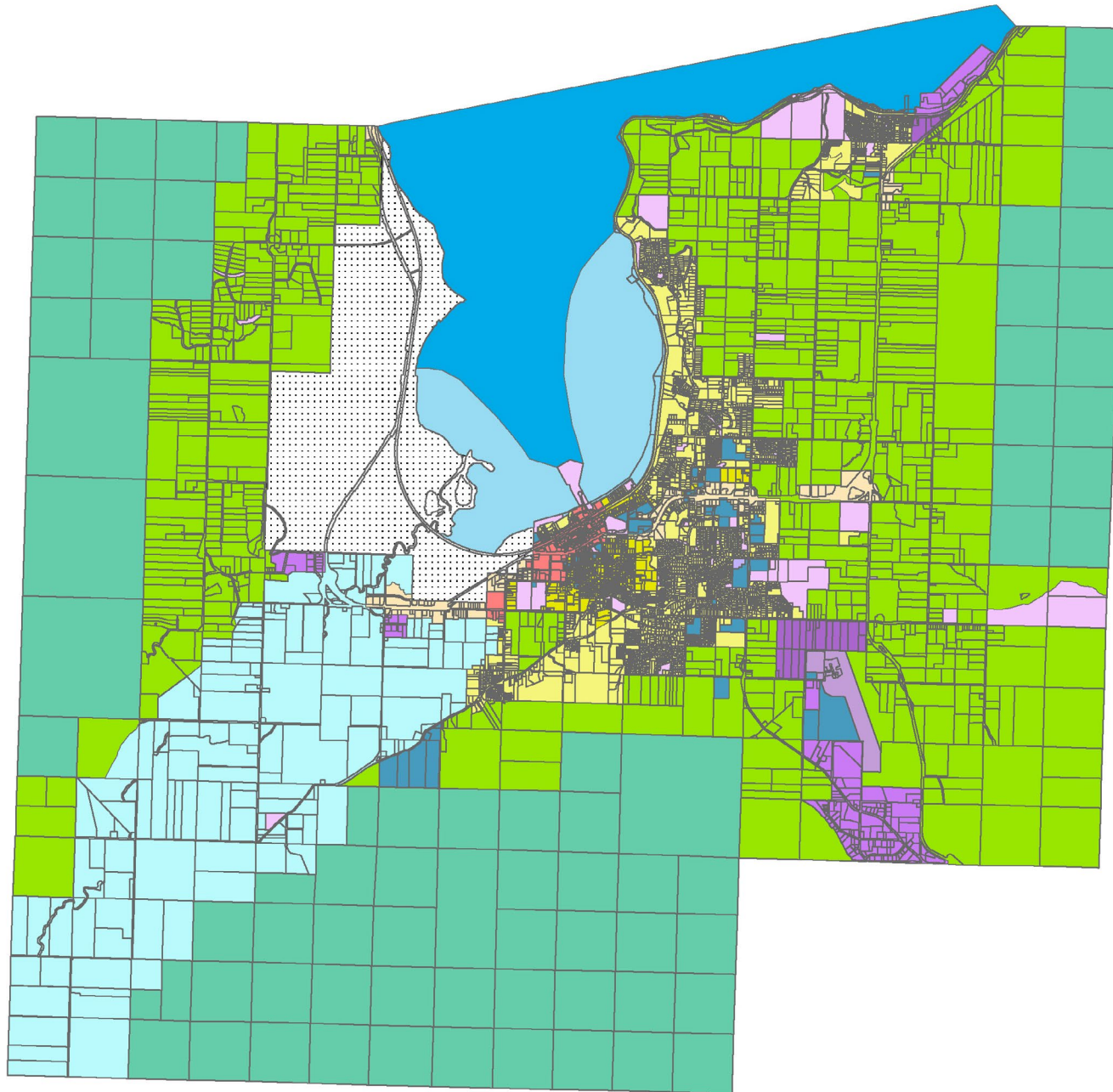


-  DRAFT UCB
-  A
-  B
-  C
-  E

**DRAFT MAP ONLY -
SUBJECT TO FURTHER
AND MORE DETAILED
REVIEW**

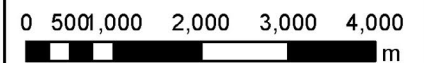


**OCP2024:
DRAFT
Land Use Map
MAP A-1**



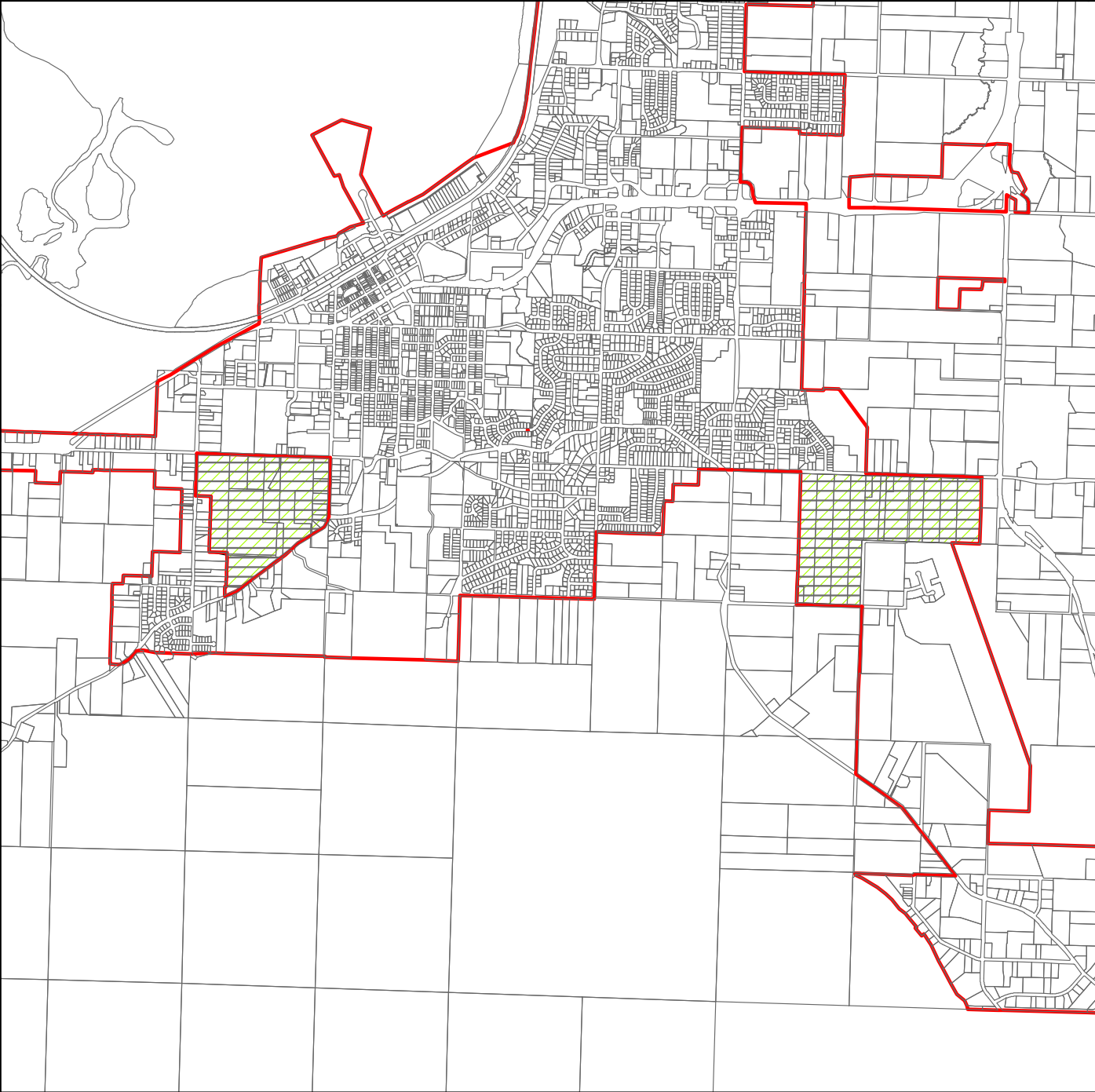
- ACREAGE-RESERVE
- SALMON VALLEY AGRICULTURE
- FOREST RESERVE
- COMMERCIAL CITY CENTRE
- COMMERCIAL HIGHWAY SERVICE/TOURIST
- COMMERCIAL NEIGHBOURHOOD
- INDUSTRIAL-AIRSIDE
- INDUSTRIAL-GENERAL
- INDUSTRIAL-LIGHT
- INSTITUTIONAL
- LAKE RECREATION
- PARK
- ENVIRONMENTALLY-SENSITIVE LAKE AREAS
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- IR/FIRST NATIONS

DRAFT MAP ONLY -
SUBJECT TO FURTHER
AND MORE DETAILED
REVIEW



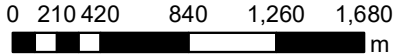
Thursday, September 5, 2024

**OCP2024:
DRAFT Urban Containment
Boundary &
ALR Exclusion Sites
MAP 4.2**



-  DRAFT UCB
-  ALR Exclusion Application

**DRAFT MAP ONLY -
SUBJECT TO FURTHER AND
MORE DETAILED REVIEW**



Thursday, August 29, 2024