



Summary Table of Key Revisions for the Second Draft OCP Committee of the Whole Meeting - November 27th 2013





Summary of Highlighted Key Changes for the Second Draft OCP ¹		
Part/Section	Key Stage Three Engagement Summary Comments	Response/Revisions
General	Stronger governance language Should vs. Shall and Will	<ul style="list-style-type: none"> The OCP has been revised to reflect a stronger application of <i>will</i> and <i>shall</i> throughout. Where <i>should</i> is used a general clarification of its use has been provided in Part D pg. 78
	OCP organization and consistency	<ul style="list-style-type: none"> Various flagged terms were clarified and made consistent i.e. "Village Centre". Goals, Objectives and Policies have been revised, improved and /or added where appropriate.
Part A - Plan Overview (Sections 1-2)		<ul style="list-style-type: none"> Additional inset maps added for KFN Traditional Territory and Village Municipal Boundary Aboriginal population information added Regional Context Statement – revised and updated to reflect changes to second draft OCP. "Village Centre" identified as part of the Regional Town Centre requirement Update to KFN Engagement and KFN specific consultation language
Part B –Vision and Goals (Sections 3-4)		<ul style="list-style-type: none"> Updated and revised Vision Statement Revisions to the heading below the main vision statement have also been made Some clarification was provided on the role of goals as guides for decision making – whereas objectives are generally tied to specifics

¹ Note that this table is intended to show **highlights of key changes** to the First Draft OCP based on input received and summarized for Stage 3 Engagement. This table should not be considered as a comprehensive detailed line by line summary. The Community, Council, K'ómoks First Nation and LCAG are encouraged to review this OCP draft in detail and provide input through the established engagement process.



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		and measureable actions. <ul style="list-style-type: none"> • Creating specific metrics for some objectives will be challenging if there is no capacity/resources to monitor and report.
Part C Land Use Policy Direction (Sections 5 -8)		<ul style="list-style-type: none"> • Objectives and policies were reviewed after revisions to Part D Implementation section were completed, to enable policy consistency where needed • Commentary was received to provide more measurable or specific objectives. Where appropriate, additional language has been added along with some additional clarification on metrics. • Land use: <ul style="list-style-type: none"> ○ “Transitional Residential” replaced by “Residential Infill” – with clarification on permitted uses/typologies including coach houses ○ Density ranges added to MF and RI ○ Additional detail on Multifamily use and typologies • The Proposed agricultural land use re-designation will remain in place. (Formerly Recreational). There is supporting evidence provided via the VOC, that this land is suitable for agricultural uses. • Addition of Medical Marijuana Facilities as a contemplated use • Working Forest: Contemplates subdivision of areas acquired for conservation within the working forest land use. • A land use concept map has been added to identify key broad concepts of land use, identify the village centre and historic village commercial core. • Language on prioritizing growth in areas already serviced has been added. • Current RGS residential density targets added as a baseline.



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		<ul style="list-style-type: none"> Statement added for hierarchy of policies for Land Use (Section 5.1.5)
5.3	Growth Management	<ul style="list-style-type: none"> Emphasis on Village Centre as priority area for growth and development structured around the Historic Village Commercial Core. No public funds to be used for servicing and infrastructure added. A detailed map of the servicing areas is not readily available at this stage to show accurate servicing limits boundaries. The assumption would be that servicing would be limited to current growth areas, with a strong preference on capacities supporting densification and compact form. The underlying assumption for Growth Management in this OCP is that the data we have available to us suggest growth over the life of this OCP is likely, both at a regional and local level. We have tried to ensure throughout the OCP that growth takes place in a way that is acceptable and beneficial to the community while reducing its negative effects – subsequently we have added “evidenced based” requirements to demonstrate that proposed developments provide community benefits to help the Village make decisions on the kind of development and growth they wish to see.
5.5	General Municipal Infrastructure	<ul style="list-style-type: none"> Added policies for general local improvements, partnering, traffic etc.
6.0	Economy	<ul style="list-style-type: none"> Additional background information added from recent Comox valley Economic Study (2013) to provide greater context of the CV region and Cumberland’s place within it.



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		<ul style="list-style-type: none"> Modification of policy language in some places to reflect a more balanced view on other economic opportunities - rather than the original ecotourism bias.
7.0	Natural Environment	<ul style="list-style-type: none"> Updates DPA's and alignment with policies. Some policies from Green Bylaws toolkit have been <u>adapted</u> for this OCP. Introduction of a policy to create a Comprehensive Land Management Strategy that coordinates and manages environmental protection and recreational objectives. Policy Emphasis on education and incentives for Environmental Protection Air Quality Policies added
8.0	Community Wellbeing and Active Transportation	<ul style="list-style-type: none"> New Section added for Health and Wellness
Part D Implementation (Sections 9-11)	Development Permit Areas (General)	<ul style="list-style-type: none"> Separate DPA added for Carlisle Lane (DPA -10) Separate DPA added for Interchange Lands (DPA 11) Updated DPA format to include exemptions in each DPA for ease of administration Updated Guidelines where appropriate Energy Conservation and Green House Gas sections added
10.1	DPA 1- Environmental Protection	<ul style="list-style-type: none"> Majority of text provided by LCAG added into DPA – however edits were made to organization and structure. <ul style="list-style-type: none"> Definitions added Justification improved Focus on interconnectivity Mapping updated and simplified. Improved references to best practices and guidelines.



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		<ul style="list-style-type: none"> ○ Updated detailed guidelines
11.0	Heritage Conservation Area	<ul style="list-style-type: none"> • Justification, application and exceptions Language updated and revised. • Received additional legal commentary • Previous list of building removed. • Coordinated with Heritage Preservation Policies • Made easier to administrate by Village.
Appendix A	Glossary	<ul style="list-style-type: none"> • Updated to reflect changes of Second Version – however additional glossary items will be added as needed prior to first reading
Appendix B	Maps	<ul style="list-style-type: none"> • Maps have been updated where appropriate and per comments received. • Future Land Use Map updated: <ul style="list-style-type: none"> ○ Accommodate for a future potential local grocery store. (Institutional to Mixed Use on Beaufort Avenue) ○ Camp Road is added to Residential Infill Land Use Map • Revised EPDPA Map indicating Terrestrial, Aquatic and Connectivity Areas.