

Official Community Plan Update: 2010

OCP Backgrounder

Introduction

Over the next 12 months, the Whistler community will be working together to update our Official Community Plan (OCP). Led by the Resort Municipality of Whistler, the OCP update will be a collaborative process, with the community involved every step of the way. Although the last “official” OCP update occurred in 1993, the OCP is an organic document, constantly updated through the ongoing operations of our local government and managed development of our resort community. This update will enable Whistler to clearly state how, and with what regulatory tools, we will implement our Whistler2020 vision:

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“To be the premier mountain resort community – as we move toward sustainability”



“Whistler2020 is our highest level policy and therefore the overarching document and guide for the OCP update.”

Context

- Whistler2020 is our highest level policy and the overarching document and guide for the OCP update
- Whistler2020 is a policy document; OCP is a regulatory document
- Together they align, achieve and enshrine our Whistler2020 vision
- The updated OCP will be the primary tool for implementation of the Whistler2020 vision
- OCP update will be led by RMOW staff, within existing budget
- The timeline for completion is targeted for May 2011

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What is an OCP?

- A regulatory document required by British Columbia’s Local Government Act
- A set of high-level plans and policies, such as land use designations, that guide land use planning, social, economic and environmental policies, and civic infrastructure investments
- Contains a Regional Context Statement

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Comment: Can this be defined briefly?

Why update the OCP now?

- Whistler is now a maturing resort community experiencing much different circumstances than those that existed when the current OCP was prepared. It has been 17 years since last comprehensive update. The OCP

is a regulatory tool that will implement Whistler2020 and also formally protect Whistler’s vision: “to be the premier mountain resort community as we move toward sustainability”

- The plan will address ambiguities: there are inconsistencies between current OCP and Whistler2020
- The OCP update will merge many existing, in-use RMOW policies, already approved into one regulatory framework

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What *must* an OCP include?

- Land use maps and designations
- Approximate location and type of present and proposed public facilities, schools, parks, waste treatment and disposal sites
- Housing types, locations, density, with policies on affordable, rental and special needs housing
- Location and phasing of major road, sewer and water systems
- Restrictions on use of land subject to hazardous conditions and environmental sensitivity
- Targets, policies, and actions for Greenhouse Gas (GHG) reduction

What an OCP *may* include

- Social needs, including arts and culture policies
- Preservation and protection of the natural environment, ecosystems and biodiversity
- Local Area Plans, eg. Neighbourhood Concept Plans
- Temporary Use Permit Areas and Development Permit Areas
- Identification of “Special Areas” eg. Heritage Conservation Areas, Density Bonus Areas for affordable housing, green buildings, etc.
- Other Matters: From Section 877.1 of the Local Government Act: "(g) other matters that may, in respect of any plan, be required or authorized by the minister."

OVERVIEW: Whistler OCP Update Phased Timeline

