

OCP Review 2009

Phase 1 – Data Collection
Country Residential Workshops
January 27 to February 19, 2009



Agenda

- What the OCP Does / Does Not Do
- What Planners Do / Do Not Do
- Public Consultation 2009
- Existing Plans to Integrate
- OCP Designations: Map 13
- Common Objectives/Issues in 2002 OCP
- Current Residential Policies
- Mapping Exercise

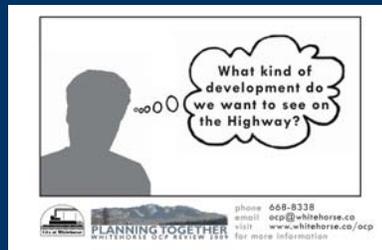
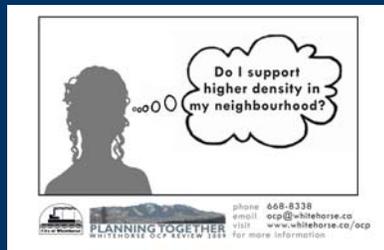


What the OCP Does

- OCP is a general, long-range document establishing vision and goals for land use planning and development
- Vision and goals are implemented with policies and land use designations
- 2 basic land use designation categories: “develop” and “protect”
- OCP also addresses development of municipal services, facilities, utility systems, and transportation systems



What the OCP Does (cont.)



What the OCP Does Not Do



What the OCP Does Not Do (cont.)

- Although the OCP makes specific recommendations on the implementation of policies, it does not technically require these recommendations to be followed
- The OCP calls for plans and studies to be done, but acts more as a 'catalyst', in order to retain flexibility
- More detailed Bylaws, notably the Zoning Bylaw are used to enforce specific initiatives from the OCP



What Planners Do / Do Not Do

- Planners Do:
 - Engage the public in a collaborative planning process and report results
 - Meet with other City Departments and Council and facilitate internal City discussion
 - Make recommendations to Council
- Planners Do Not:
 - Make final decisions on land use ideas (Council does)
 - Pursue plans that run contrary to the OCP



Public Consultation 2009

- *Phase One – Data Collection – Jan-Feb*
 - Series of neighbourhood meetings – Jan 27 to Feb 19
 - Neighbourhood maps synthesized by Planning, put on display on web, at CGC, and at Open House
 - Open House #1 – Feb 25th – view maps, or if you missed your neighbourhood meeting
 - Targeted stakeholder meetings
 - March 6th deadline for input



Public Consultation 2009 (cont.)

- *Phase Two – Organization and Themes– Mar-Apr*
 - Open House #2 – late March - Presentation of Phase 1 results
 - Online and hardcopy surveys
 - Workshops on major areas of discussion
 - Open House #3 – early April - Survey return, last chance for Phase 2 input



Public Consultation 2009 (cont.)

- *Phase Three – Building the Plan – May-June*
 - Open Houses #4 – late April - Presentation of first draft of the revised OCP
 - Open House #5 – mid May - Second draft
 - Formal Bylaw adoption process begins in June
 - Public Hearing tentatively set for July



Public Consultation 2009 (cont.)



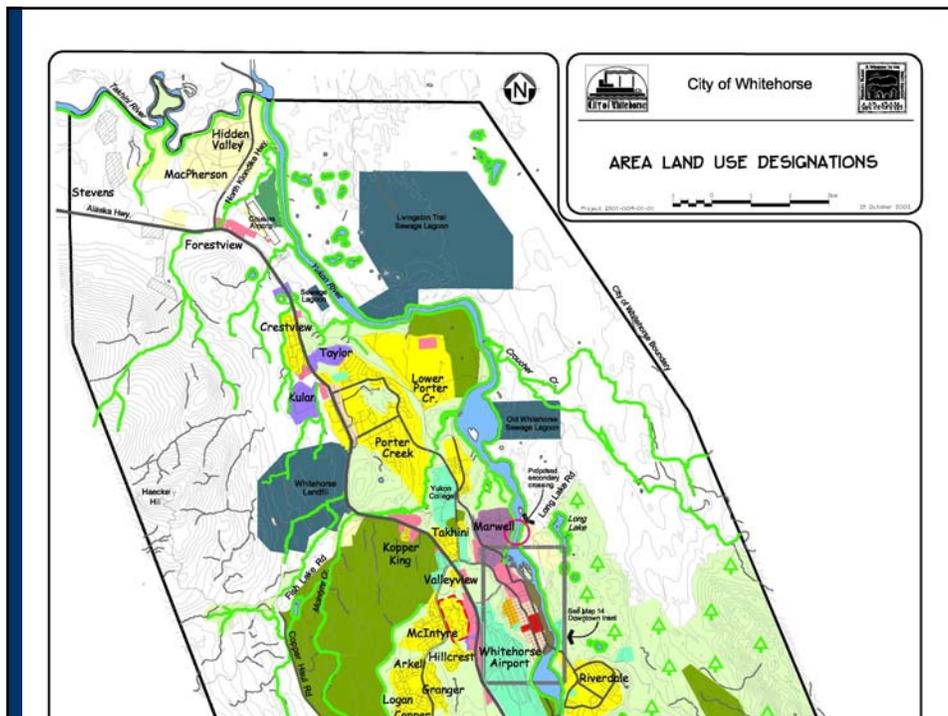
Existing Plans to Integrate

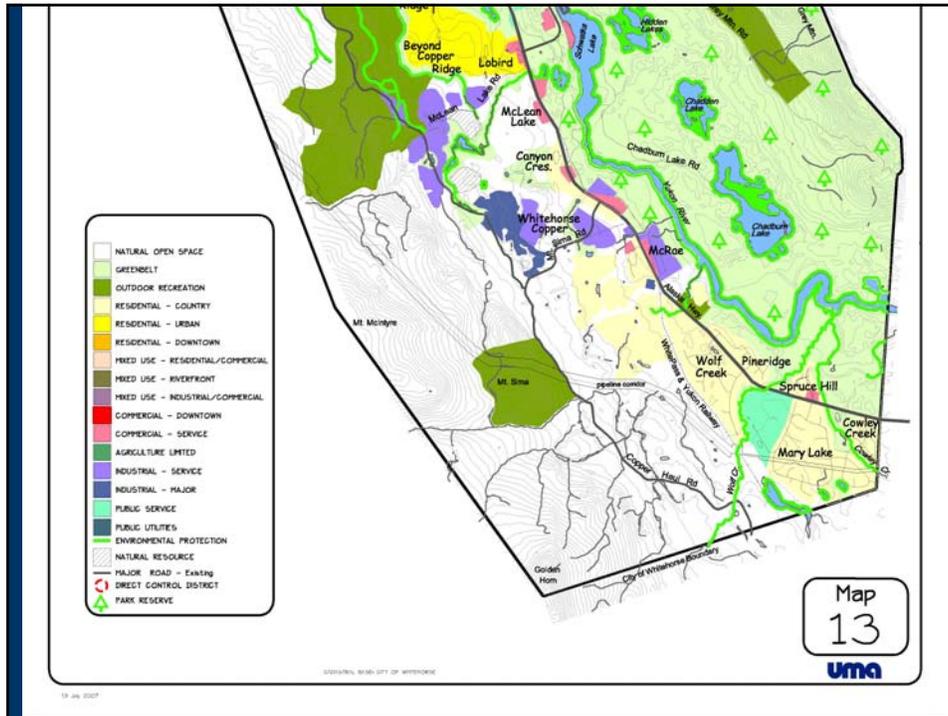
- 2008 Whitehorse Strategic Sustainability Plan (WSSP)
- 2007 Integrated Community Sustainability Plan (ICSP)
- 2007 Parks & Rec Master Plan
- 2007 Parks & Rec Trail Plan
- 2004 Watershed Management Plan
- 2004 Local Action Plan on Greenhouse Gas Reduction



Existing Plans to Integrate (cont.)

- ICSP vision:
- *“Whitehorse will be a well planned self sustaining community that is a leader in energy conservation and innovation that maintains and conserves wilderness spaces for future generations. Whitehorse will continue to strive for a better quality of life that is reflected in its vibrant economy and social life.”*





Common Objectives/Issues in 2002 OCP

- maintain greenbelt and natural areas
- maintain a good balance of schools, stores, and housing
- maintain quiet and small neighbourhood character
- ensure that community maintains its unique feel
- ensure access to recreation trails
- concerns about infilling of greenbelt areas
- concerns and uncertainty about future development plans
- protect recreation trails
- protect wildlife habitat
- ensure public consultation for any land use changes

Current Residential Policies

Housing: only single-family housing, along with home-based businesses and suites

- Rural residential settlement shall be confined mainly to lands designated as Residential - Country. The purpose of this designation is to allow a rural based lifestyle outside of the urban core for single-family dwellings.
- Residential - Country areas shall be used to accommodate one single-family dwelling, which may be accompanied by a home-based business, or a secondary suite.



Current Residential Policies (cont.)

Public uses are also allowed, and the range of home-based businesses is wide

- Public uses such as an educational facility, or a park, and semi-public uses, including a religious facility, or community hall may be considered in a Residential - Country designation, subject to proper zoning.
- The opportunities for part-time occupations and small-scale enterprises in Residential - Country areas shall be supported by allowing a wide range of home-based businesses, including artisan craft workshops, hobby farms and greenhouses.



Current Residential Policies (cont.)

1 hectare (2.5 acre) and above is the standard lot size, but 0.5 hectare (1.25 acre) is conditionally allowed

- The minimum lot size for land in Residential - Country areas shall be 1.0 hectare. This may be reduced to 0.5 hectares for new development:
 - a. if testing for potable ground water sources indicates that all projected homes can be adequately supplied; and
 - b. where testing determines that soils have adequate sewage percolation and does not conflict with groundwater resources.



Current Residential Policies (cont.)

Wells and septic systems are preferred. If municipal services are installed, then denser development would be allowed

- Residential - Country areas shall be maintained, where possible, on the basis of on-site sewage disposal and potable water sources.
- Consideration may be given to re-designating Residential - Country areas to Residential - Urban areas, provided that:
 - a. an approved community water system and sewer system is implemented, and connected to the city system; and
 - b. housing densities are feasible at a minimum of 6 units per hectare.



Current Residential Policies (cont.)

Planning must examine a wide range of considerations when developing new neighbourhoods

- 7. In planning for new country residential settlement, the City shall give consideration to:
 - a. careful siting of local roads and maintaining road continuity;
 - b. the potential location of utilities including power and telephone;
 - c. wildlife values and green corridors, including recreation links between nodes of country residential development;
 - d. maintenance of recreation and trail links as established in the Whitehorse Trail Plan;
 - e. privacy between residences through the use of natural buffers; and
 - f. inclusion of a variety of lot sizes, to accommodate more rural lifestyles and a range of economic needs.



Current Residential Policies (cont.)

Longer roads should be loops, not dead-ends

- Within the Residential - Country designation, access shall, wherever possible, consist of a loop road to facilitate emergency access. Short cul-de-sacs are acceptable for minor roads within country residential areas.



Thank you!

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