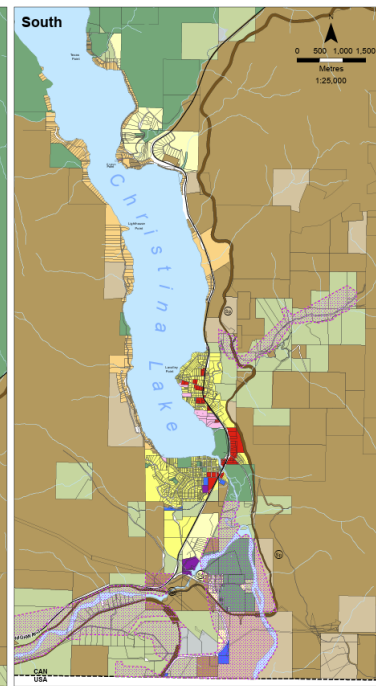
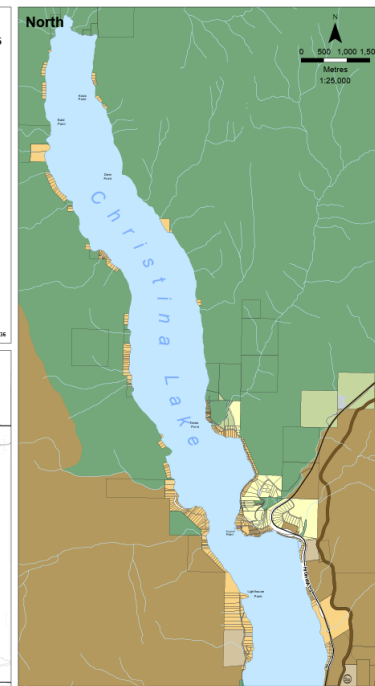
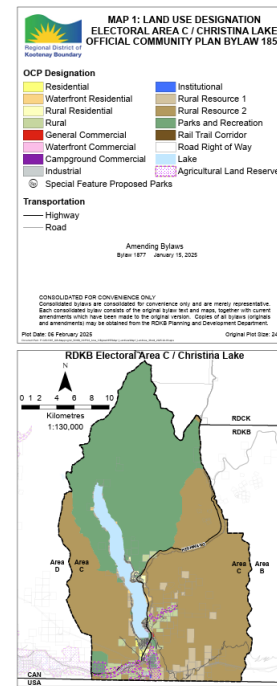
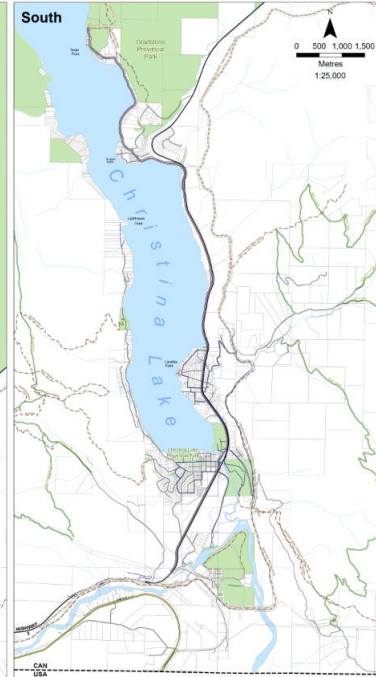
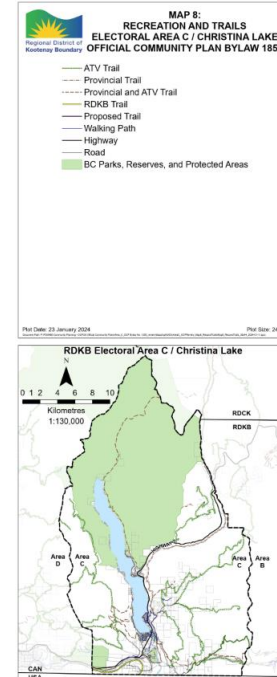


Draft OCP Amendments

MAP 1



MAP 8



- Proposing to replace OCP Land Use Designation Map 1 with updated map (see slides for details).
- Proposing minor change to ATV trail location shown in OCP Recreation and Trails Map 8 (see last slide for details)

3

OCP
Corrections:

Fixing
alignment and
noted changes

Residential

- 3 Parcels within water service area
- Change OCP designation to Residential
- Avoids split designation of 2 parcels
- Would remain Residential 1 (R1, existing zoning)

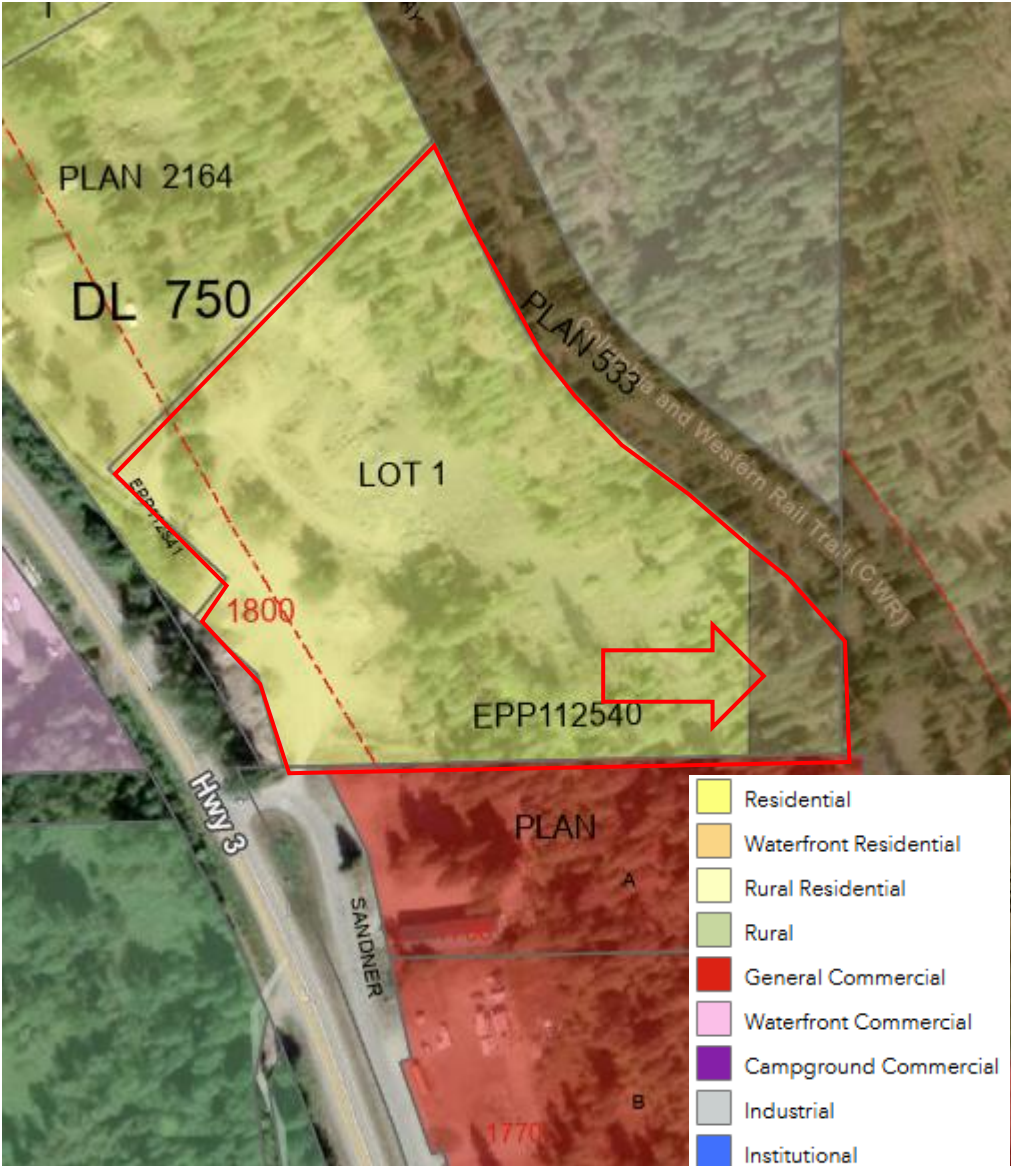
Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
1664 West Lake Drive 025-988-697	Waterfront Residential	Residential	R1	R1	Seasonal dwelling
1670 West Lake Drive 010-559-451	Split Waterfront Residential/ Residential	Residential	R1	R1	Seasonal dwelling
1676 West Lake Drive 008-349-495	Split Waterfront Residential/ Residential	Residential	R1	R1	Seasonal dwelling



Residential

- Change split OCP designation to Residential
- Corrects Rail/Trail designation in southeast corner
- Enables parcel to be all Residential 1 (R1)

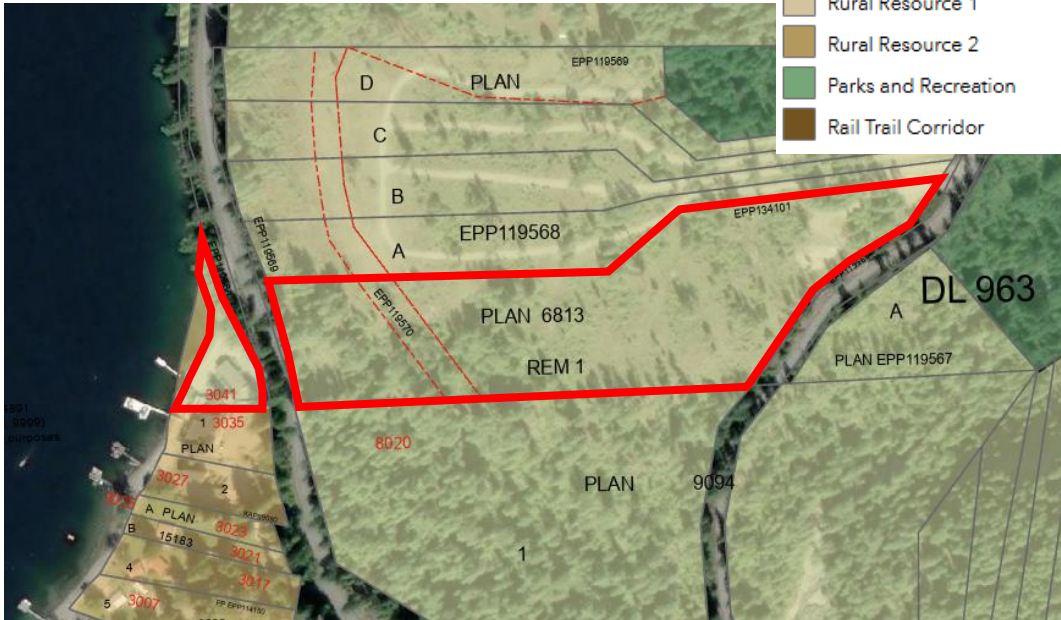
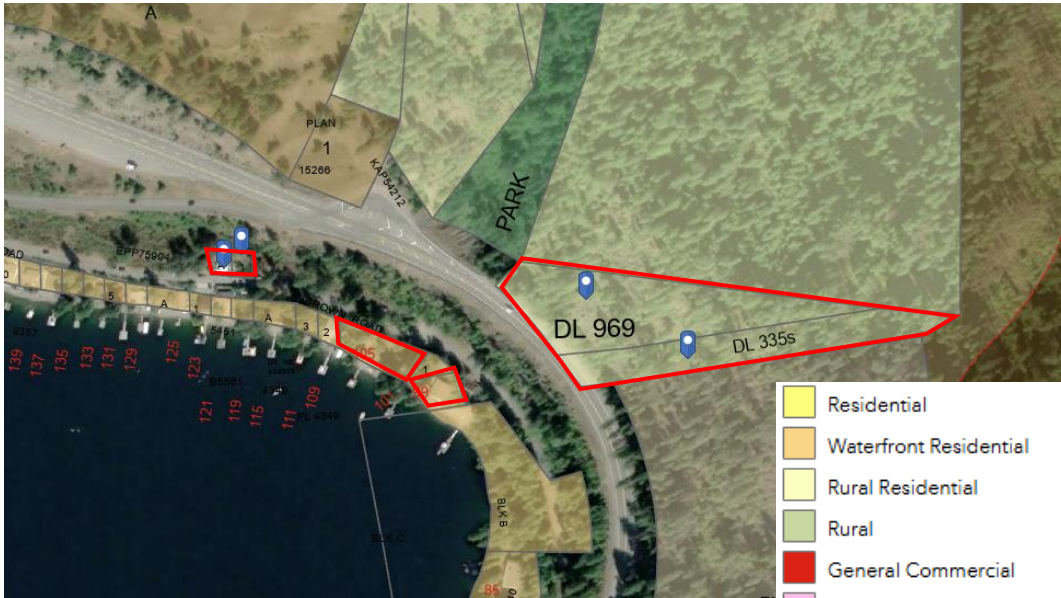
Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
Highway 3 031-612-199	Residential/ Rail/Trail	Residential	R1/RTC1	R1	Sand & Gravel (Vacant and Improved)



Waterfront Residential

- 5 parcels that are ‘hooked’ (split into two, divided by a road)
- For 4 parcels, change OCP designation to include all of the parcel as Waterfront Residential (top right)
- For 1 parcel, change to Waterfront Residential from Rural Residential (bottom right)

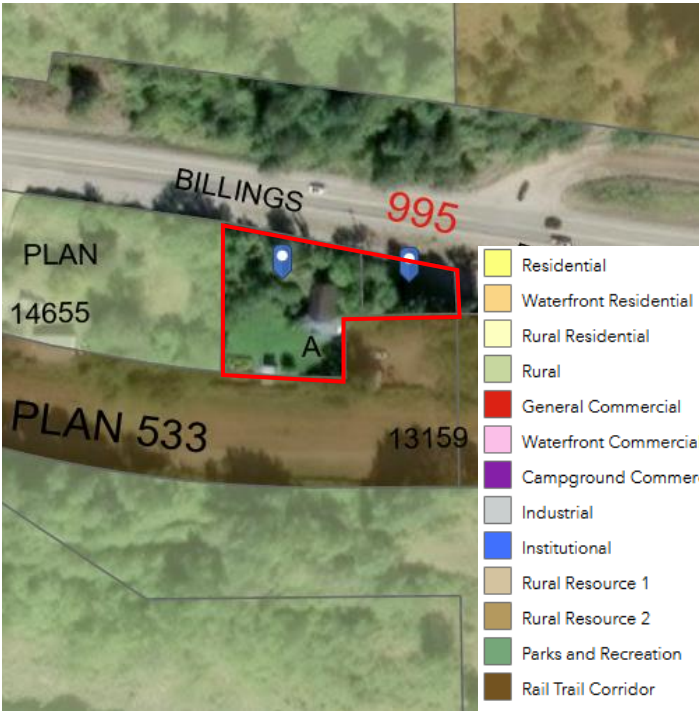
Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
105 Brown Road 014-948-354	Waterfront Residential/ Rural Residential	Waterfront Residential	NR1, R2	R2	2 Acres Or More (Seasonal Dwelling)
101 Brown Road 014-724-472	Waterfront Residential/ Rural Residential	Waterfront Residential	NR1, R2	R2	Single Family Dwelling
119 Brown Road	Waterfront Residential/ No OCP	Waterfront Residential	R2	R2	Single Family Dwelling
121 Brown Road 001-596-985	Waterfront Residential/ No OCP	Waterfront Residential	R2	R2	Seasonal dwelling
3041 East Lake Drive 010-067-001	Rural Residential	Waterfront Residential	Split – R2 and R3	R2	2 Acres or more (Single family dwelling, duplex)



Rural

- 3 Parcels currently zoned Rural 1 (RUR1), would remain RUR1
- 1 Parcel with sliver split designation along eastern property line. Proposed to correct to be all Rural (top left)
- 2 Parcels missing OCP designation, to be designated as Rural (bottom right)

Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
1951 Haaglund Road PID: 004-314-565	Rural/ Resource 2	Rural	RUR1	RUR1	2 Acres Or More (Single Family Dwelling, Duplex)
995 Billings Road 00922 3959	No OCP	Rural	RUR1	RUR1	Single family dwelling
Highway 3 008-962-391	No OCP	Rural	RUR1	RUR1	Vacant Residential Less than 2 acres



Rural

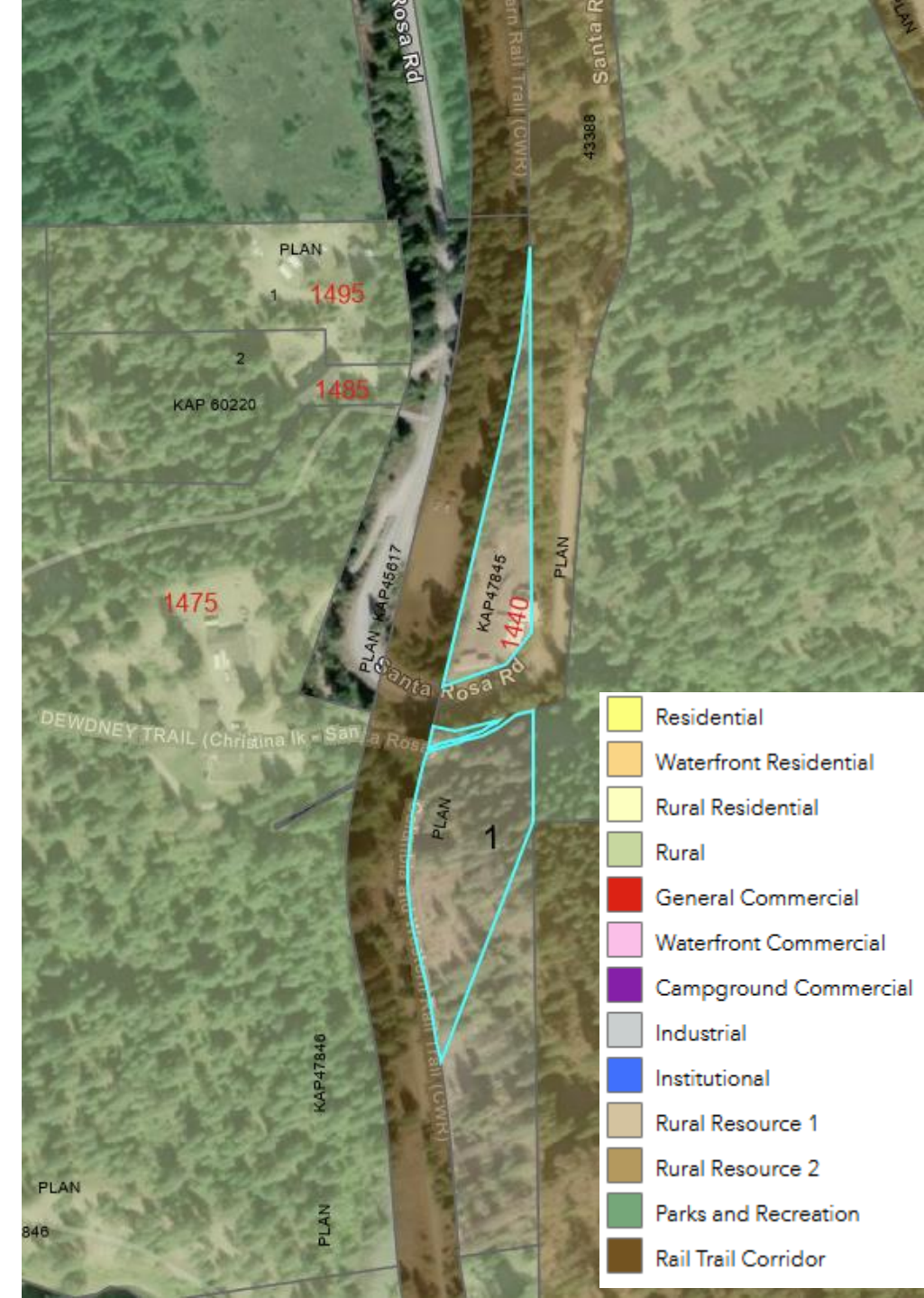
- 1 approx. 1ha (2.46ac) hooked parcel
- Change OCP designation to Rural
- Keep Rural 1 (RUR1) zone

Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
1440 Santa Rosa Road	Rural Resource 1	Rural	RUR1	RUR1	2 Acres Or More (Single Family Dwelling, Duplex)

3

OCP
Corrections:

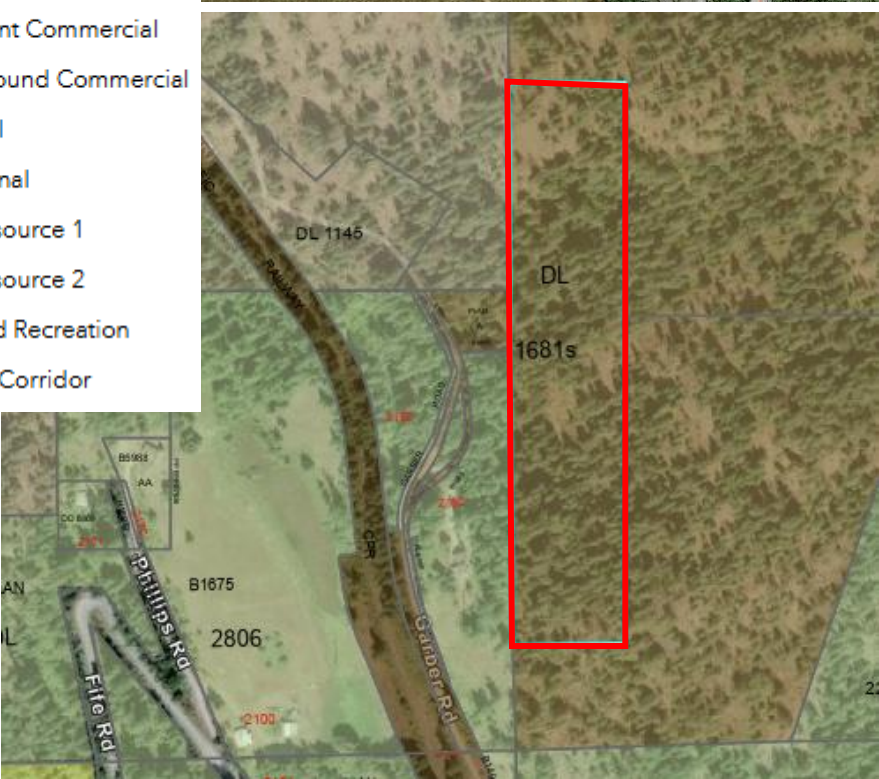
Fixing
alignment and
noted changes



Rural Resource

- 1 Parcel currently zoned Natural Resource 1 and Rail/Trail Corridor 1 (upper right)
- 1 Parcel currently zoned Rural 1 (bottom right)
- Change OCP Designation to Rural Resource 1 to reflect private ownership
- Enables Rural Resource 1 (RR1) zone

Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
5455 Paulson Detour Road	Rural Resource 2	Rural Resource 1	NR1/ RTC1	RR1	2 Acres Or More (Single Family Dwelling, Duplex)
Garber Road 015-045-935	Rural Resource 2	Rural Resource 1	RUR1	RR1	2 Acres Or More (Vacant)



Waterfront Commercial

- 3 Parcels are part of Christina Lake Alpine Resort
- Change OCP designation to Waterfront Commercial
- Enables a “Seasonal Resort Commercial” (C4) zone intended to align with current use as seasonal accommodation cabins

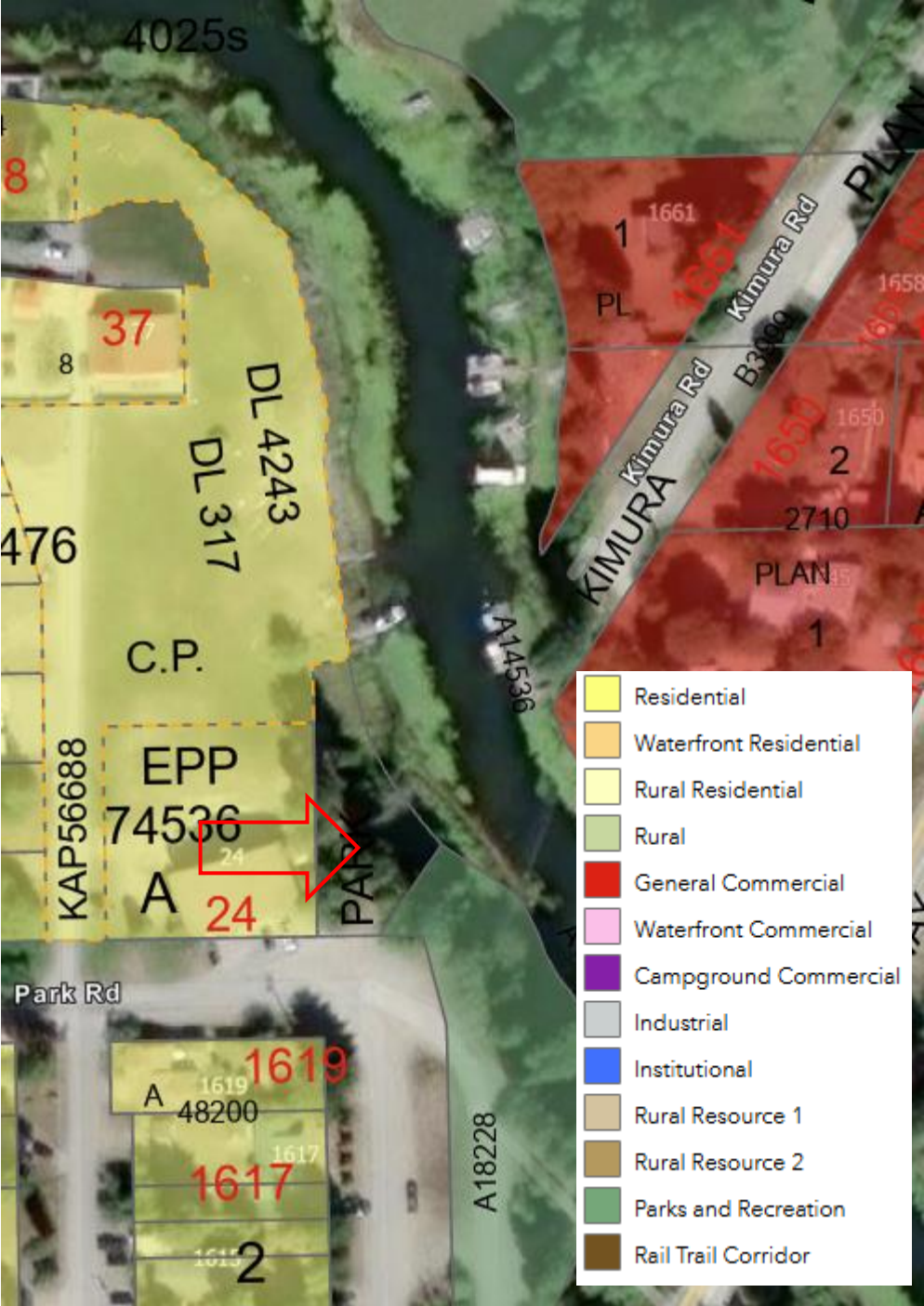
Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone	Actual Use
154 Alpine Road 010-150-013	Waterfront Residential	Waterfront Commercial	R4	C4	2 Acres Or More (Vacant)
154 Alpine Road 010-150-161	Waterfront Residential	Waterfront Commercial	R4	C4	2 Acres Or More (Vacant)
187 Alpine Road 004-372-905	Waterfront Residential	Waterfront Commercial	R4	C4	Residential Outbuilding Only



Parks & Recreation

- Add OCP designation of Parks & Recreation
- Enables to zone as Neighbourhood Park (P2)

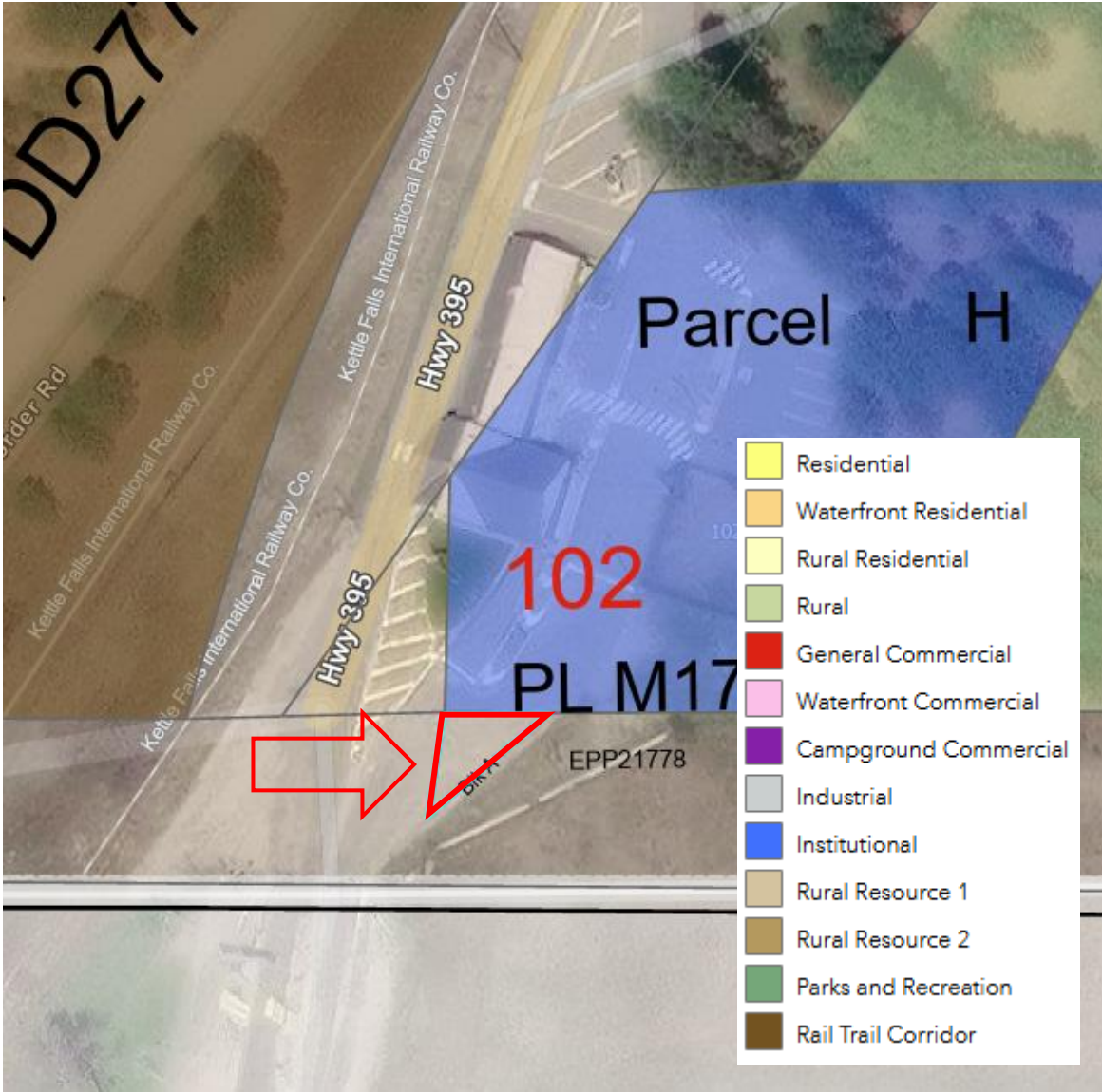
Property	OCP	Proposed OCP	Current Zone	Proposed Zone
At Park & Chrsitina Road epp74536	None	Parks & Recreation	R1	P2



Institutional

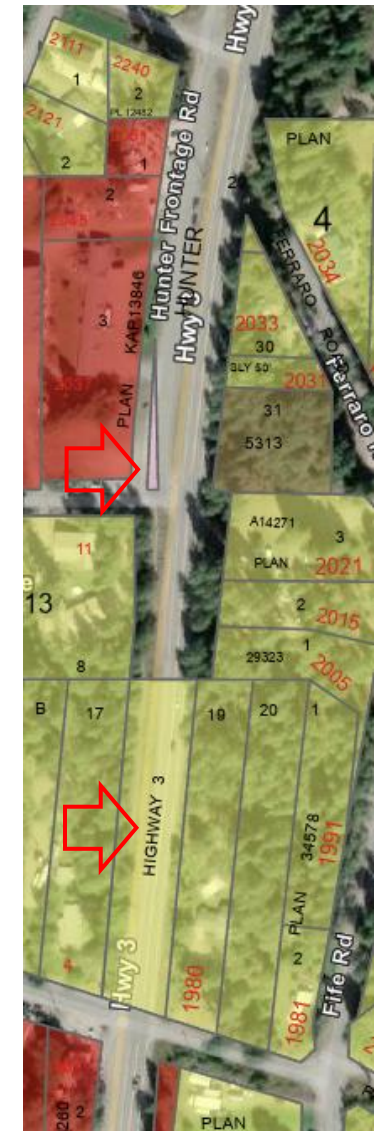
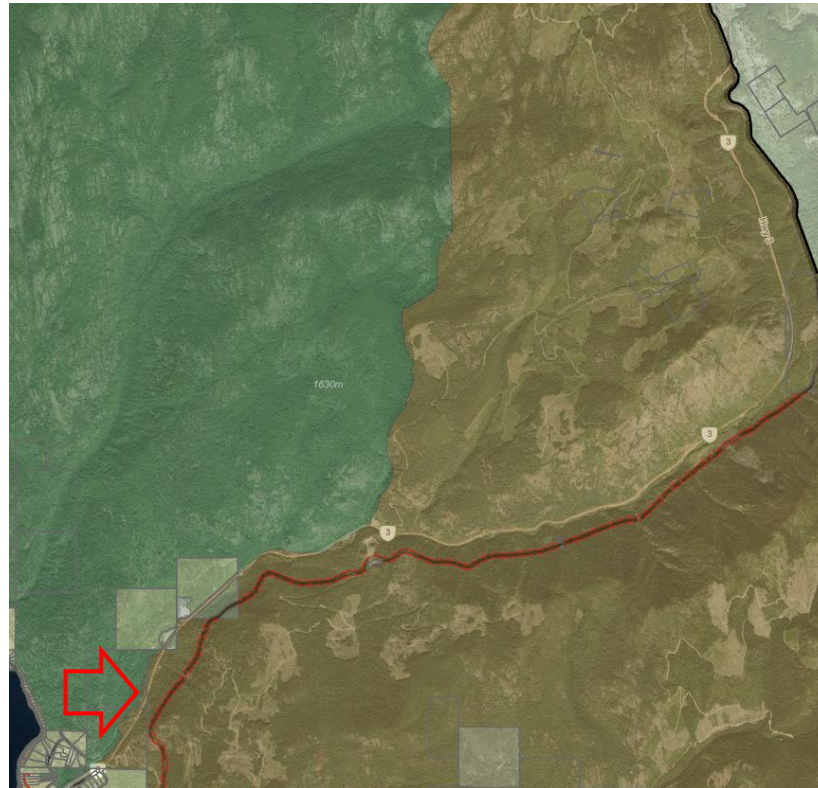
- Add OCP designation (Institutional) to sliver parcel near border crossing
- Enables Institutional & Community Facilities 1 (ICF1) zone

Property	Current OCP	Proposed OCP	Current Zone	Proposed Zone
028-918-762	None	Institutional	ICF1	ICF1



No OCP Designation Proposed

- Remove OCP designation for portions of dedicated road right of way
- Remove OCP designation for 3 small Crown land parcels considered to be part of right of way
 - 2 off Cove Road
 - 1 off Graham Road

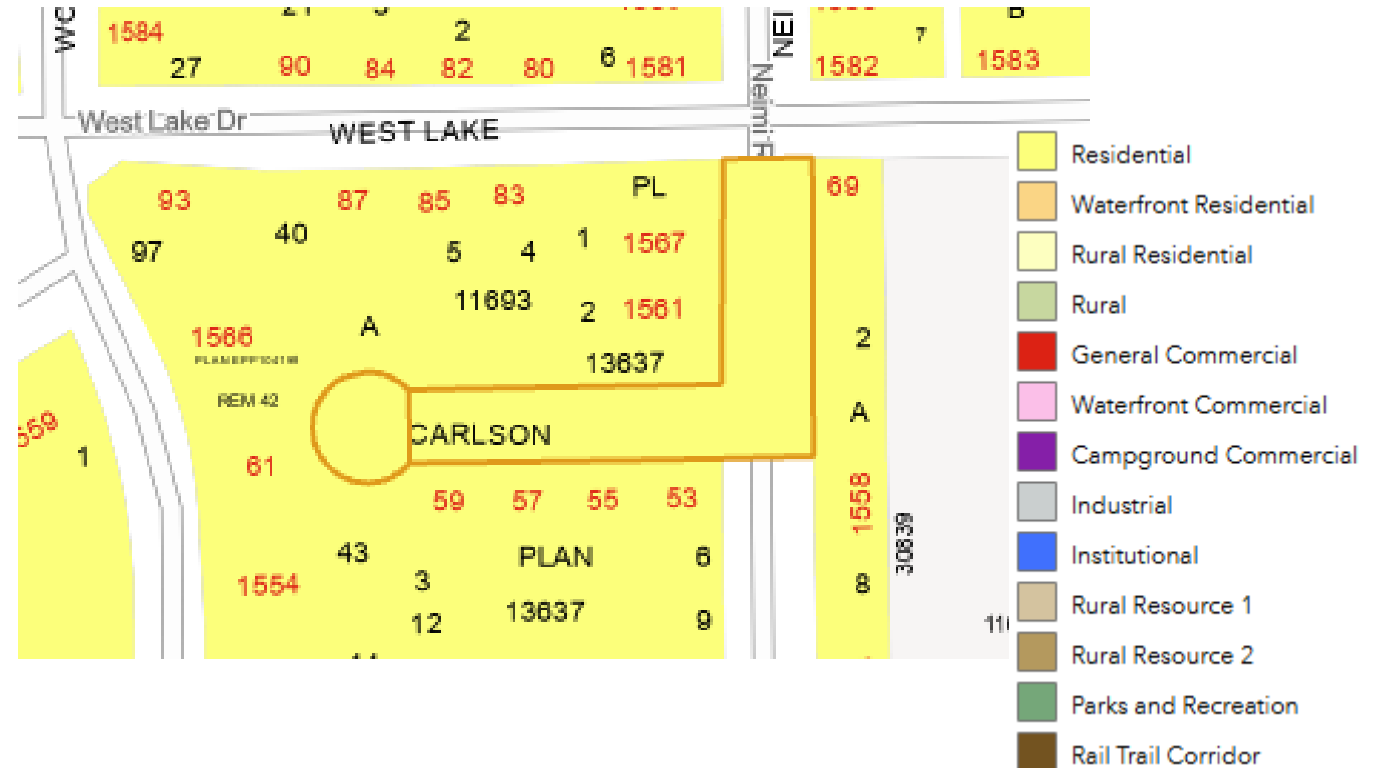


3

OCP
Corrections:

Fixing
alignment and
noted changes

- Remove designation for portions of dedicated road right of way



Map Alignments

- Align OCP designation to parcel lines to correct slivers
- Minor corrections

Property	Current OCP	Notes
014-046-326	Rural Resource 1/Rural Resource 2	Align OCP designation to parcel lines
004-186-397	Rural Resource 1/Rural Resource 2	Align OCP designation to parcel lines
001-537-342	Rural Resource 1/Rural Resource 2	Align OCP designation to parcel lines
	Rural Resource 1/Rural Resource 2	Align OCP designation to parcel lines
001-581-821	None	Rural Resource 2

OCP Map 8: Recreation and Trails

- Amend Map 8 – Trails to remove ATV trail marked on private property
- Correction to map based on comments from property owner (no access)

