



What is an OCP?

Information Sheet | *May 2009*

An Official Community Plan (OCP) is a bylaw adopted by the Town of View Royal that sets out a community vision, and the broad objectives and policies that help guide the community's long term growth and development. An OCP helps guide decisions on land use planning and the provision of municipal services in the community. An OCP can also provide a degree of certainty for residents and landowners about where future growth may occur, and what that growth may look like. Once an OCP is adopted in View Royal the Town must make decisions that are consistent with it.

There are several key policies areas in an OCP that are of interest to the community and make up the general content of an OCP. These policy areas include:

- Establishing land use designations and policies for residential, commercial and industrial development, institutional uses, agricultural lands, and other land uses;
- Economic development;
- Public infrastructure (roads, sewage, water, etc.);
- Parks and recreation;
- Social and cultural issues;
- Neighbourhood and building design;
- Greenhouse gas emissions reduction, and climate change mitigation and adaptation; and
- Identification of and policies for environmentally sensitive areas.

Why have an Official Community Plan?

An OCP provides a level of certainty for people about how growth and development may occur and where they live, work and invest. People also need to know where change is acceptable and, perhaps, desirable. An OCP is an important tool that serves to guide communities in making decisions about land, building and public services and infrastructure.

Many OCPs are leading their communities towards a more sustainable future. These plans support resource conservation, providing jobs close to home, making neighbourhoods safe and friendly for young and old, and honouring local heritage.