

Important!
Please read

OFFICIAL COMMUNITY PLAN Information and Survey



CITY OF DUNCAN

Message from the Mayor

It has been more than 10 years since Duncan's last Official Community Plan (OCP) was prepared. From time to time it is important to review the OCP to ensure that it reflects the views of the public. I am writing to invite you to participate in the review process.

An Official Community Plan is a vitally important statement of a community's present and its vision for the future – and consultation with the community is an essential part in determining that vision.

On behalf of Council, I invite you to get involved: first by filling out the community survey, and in the coming months by participating in the community/ neighbourhood workshops and open houses.

Thank you for your interest in this initiative.

Mayor Phil Kent

■ WHAT IS AN OFFICIAL COMMUNITY PLAN?

An Official Community Plan (OCP) is a statement of a local government's objectives and policies to guide decisions on planning and land use management.

The *BC Local Government Act* requires that an OCP include statements and map designations respecting: land use (residential, commercial, industrial, sand and gravel deposits), areas of environmental sensitivity, infrastructure and public facilities as well as policies on affordable, rental and special needs housing. It may also include (Section 878) policies related to: social needs, well being and social development; maintenance and enhancement of farming; and preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

■ WHY HAVE A PLAN?

An OCP provides a framework and reference for City Council when making decisions on development proposals and capital works. It is also intended to provide residents, property owners and others with an interest in the area, with a reasonable level of certainty about future land use and development and the quality of life to be achieved – what is valued and should be protected, and where change is acceptable and, perhaps, desirable. It is about the future of the City.

The OCP is a municipality's most critical planning document.

■ REVIEWING THE OFFICIAL COMMUNITY PLAN

The *Local Government Act* requires OCP's to be reviewed regularly, recognizing that circumstances can change – that the future may be different from the past, requiring different approaches.

On January 9, 2006, City Council resolved that the members of the public on the Advisory Planning Commission would comprise the OCP Steering Committee. The mandate of the Committee is to focus on a review of the Official Community Plan, Bylaw No. 1762, 1995 and to provide final recommendations and a new draft plan to City Council. On April 10, 2006 Council also approved the hiring of Urban Aspects Consulting Group to coordinate the overall process (including public engagement) and prepare a draft of the revised OCP.

The review process will include, but not be limited to the following issues:

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| ▪ Design | ▪ Environment | ▪ Parks and Greenways |
| ▪ Growth | ▪ Sustainability | ▪ Commercial development |
| ▪ Heritage | ▪ Rail Corridor | ▪ Mobility – Pedestrian and Vehicular |
| ▪ Amenity Zoning | | ▪ Housing -incl. affordable housing |

The review process will take place in the next 8 months, with a targetted completion date for the updated draft OCP of early February 2007, after which the formal approval process, as set out in the Local Government Act, will begin.

■ HOW YOU CAN GET INVOLVED

The *Local Government Act* requires early and on-going consultation with the public when developing an OCP and to guide the process, Council has established a number of principles:

- Obtain input from **all** residents.
- Obtain input from individual neighbourhoods (because preferences and priorities can vary).
- Use the consultation process to inform and involve residents in the OCP process.
- Respect those involved in the process by keeping them informed throughout the process.

Over the next months, there will be a number of ways for you to get involved:

- Community Survey: Please fill it out and return it.
- Community/neighbourhood workshops: September – November 2005 focussing on specific OCP issues
- Open Houses: December and January focussing on key directions and policies.
- City web site (www.city.duncan.bc.ca) for OCP information and additional copies of the survey.

■ SOME BACKGROUND INFORMATION ABOUT DUNCAN

Vision... *The City of Duncan has a vision to become one of the most livable small towns in Canada.*

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| ▪ A safe, healthy place to live and work | ▪ A thriving business community |
| ▪ Strong community ties | ▪ Responsible stewardship of the environment |
| ▪ Managed growth | ▪ Efficient well-managed infrastructure |

Background Statistics... *Canada Census 2001 provides a snapshot of Duncan and the CVRD.*

<p>Population...</p> <ul style="list-style-type: none"> ▪ In 2001 – 4,903 (6.5% of CVRD) ▪ In 2005 – 4,898 (estimated by BC Statistics) ▪ 3rd largest municipality in the CVRD. ▪ Median age: 44.2 years (41.3 in CVRD) ▪ 26.8% of residents under age 25 (CVRD: 31.1%) ▪ 29.1% of residents 65 years and older (CVRD: 16.9%) ▪ 45% male; 55% female (CVRD: 49% and 51%) ▪ 89% of residents born in Canada (CVRD: 86.2%) <p>Housing...</p> <ul style="list-style-type: none"> ▪ 2,235 private dwelling units (8% of CVRD) ▪ 56% of dwellings owner occupied (CVRD: 77%) ▪ 44% of dwellings tenant occupied (CVRD: 23%) ▪ average value of dwellings - \$124,659 (CVRD: \$179,618) 	<p>Families and Households ...</p> <ul style="list-style-type: none"> ▪ 2, 235 private households/ 1,175 families ▪ 50% of households - 1 family / 49% - non-family households (CVRD: 71% and 38%) ▪ 26% of families lone parent families (CVRD: 16%) ▪ median family income - \$39,216 (CVRD: \$51446) ▪ incidence of low income families - 21.3% (CVRD: 10.5%) ▪ incidence of low income unattached persons 15+ years - 32% (CVRD: 40.2%) <p>Employment and Education...</p> <ul style="list-style-type: none"> ▪ 51% of adults (15 years+) in the labour force (CVRD: 61%) ▪ 14% of adults (15 years+) unemployed (CVRD: 10%) ▪ 38% attended college/university (CVRD: 44%) ▪ 38% aged 20+ less than high school (CVRD: 27%) ▪ Largest labour force groups - retail trade; health care/ social assistance; logging /forest products; construction; accommodation and food services
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PLEASE FILL OUT THE SURVEY IN THE NEXT PAGES.

RETURN BY July 12, 2006 to City Hall or the lobby of your downtown bank:

BMO ♦ CIBC ♦ RBC ♦ TD/Canada Trust ♦ Island Savings ♦ ScotiaBank