District of SECHELT

Frequently Asked Questions

This is a living document that will be updated and added to as the project progresses.

1. What does 'CLDA' mean?

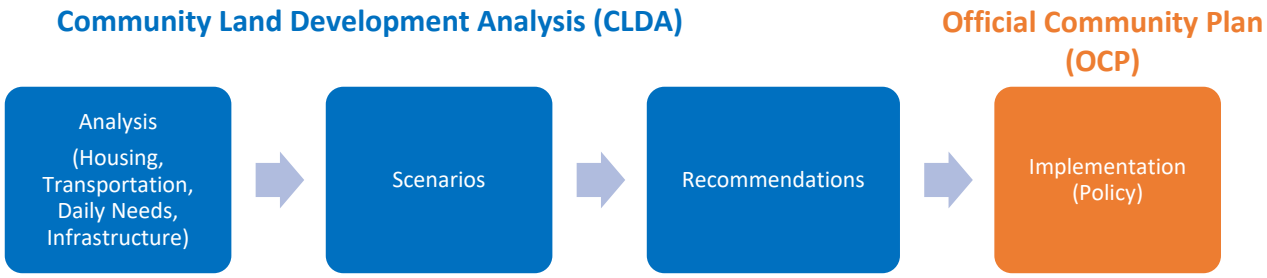
CLDA means Community Land Development Analysis. The CDLA is a technical assessment looking at four lenses:

1) Housing
2) Transportation
3) Infrastructure
4) Daily Needs

This assessment investigates growth, impact, and change through the development of potential scenarios. It also provides recommendations for how to implement policy.

2. What does 'OCP' mean?

OCP stands for Official Community Plan. The Official Community Plan (OCP) is a bylaw of the District of Sechelt that outlines a shared vision for the future. It establishes the District's goals and actions to support a growing community, while implementing findings from the CLDA.



3. What will the new OCP do? Is it the same as a Zoning Bylaw?

The OCP provides a long-term policy framework and vision for Sechelt's development, while the Zoning Bylaw is a regulatory document that defines specific land uses and sets parameters for development, including type, size, location, and density of buildings.
The OCP identifies housing, transportation, infrastructure and daily needs of our respective communities while supporting partner plans, such as the Regional District OCP and the shíshálh Nation Land Use Plan.

4. **How do the CLDA, OCP, and Zoning Bylaw relate to one another?**

Let's imagine the process of creating a thriving community as building a house. In this analogy:

- ***The Building Site*** **-** The CLDA is like a comprehensive site survey and analysis before construction begins. Just as a surveyor examines the land's features and surrounding environment to determine the best way to build a house, the CLDA analyzes a community's "completeness" by mapping its housing, transportation, infrastructure and daily needs. It's like checking if your future home site has easy access to water, electricity, and roads, ensuring that everything you need is within a 15-20 minute walk.
- ***The Blueprint*** **-** The OCP is the blueprint for this house. It provides a long-term vision for how the community should grow and develop, much like how a blueprint shows where rooms, windows, and utilities should go in a house. The OCP outlines broad goals and policies for land use, guiding decisions on where different types of buildings should be located and what services are needed.
- ***The Building Instructions*** **-** The Zoning Bylaw is the detailed instruction manual for building each room in the house. It takes the broad vision of the OCP and translates it into specific, legally enforceable rules. Just as you wouldn't put a kitchen sink in the bedroom, the Zoning Bylaw ensures that different land uses are appropriately located and don't conflict with each other. It also specifies exactly what can be built where, including the type, size, height, and density of buildings.
- Together, these tools help community leaders make informed decisions about growth and development, ensuring the community remains livable and functional for all residents, much like how a well-designed house meets the needs of its occupants.

5. **Who is working on these projects?**

The District of Sechelt, the Sunshine Coast Regional District, and the shíshálh Nation have partnered with a consultant to complete this work.

6. **Why now?**

The District of Sechelt and partners have obtained funding through the UBCM Complete Communities Grant to complete the CLDA. The funding deadline to complete this work is by the end of 2025.

a. Provincial legislation mandates all community plans must be updated every 5 years. The District of Sechelt's OCP is due for an update, as it was last updated in 2010.
b. The CLDA and OCP processes have a few things in common, such as:
    i. Building literacy with the public about planning processes and policy
    ii. Understanding what is important to community
    iii. Establishing a common vision and objectives
    iv. Using mapping to document existing conditions and explore future possibilities
    v. Providing policy directions for housing, transportation, daily needs and infrastructure based on data
c. These documents are key for the future of Sechelt, so it makes sense to complete them together.

7. **How can I stay informed and provide feedback?**

a. Visit and follow Official Community Plan | Your Say Sechelt
b. Follow along on the District's social media: Facebook or Instagram
c. Participate in one of our public sessions
d. Send us an email to planning@sechelt.ca