

# TOWN OF GOLDEN

# Official Community Plan Update

## Council Presentation 3

Draft OCP and 2<sup>nd</sup> Round Engagement

April 21, 2026



# Agenda

Project Overview and Update

Draft Updated OCP

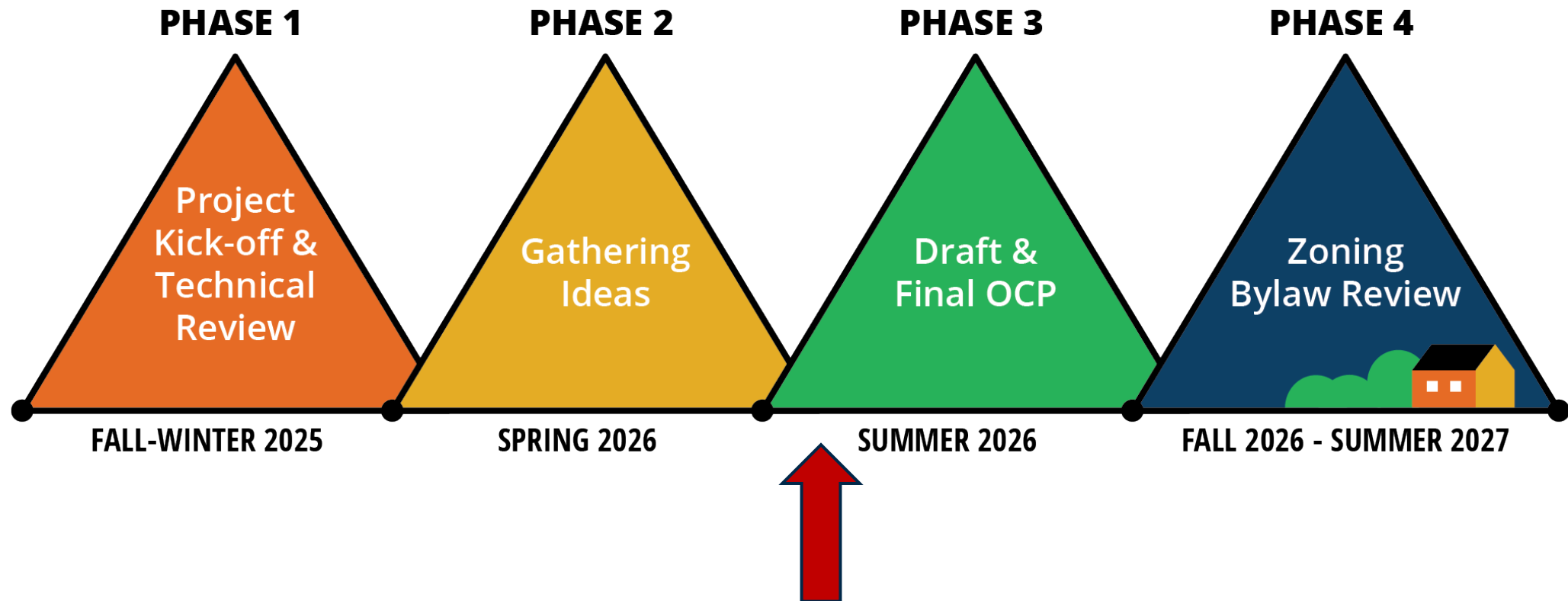
Engagement

Next Steps

# Project Overview & Update

Town of Golden OCP Update

# Timeline



# OCP Review & Work-to-Date

- Community Profile
- What We Heard Report 1
- Draft OCP



# Draft Updated OCP

Town of Golden OCP Update

# OCP Update

1. Improve navigation and structure
2. Update to align with new provincial guidelines (e.g., housing)
3. Simplify designations
4. Simplify, and illustrate Development Permit Areas (DPAs)
5. New DPA – Wildfire Interface

Build on existing OCP – keep what works

# OCP Update

## 1. Improve navigation and structure

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### Schedules

Schedule B – Land Use Designations
Schedule C – Development Permit Areas – Form and Character
Schedule D – Development Permit Area – Riparian
Schedule E – Development Permit Area – Wildfire Interface
Schedule F – Transportation Network
Schedule G – Agricultural Land Reserve
Schedule H – Steep Slopes



# OCP Update

- **Vision**

- A future looking statement that outlines Golden's desired future
- Informed by 2008 Vision with input from first round of outreach

*With a creative and diverse economy, healthy environment, and a high quality of life, the Town of Golden is a sustainable, inclusive and resilient mountain community in the heart of the Rockies.*



# OCP Update

- **Guiding Principles**

- Supporting policies in Community-wide policies and Designations

- ✓ Housing and affordability
- ✓ Revitalization
- ✓ Resilience
- ✓ Transportation
- ✓ Parks and green spaces
- ✓ Community wellbeing
- ✓ Community infrastructure and services
- ✓ Prosperity
- ✓ Relationship-building and partnerships



# OCP Update

- **Community-wide Policies**

- Housing
- Local Economy
- Transportation and Mobility
- Environment and Mobility
- Natural Hazards
- Community Wellbeing
- Infrastructure and Services
- Parks, Trails and Open Space
- Sand and Gravel Extraction



# OCP Update

## 4.5 NATURAL HAZARDS

Golden's natural setting, defined by the confluence of the Columbia and Kicking Horse Rivers, steep mountain terrain, and surrounding forests, is central to the community's identity and quality of life. However, these same natural features give rise to hazards that pose real risks to residents, property, and infrastructure.

Flooding is an ongoing concern, with ice jams during winter months and high-water during spring freshet posing recurring threats to low-lying areas. Wildfire represents an increasing threat, demonstrated most recently by the 2024 Dogtooth wildfire which destroyed several homes and forced approximately 100 properties to evacuate.

The Town of Golden is committed to working with residents, regional partners, and senior levels of government to reduce exposure to these hazards, build community resilience, and ensure that land use and infrastructure decisions account for both current and future natural hazard risks.

### Objectives

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- .1 Protect our community from the natural hazards in our area.
- .2 Educate our community about our emergency plans for natural hazards and best practices to protect ourselves from natural hazards.

### Policies

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- .1 Discourage new development on slopes over 30 degrees.
- .2 Increase the resiliency of existing infrastructure located in the floodplain through potential upgrades to flood protection and mitigation measures.
- .3 Update the Town of Golden's Flood Management Bylaw with consideration to recent floodplain mapping.
- .4 Work with local, regional and Provincial partners to implement and maintain a wildfire fuel reduction program.
- .5 Site parks, trails and road developments to create fire breaks and provide access for firefighting equipment and personnel.
- .6 Consider prioritizing road, trail and park developments in the wildfire interface area (Schedule E) to be used as firebreaks and to help mitigate fire risk.
- .7 Continue to support the FireSmart Coordinator to increase community wildfire resilience, and initiatives like home assessments, rebates, and public education.
- .8 Promote and encourage fire-resistant tree species.

## 4.6 COMMUNITY WELLBEING

Community wellbeing is a fundamental aspect of a healthy, thriving Golden. Wellbeing encompasses physical, social, mental, and emotional health. A community that prioritizes wellbeing ensures that its members have access to greenspace, healthcare, education, childcare, recreational facilities, diverse housing options, and more. Collaboration with government and other partners is vital to achieving long-term community connection and wellbeing.

### Objectives

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- .1 Ensure that the built environment and community amenities are accessible and appropriate for all residents.
- .2 Ensure all citizens and visitors feel comfortable and secure as they move around Golden.
- .3 Work toward a community that is inclusive and accessible by people of all ages and abilities.
- .4 Foster community economic development, which supports employment opportunities and the retention and expansion of small businesses in Golden.
- .5 Ensure residents have an early and ongoing voice in community planning to foster a culture of meaningful citizen engagement in long-term land use matters.
- .6 Continue to build and enhance relationships with local and regional stakeholders and service providers.
- .7 Support and foster local food security initiatives and programs.
- .8 Strive towards relationship building and reconciliation with Ktunaxa Nation and Secwépemc and Métis communities.

### Policies

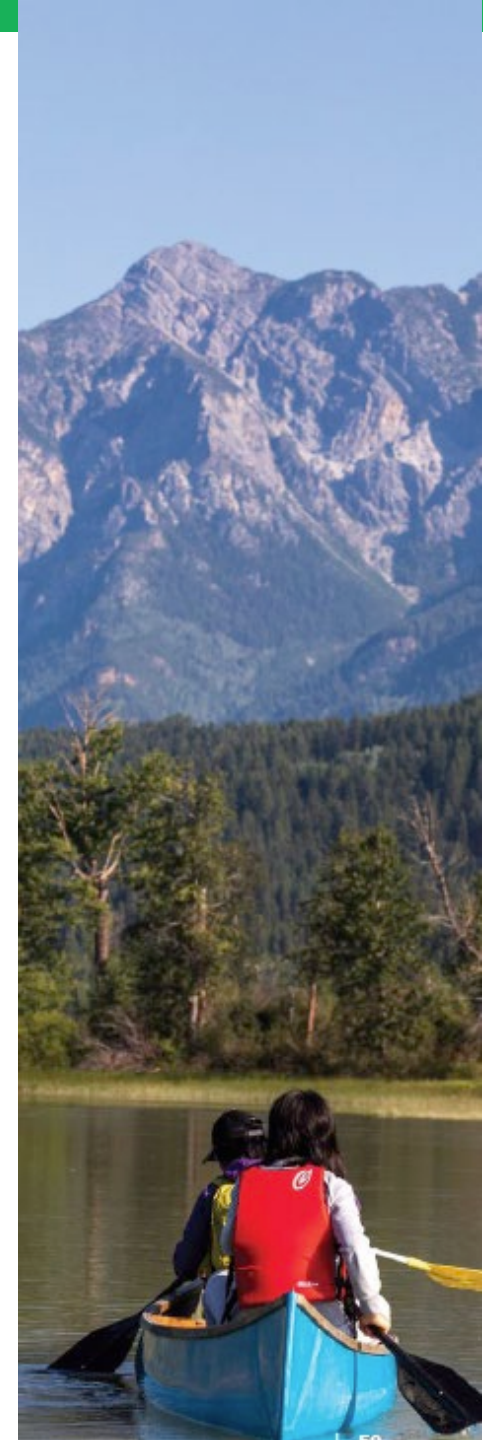
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- .1 Continue working with local partners and organizations to support and address shared social, cultural, and local food security issues and opportunities.
- .2 Continue collaborating with other levels of government, with non-governmental agencies and with health care providers to ensure the best use of resources to support a wide range of services that meet the needs of the community.
- .3 Continue working with community organizations to identify how the Town can provide recreation programming that meets the needs of all ages and abilities.
- .4 Work with local School Districts, College of Rockies, and other partners to support local career training opportunities at the high school, post-secondary and continuing education through the community college system.
- .5 Support and participate in collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, culture and heritage.
- .6 Provide for public safety through effective police, fire protection, rescue and emergency services to the community.

# OCP Update

## 2. Update to align with new provincial guidelines (e.g., housing)

- Incorporates directions and policies from Housing Report
- Supporting policies in Community-wide policies and Designations



# OCP Update

## 3. Simplify designations

- Reduced the number of designations, addressed missing designation – Agriculture for ALR lands in Golden
  - ✓ Residential
  - ✓ Mixed-Use Commercial Residential
  - ✓ Commercial
  - ✓ Industrial
  - ✓ Parks, Recreation and Open Space
  - ✓ Institutional
  - ✓ Airport
  - ✓ Agricultural Land Reserve



# OCP Update

## 3. Simplify designations

- Reduced the number of designations, addressed missing designation – Agricultural Land Reserve
  - ✓ Residential
  - ✓ Mixed-Use Commercial Residential
  - ✓ Commercial
  - ✓ Industrial
  - ✓ Parks, Recreation and Open Space
  - ✓ Institutional
  - ✓ Airport
  - ✓ Agricultural Land Reserve

# OCP Update

## 4. Simplify, and illustrate DPAs

- Standardized organization
  - ✓ Mixed-Use Commercial Residential
  - ✓ Residential
  - ✓ Corridor
  - ✓ Working Town Industrial
  - ✓ Riparian
  - ✓ Wildfire Interface

### 6.1 MIXED-USE COMMERCIAL RESIDENTIAL Area

The Mixed-Use Development Permit Area applies to the lands identified on Schedule D. This DPA guides mixed-use commercial development in the Downtown North and Downtown South neighbourhoods to support vibrant, walkable, and attractive downtown areas in Golden, centered along 10th Avenue and bisected by the Kicking Horse River. These areas feature a mix of local businesses, public gathering spaces, and important community destinations, all framed by mountain views.

#### Purpose and Justification

The purpose of the Mixed-Use Commercial Development Permit Area is to ensure that the building and site design of new development, including redeveloped sites within Golden's downtown area are attractive, pedestrian-scaled, consider Golden's small-town character, supports ongoing revitalization efforts, and helps protect and maintain important natural features and views.

Golden's two downtown areas are the Town's primary local servicing commercial areas and are geographically central to the community. It is also located prominently along 10th Avenue / Highway 95. The form and character of buildings have a significant impact on the overall image of Golden, visitor experience, and on the adjacent residential areas.

The following objectives guide new development in the Mixed Use Commercial Residential DPA:

- Encourage new development that preserves Golden's small-town character, supports ongoing revitalization efforts, helps protect and maintain important natural features and views.
- Encourage mixed-use development that expands Golden's housing diversity and supports a vibrant, active and safe downtown.
- Support building design that enhances downtown streets and open spaces, supports active transportation choices, and social interaction and ensures pedestrian comfort.
- Encourage new development that prioritizes energy efficiency.
- Ensure landscaping that enhances Golden's urban forest and supports a healthy public realm.

#### Exemptions

The following do not require a Development Permit:

- .1 Routine building repairs / maintenance including new roofing, residing, and window and door replacement.
- .2 Internal renovations.
- .3 Installation of canopies, awnings, or signs.
- .4 Building Code and safety requirements and upgrades such as the installation of fire protections systems, installation of fire exits, construction of ramps for persons with disabilities, etc.

#### Guidelines

The following guidelines apply specifically to all new development within the Mixed-Use Commercial Development Permit Area.

#### Siting and Massing of Buildings

- .1 Buildings entrances should be oriented to face the street.
- .2 Corner buildings should face both adjacent streets and not have a blank wall on one side.
- .3 The ground floor and second floor of a building must not be set back from the public sidewalk, except for recessed building entrances and pedestrian amenities such as small plazas or outdoor seating areas. Front and side entrances should be recessed from the main façade of the building so that the municipal sidewalk is not blocked by an out swinging door.
- .4 Buildings should not present blank walls to any public sidewalk. Instead, they should include a regular pattern of windows on all walls that face a public sidewalk.
- .5 Residential entrances should be provided at street level. Rear entrances can also be provided.
- .6 Building heights are limited to four storeys.
- .7 Roof line articulation should complement the immediately surrounding development context.
- .8 All multi-unit developments should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entranceways and walkways to the street.
- .9 Mechanical equipment should be appropriately screened and buffered to reduce any negative visual impacts.



FIGURE: Larger development site considerations



**LARGER DEVELOPMENT SITE CONSIDERATIONS**

- 1 Access and circulation for pedestrians should be prioritized, including through sites and to the river.
- 2 Off-street parking areas should be concealed within structures, where possible, or screened from view from the streets.
- 3 Buildings that back onto the Kicking Horse River and River Walk should include architectural details, entrances, patio spaces, etc. that face both the street and riverfront.
- 4 Roof line articulation should complement the immediately surrounding development context.
- 5 Explore angled parking where feasible and appropriate with planting areas and street trees.

FIGURE: Larger development site considerations — details



**LARGER DEVELOPMENT SITE CONSIDERATIONS — DETAILS**

- 1 Where possible, materials reflecting the heritage of Golden, including wooden post and beam elements should be incorporated in buildings and structures.
- 2 Sidewalk canopies are encouraged to enhance the pedestrian streetscape and provide weather protection.
- 3 Weather protected entrances, such as porches or porticos, should be provided for front entrances.
- 4 Soft landscaping (trees, shrubs, ground covers, flowers) should include climate resilient and/or native species, where possible, and be consistent with, or complimentary to existing Town-maintained landscaping and reflect the character of existing features and location.
- 5 Secure bike parking enclosures and end of trip facilities are strongly encouraged.

FIGURE: Infill development considerations



**INFILL DEVELOPMENT CONSIDERATIONS**

- 1 Corner buildings should face both adjacent streets and not have a blank wall on one side.
- 2 Where feasible and practical, wider sidewalk areas should be considered to support more animated and vibrant business frontage zones and pedestrian areas.
- 3 Sidewalk canopies are encouraged to enhance the pedestrian streetscape and provide weather protection.
- 4 Residential units should have access to useable private or semi-private outdoor space on balconies or roof decks that also maximize sun and views.
- 5 On-site parking and loading should be located to rear of building.
- 6 Off-street parking and service areas (garbage, recycling) should be screened (using vegetation, enclosures, decorative fencing, etc.)
- 7 Site design should seek opportunities to incorporate a low impact approach to managing stormwater. This may include swales, bio-retention and rain gardens to reduce both peak stormwater flows and contaminant loadings.

# OCP Update

## 5. New DPA – Wildfire Interface

- Additional mapping and analysis required

**FIGURE:** Wildfire Interface Priority Zones and FireSmart Approaches



①

**IMMEDIATE ZONE (0–1.5 METRES)**

- Clear vegetation and combustible material down to mineral soil and cover with non-combustible materials like gravel, brick, or concrete.

②

**INTERMEDIATE ZONE (1.5–10 METRES)**

- Plant fire-resistant vegetation and select non-combustible landscaping materials.
- Avoid incorporating any woody debris, including mulch.
- Keep combustible items like firewood piles, construction materials, patio furniture out of this zone.

③

**EXTENDED ZONE (10–30 METRES)**

- Selectively remove evergreen trees to create at least 3 metres of horizontal space between the single or grouped tree crowns.
- Remove all branches to a height of 2 metres from the ground.
- Locate propane tanks and woodsheds a minimum of 10 m from any building.

④

**SETBACK:** Homes at the crest of forested slopes greater than 25% shall be setback a minimum of 10m from the crest of the slope.

# Engagement

Town of Golden OCP Update



# Communications

- Communications
  - Website ([www.golden.ca](http://www.golden.ca))
  - Emails
  - Newsletter
  - Social Media



## Help shape Golden's future

The Town of Golden is inviting residents, community partners, and businesses to take part in shaping Golden's future. We are kicking off the process for a new Official Community Plan (OCP) and to update our Zoning Bylaw. This important initiative will help shape the future of Golden by setting a clear vision and policies for growth, development, and community priorities.

### We want to hear from you!

- What's your vision for the Town of Golden?
- What's one issue you would like to see Golden's updated OCP address?
- What would make Golden a healthy, vibrant community for everyone?



## BE PART OF THE PLAN

Share your ideas today!

Email us for more information or scan the QR code.

[OCP@golden.ca](mailto:OCP@golden.ca)



To learn more about the project and upcoming engagement opportunities, visit [www.golden.ca/OCP](http://www.golden.ca/OCP)



# Engagement

- Engagement
  - Open Houses (Spirit Square, Seniors Centre)
  - Community Conversations (one with Age Friendly Workshop)
  - Survey – online, print
  - Locals Day – Golden Skybridge
  - Soup Day @ Seniors Centre
  - Guest Speaker and Coffee @ Seniors Centre



# Next Steps

Town of Golden OCP Update

# What's Next

- Round 2 What We Heard Report – week of May 11
- Final Draft OCP
- Preliminary referrals

# What's Next

Final Draft OCP - legal review	Week of April 27
Council First & Second Reading	May 19 (regular meeting)
Referrals	May 20 - June 16
Public Hearing	June 16
Third reading	June 23 special meeting
Adoption	July 21 (regular meeting)
<i>If 2<sup>nd</sup> Public Hearing is required</i>	<i>3<sup>rd</sup> reading July - Adoption August 18</i>
Project Wrap Up - OCP	July
Zoning Bylaw review and screening	September
Updated Draft ZB	October – January 2027
Zoning Bylaw review	February
Final Zoning Bylaw	March

# TOWN OF GOLDEN

# Official Community Plan Update

