

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 4, 2022

RE: Electoral Area "G" Official Community Plan (OCP) Bylaw No. 2975 (G2020.017-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2975, 2022, a bylaw of the Regional District to adopt an Electoral Area "G" Official Community Plan, be read a first and second time and proceed to public hearing; and

THAT the process, as outlined in this report from the Chief Administrative Officer dated August 4, 2022, be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, Bylaw No. 2975, 2022 be deemed to be compliant with the Financial and applicable Waste Management Plans; and

THAT the holding of the public hearing be delegated to Director Roberts; and

THAT the date, time, and place of the public hearing be arranged in consultation with Director Roberts; and

THAT notice be given of the public hearing in accordance with the requirements of the *Local Government Act*.

Purpose:

It is being proposed to introduce an official community plan (OCP) bylaw for Electoral Area "G", which would represent the first such land use policy for this electoral area.

Background:

In October 2019, the Regional District conducted a community engagement process entitled "Let's Talk Land Use" that sought input on the development of an OCP for Electoral Area "G". The results of this process indicated resident support for having a say in future land use in their communities through the development of an OCP.

In response, the development of an OCP Bylaw for Electoral Area "G" was identified as a strategic Board priority in the Regional District's 2020 Business Plan, and the contract for the project was awarded at the Board's meeting of November 19, 2020.

Public Engagement Process:

Under Section 475 of the *Local Government Act*, during the development of an Official Community Plan, the Regional District "must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected."

At its meeting of July 21, 2022, the Planning and Development Committee (P&D) Committee considered an administrative report summarizing the “consultation with persons, organizations and authorities that may be affected” by the preparation of the Electoral Area “G” OCP. This included:

- general notifications (e.g. postcard mailings, newspaper ads, online notifications, etc.);
- community surveys;
- in-person and online open houses;
- focus group and Citizens’ Advisory Committee meetings;
- “coffee morning” information sessions;
- presence at the Recreation Month Open House event in Keremeos on June 11, 2022;
- engagement with external agencies; and
- on-going discussions with the Upper Similkameen Bands (USIB).

Statutory Requirements:

In accordance with Section 52 of the *Transportation Act*, approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as Bylaw No. 2975 is an official community plan and the Ministry’s interest is restricted to zoning bylaws involving lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3). Nevertheless, MoTI was referred a copy of Bylaw No. 2975 and did provide comment.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to introduce an OCP for an area that includes the whole or any part of that School District. In this instance, School District Nos. 53 & 58 have been made aware of the proposed amendment bylaw.

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to adopt an OCP Bylaw which might affect lands in the Agricultural Land Reserve (ALR). Both the ALC and the Ministry of Agriculture have provided comments on Bylaw No. 2975.

Summary of Engagement:

The public engagement outlined above is considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. All comments received to date are included in the Board Agenda.

Analysis:

The Electoral Area “G” OCP Bylaw No. 2975 not only represents the completion of a project identified as a strategic priority at the Board’s planning session in November of 2021, but also the culmination of a preference by local residents to have greater input on land use decisions that affect their area.

While the completion of this project has been delayed by approximately 6-months due to a variety of reasons (e.g. provincial health emergency, staff turn-over and work volumes), it has been completed within the allotted budget.

Overall, the bylaw will provide, for the first time, important information regarding existing and anticipated residential housing needs, direction on growth management and infrastructure,

objectives and policies regarding the use of agriculture lands and the community's long-term vision and broad goals.

Alternative:

THAT first reading of the Electoral Area "G" Official Community Plan Bylaw No. 2975 be denied.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'C. Garrish', is written over a horizontal line.

C. Garrish, Planning Manager