

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** May 6, 2021

**RE:** Electoral Area “A” OCP Bylaw No. 2905, 2021

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**Administrative Recommendation:**

**THAT the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, be read a third time and adopted.**

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**Purpose:**

Bylaw No. 2905 represents a review and update of the Electoral Area “A” Official Community Plan (OCP) Bylaw and is proposing to repeal and replace the current Electoral Area “A” OCP Bylaw No. 2450, 2008.

**Background:**

At its meeting November 6, 2008, the Regional District Board adopted the current Electoral Area “A” OCP Bylaw No. 2450, 2008.

At its meeting of January 3, 2019, the Planning and Development (P&D) Committee of the Board directed that the Electoral Area “A” OCP Bylaw be reviewed commencing in the fourth quarter of 2019 (in place of the Electoral Area “C” OCP Bylaw) and subsequently included in the Board’s 2019 Business Plan.

At its meeting of October 17, 2019, the contract for the review of the OCP Bylaw was awarded to EcoPlan International Inc., with work on the project commencing in November of 2019, with the scheduled end date being set for March of 2021.

At its meeting of March 18, 2021, the Regional District Board resolved to approve first and second reading of the Electoral Area “A” OCP Bylaw No. 2905, 2021, and delegated the holding of a public hearing to Director Pendergraft.

On April 21, 2021, a public hearing was held electronically at <https://rdos.webex.com> (Meeting number: 187 585 7662 / Meeting password: RD@S) and was attended by four (4) members of the public.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the bylaw is an Official Community Plan and does not trigger Section 52 of the *Transportation Act*.

**Analysis:**

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Draft OCP Bylaw No. 2905 is seen as meeting the statutory requirements set out under Section 473 of the *Local Government Act* (i.e. 5 year supply of land for residential housing needs; policies that speak to affordable, rental and special needs housing; greenhouse gas emissions reduction targets, etc.), and as aligning with the community's goals and objectives as well as those that have previously been adopted by Regional District Board (e.g. Regional Growth Strategy).

Administration appreciates the efforts of residents that participated in this project and provided feedback at the various stages of drafting the new Official Community Plan and is recommending that third reading and adoption of Bylaw No. 2905 be approved.

Administration would also like to highlight that the project is being delivered on schedule and has been conducted within the allotted budget.

**Alternatives:**

1. THAT third reading of the Electoral Area "A" Official Community Plan Bylaw No. 2905 be deferred pending:
  - a) *TBD*
2. THAT first and second reading of the Electoral Area "A" Official Community Plan Bylaw No. 2905 be rescinded and the bylaw abandoned.

**Respectfully submitted:**



C. Garrish, Planning Manager