

## ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission

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

**DATE:** November 9, 2020

**RE:** Electoral Area "A" Official Community Plan (OCP) Bylaw Review Status Update

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### **Purpose:**

The purpose of this report is to provide the Electoral Area "A" Advisory Planning Commission (APC) with an update on the review of the Official Community Plan (OCP) Bylaw.

### **Background:**

In accordance with the Regional District Board's adopted OCP Review Schedule, the update of the Electoral Area "A" OCP Bylaw was commended in November of 2019.

Since the commencement of the Electoral Area "A" OCP Review project, a housing needs report, community profile and technical background study of existing infrastructure and fire risk have all been completed.

As part of the award of the contract to undertake the OCP Review, an Engagement Framework was prepared "to guide the work of the consultant team in gathering input and feedback for use in updating the Electoral Area "A" OCP Update." The consultations undertaken to date as part of the engagement strategy have included the following:

- the completion of two (2) on-line community surveys;
- the distribution of three (3) Community Newsletters in November of 2019 and June and November of 2020;
- the distribution of postcards notifying the OCP Review project to the community;
- the convening of an in-person open house at the Sonora Centre on September 21, 2020;
- on-line presentation to the Anarchist Mountain Community Association on July 15, 2020;
- preliminary engagement with external agencies, such as the Okanagan Basin Water Board, Interior Health, Ministry of Transportation and Infrastructure (MoTI), the Agricultural Land Commission, and the Town of Osoyoos; and
- on-going discussions with staff at the Osoyoos Indian Band (OIB).

There has also been an on-going dialogue with members of the Electoral Area "A" Advisory Planning Commission (APC) through meetings and electronic correspondence.

A draft of the Electoral Area "A" OCP Bylaw No. 2905 and accompanying schedules was posted to the Regional District's web-site in July of 2020, and notified to the community through CivicReady as well as the Regional District's social media accounts.

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A formal referral of the Draft OCP Bylaw was sent to external agencies on October 20, 2020, with a 45-day period for comments to be submitted (i.e. to December 4, 2020). If no response is received within that time, it will be assumed that an agency's interests are unaffected.

At its meeting of June 22, 2020, the APC resolved to recommend the following to the RDOS Board:

*That the RDOS reschedule the development of the OCP Review project to add three months to the schedule for the OCP Review, for the final report to be delivered by the end of Q1-2021 (March 2021), to allow for public engagement including meetings, presentations, residents being informed of engagement opportunities and requesting input from citizens. Preferably this should involve in-person meetings subject to public health guidelines.*

These minutes were carried by the Regional District Board at its meeting of August 6, 2020.

Under the 2019 contract entered into by the Regional District and Ecoplan International Inc, Phase 4 (Review & Adoption) of the project is schedule to occur between November of 2020 and March of 2021, with adoption of the bylaw tentatively to be complete by March 31, 2021.

**Analysis:**

As the APC is aware, many of the existing objectives and policies contained within the consolidated version of the current OCP Bylaw No. 2450, 2008, are seen to still be valid and are proposed to be carried forward into the new Electoral Area "A" OCP Bylaw No. 2905.

Where significant changes are being proposed, this is in relation to the following

- Updated information (e.g., population projections, Census data, etc.)
- Updated Broad Goals and Vision for Electoral Area "A";
- Revised policies to align with new Provincial legislation and policies (e.g., Water Act, updated climate change emissions reduction targets, etc.);
- New Local Area policies for Anarchist Mountain, Kilpoola, and the areas on the Valley floor;
- Expanded climate adaptation policies to address growing risks like wildfire and increased drought; and
- Additional fire hazard management policies, including new local area policies for the Anarchist Mountain area.

In light of the scope of these changes, the consultation that has already occurred as well as the challenges of scheduling in-person meetings due to the on-going provincial health emergency, Administration is proposing that one (1) additional electronic information meeting be scheduled for residents in late November or early December.

Administration is also amenable to scheduling a similar type of meeting with local rate payers associations, but notes that initial outreach to the group association for the rural area has not yet resulted in a meeting. Similarly, if there are other community groups interested in a briefing about the new OCP Bylaw, Administration is open to additional meetings.

Administration is also open to receiving input from the APC regarding their July 15, 2020, recommendation to the RDOS Board and additional consultation opportunities.

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As the APC is also aware, the Regional District is proposing a separate suite of changes to the Environmentally Sensitive Development Permit Area (ESDP) Area designations in the Electoral Area "A", "C", "D", "E", "F", "H" & "I" OCP Bylaws.

This is principally to change the scope of ESDPs and have them apply only to subdivision and rezoning applications, and to no longer apply to building permit application or land disturbances. Should these regional amendments be initiated by the RDOS Board, it is envisioned that these will take the form of an amendment to Bylaw No. 2905 in Electoral Area "A".

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**Administrative Recommendation:**

For information

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**Respectfully submitted:**



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C. Garrish, Planning Manager