

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** August 7, 2025

**RE:** Regulating the creation of new private utilities (X2023.011-ZONE)

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### Administrative Recommendation:

THAT the Official Community Plan Amendment Bylaw No. 3045, 2025, Zoning Amendment Bylaw No. 3046, 2025, Subdivision Servicing and Development Bylaw No. 2900.01, 2025, and Development Procedures Amendment Bylaw No. 2500.34, 2025, be adopted.

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### Purpose:

The purpose of the proposed land use bylaw amendments is to introduce regulations in relation to private water and sewer utilities.

### Strategic Priorities:

Operational

### Background & Analysis:

At its regular meeting of March 6, 2025, the Regional District Board resolved to approve first and second reading of the various amendment bylaws and scheduled a public hearing ahead of its meeting of March 20, 2025.

A Public Hearing was subsequently held on March 20, 2025, where approximately ten (10) members of the public attended, followed by Board consideration of third reading of the various amendment bylaws.

The Board subsequently resolved that the various "amendment bylaws to regulate the creation of new private utilities be postponed to a future meeting allow staff to gather further information."

At its meeting of June 19, 2025, the Planning and Development (P&D) Committee of the Board resolved:

*THAT the land use bylaw amendments related to the regulation of private utilities be amended to provide an exemption for community water or community sewer systems in Electoral Areas "C", "E", "G" and "H" in order to not exclude a system owned and operated by a strata corporation, private water utility or business corporation.*

At its meeting of July 3, 2025, resolved to approve third reading of the OCP amendment bylaw and Development Procedure amendment bylaw, and third reading, as amended, of the Zoning amendment bylaw and Subdivision and Development Servicing amendment bylaw.

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Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on July 15, 2025.

**Financial Implications:**

Financial implications have been considered and none were found.

**Communication Strategy:**

The proposed bylaw amendment has been notified in accordance with the requirements of the *Local Government Act* and the Regional District's Development Procedure Bylaw No. 2500, 2011. Information will be posted on the RDOS website.

**Alternatives:**

1. THAT first, second and third reading of the Electoral Area Official Community Plan Amendment Bylaw No. 3045, 2025, the Zoning Amendment Bylaw No. 3046, 2025, the Subdivision Servicing and Development Amendment Bylaw No. 2900.01, 2025, and the Development Procedures Amendment Bylaw No. 2500.34, 2025, be rescinded and the bylaws abandoned.

Will a PowerPoint presentation be presented at the meeting?      No

**Respectfully submitted:**



C. Garrish  
Senior Manager of Planning

**Endorsed By:**



A. Fillion  
Managing Director, Dev. & Infrastructure