

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 1, 2022

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

Administrative Recommendation:

THAT the Electoral Area “G” Official Community Plan Bylaw No. 2975, 2022, be read a third time, as amended, to incorporate the following:

- **deletion of the fourth paragraph under Section 2.2; and**
- **addition of a new Section 9.3.20 to read as follows and renumbering all subsequent subsections;**

Will consider alternate, non-Agriculture (AG) land use designations for that portion of the property legally described as District Lot 392, Except Plan 34920, SDYD (2748 River Road) that is not within the Agricultural Land Reserve (ALR), subject to the provision of infrastructure such as community water and sewer.

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 bylaw 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.

Preparation of the OCP Bylaw occurred throughout 2021 and 2022 and, 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 bylaw as well as significant policy changes.

At its meeting of August 4, 2022, the Regional District Board resolved to approve first and second reading of the Electoral Area “G” OCP Bylaw No. 2975, 2022, and delegated the holding of a public hearing to Director Roberts. Public hearings were subsequently held as follows:

- August 23, 2022, at the Village of Keremeos offices at 702 4th Street, Keremeos (at 2:00 p.m.), as well as the Community Hall at 956 Scott Avenue, Hedley (at 6:00 p.m.) attended by 30 members of the public; and

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- September 20, 2022, at the Village of Keremeos offices at 702 4th Street, Keremeos (at 7:00 p.m.), attended by 15 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:

The Electoral Area “G” OCP Bylaw No. 2975 for the Board’s 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.

It is proposed to amend the bylaw at third reading in order to address two issues, the first being a drafting over-sight in which a proposed policy for the property at 2748 River Road was inadvertently omitted from the draft, specifically:

Will consider alternate, non-Agriculture (AG) land use designations for that portion of the property legally described as District Lot 392, Except Plan 34920, SDYD (2748 River Road) that is not within the Agricultural Land Reserve (ALR), subject to the provision of infrastructure such as community water and sewer.

It is being proposed that this be included as a new Section 9.3.20, and reflects that a large part of this property, despite being currently farmed, is not in the ALR and may be suitable for other non-agricultural uses in future (see Attachment No. 1).

It is also being proposed to delete the fourth paragraph of Section 2.2 (Planning Process) as this was drafted early in the project and does not reflect how the citizen’s committee ultimately contributed to the finalization of the OCP.

Alternative:

THAT first and second reading of the Electoral Area “G” Official Community Plan Bylaw No. 2975 be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Manager

Attachments:

No. 1 – Aerial Photo (2748 River Road)

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