

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 1, 2017

RE: Official Community Plan (OCP) Bylaw & Zoning Bylaw Amendments
Electoral Areas "A", "C", "D", "E" & "F" (ESDP Update)

Administrative Recommendation:

THAT Bylaw No. 2710, 2017, Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw be read a third time, as amended.

Proposal:

Amendment Bylaw No. 2710 represents the culmination of a multi-year review and update of the environmental and park/recreational policies and objectives — including a comprehensive review of the Environmentally Sensitive Development Permit (ESDP) Area designations — found in the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws.

Background:

At its meeting of September 5, 2013, the Planning and Development (P&D) Committee resolved to "accept *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* as a guiding document for the Regional District of Okanagan-Similkameen and the amendment of Official Community Plans."

Subsequent administrative reports related to the update of Parks, Recreation, Trails, Conservation Areas and Environmental Areas objectives and policies were considered by the P&D Committee at its meetings of October 16, 2014, September 17, 2015, July 7, 2016 and March 16, 2017.

Public Information Meetings were previously held on November 17, 2015 (Oliver), December 2, 2015 (West Bench), December 8, 2015 (OK Falls), December 14, 2015 (Osoyoos) and January 11, 2016 (Naramata).

A session with local area QEPs (qualified environmental professionals) occurred on March 15, 2016.

The proposed amendments were also considered by the Okanagan Advisory Planning Commissions (APCs) at meeting occurring between November of 2015 and January of 2016.

At its meeting of May 18, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of June 1, 2017.

All other comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

Prior to adoption, approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the amendments will affect lands situated within 800 metres of a controlled area (i.e. Highway 3 & 97).

Analysis:

Administration considers the work undertaken to modernise and update the text and mapping within the Okanagan Electoral Area OPC Bylaws to represent a significant commitment by the Regional District Board to protecting the environmental resources found in the South Okanagan.

The new mapping associated with *Keeping Nature in our Future* will represent the first time that a consistent data set has been applied to ESDP Areas within the Okanagan Electoral Areas.

The introduction of an Expedited Rapid Environmental Assessment (REA) application option is seen to be an innovative approach to addressing one of the major short-comings of the current scheme, which has been the blanket exemption applied to all forms of residential development.

Replacement of the Terms of Reference for professionals with more definitive application requirements in the Development Procedures Bylaw as well as clearer guidelines within the OCP's is seen to provide a greater level of clarity for QEPs completing assessment report in support of ESDP applications.

The comprehensive review of the OCP and Zoning Map Schedules that has occurred will also address a number of consistency issues across the Electoral Areas (i.e. designation of provincial parks and protected areas), errors dating back to the 2008 Repeal and Re-enactment (R&R) process, allow for the incorporation of new provincial data on the Electoral Area boundaries and the colourisation of these schedules.

Given the scope of proposed changes associated with Amendment Bylaw No. 2710, Administration is proposing to monitor its implementation over the next 12 months and report back to the Board with any identified issues affecting the intended operation of the new ESDP Area scheme and possible remedies.

With regard to the proposed changes being introduced at third reading, this relates to wording that will allow all building permit applications submitted to the Regional District prior to adoption of Amendment Bylaw No. 2710 (i.e. anticipated to be June 15, 2017) to continue to be progressed under the current ESDP Area regulations.

Alternative:

THAT first and second readings of Bylaw No. 2710, 2017, Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor