



**REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, APRIL 25, 2018**

SUBJECT **Board Determination of Regional Growth Strategy Consistency – Shirley-Jordan River Official Community Plan**

ISSUE

To consider the proposed Shirley-Jordan River Official Community Plan (OCP) (Bylaw No. 4001) for a determination of consistency with the 2018 Regional Growth Strategy (RGS) (Bylaw No. 4017).

BACKGROUND

Section 445 of the *Local Government Act* requires that all bylaws and services adopted by a regional district be consistent with an adopted RGS. The Juan de Fuca (JdF) Development Procedures Bylaw (Bylaw No. 3110) requires that any OCP amendments be considered by the full Capital Regional District (CRD) Board for a determination of consistency with the RGS.

On April 17, 2018 the JdF Land Use Committee (LUC) referred the proposed Shirley-Jordan River OCP (Bylaw No. 4001) to the full CRD Board for a determination of RGS consistency in accordance with the development procedures bylaw. The proposed Shirley-Jordan River OCP will replace the adopted OCP (Bylaw No. 3717) with new policy and land use designations and updated content and mapping that reflect the aspirations and interests of the community. See Appendix A for additional information on the proposed updates to the OCP.

On March 14, 2018 the CRD Board adopted an updated RGS bylaw. The 2018 RGS provides objectives and policies across seven theme areas to guide how the region will sustainably accommodate population growth over the next 20 years.

ALTERNATIVES

Alternative 1

That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the proposed Shirley-Jordan River Official Community Plan (Bylaw No. 4001) be reviewed as it relates to the Regional Growth Strategy (Bylaw No. 4017) and deemed consistent with the RGS.

Alternative 2

That the Planning and Protective Services Committee refer the report back to staff for additional information.

DISCUSSION

Regional and Strategic Planning staff have reviewed the proposed Shirley-Jordan River OCP from an RGS policy perspective to analyze potential impacts. See Appendix B for a summary analysis.

The proposed Shirley-Jordan River OCP was prepared concurrently to the RGS update. OCP adoption was held pending the outcome of the RGS to ensure OCP policy alignment to the RGS.

IMPLICATIONS

Regional Growth Strategy Implications

The Shirley-Jordan River OCP is a key mechanism for implementing the RGS in the JdF Electoral Area (EA). The population projections and policies proposed in the Shirley-Jordan River OCP align to the RGS and work toward achieving the RGS vision and objectives. Proposed OCP policies have been adjusted to reflect the outcome of the RGS update. Alternative 1 allows for OCP adoption to move forward and begin working toward RGS implementation.

Process Implications

Alternative 1 would allow the Board, through Voting Block A, to give first and second reading to Shirley-Jordan River OCP Bylaw No. 4001, hold a public hearing and subsequently adopt the OCP. Any revisions to the Shirley-Jordan River OCP after public hearing resulting in impacts to the RGS would require Board determination of consistency with the RGS.

CONCLUSION

Provincial legislation requires that all bylaws and services adopted by a regional district be consistent with an adopted RGS. The proposed Shirley-Jordan River OCP aligns to the 2018 RGS and is a key mechanism for RGS implementation.

RECOMMENDATION

That the Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the proposed Shirley-Jordan River Official Community Plan (Bylaw No. 4001) be reviewed as it relates to the Regional Growth Strategy (Bylaw No. 4017) and deemed consistent with the RGS.

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Attachments: Appendix A - JdF LUC Staff Report on the Shirley-Jordan River OCP
Appendix B - RGS Policy Analysis of Shirley-Jordan River OCP