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## **REPORT TO PLANNING, TRANSPORTATION AND PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, SEPTEMBER 16, 2020**

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**SUBJECT**    Regional Growth Strategy Consistency – Otter Point Official Community Plan

### **ISSUE SUMMARY**

To consider whether the proposed Otter Point Official Community Plan (OCP) amendment –Bylaw No. 4317, “Otter Point Official Community Plan Bylaw, 2014, Amendment Bylaw No. 2, 2019” – is consistent with the 2018 Regional Growth Strategy (RGS).

### **BACKGROUND**

Section 445 of the *Local Government Act* requires that all bylaws adopted by a regional district be consistent with its RGS. The Capital Regional District (CRD) Board adopted Bylaw No. 4017 “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” in 2018.

The CRD Board gave first and second reading to the OCP amending bylaw on August 12, 2020. Staff are bringing the amending bylaw to the Planning, Transportation and Protective Services Committee for consideration of RGS consistency in advance of the September 21, 2020 public hearing. Appendix A provides a summary of the evaluation for consistency.

The proposed amendment updates the Watercourses and Wetland Areas and Commercial Industrial development permit areas in the OCP to support a rezoning for six rural residential parcels and an industrial sawmill operation. Appendix B provides detailed information about the proposed OCP amendment and associated rezoning.

On July 17, 2019, the Juan de Fuca Land Use Committee (JdF LUC) referred the amendment application to appropriate CRD departments and other agencies for comment. Regional and Strategic Planning staff had no comments on the proposed amendment.

### **ALTERNATIVES**

#### *Alternative 1*

The Planning, Transportation and Protective Services Committee recommends to the Capital Regional District Board:

That proposed Bylaw No. 4317, “Otter Point Official Community Plan Bylaw, 2014, Amendment Bylaw No. 2, 2019” be reviewed as it relates to Bylaw No. 4017 “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” and be deemed consistent with the 2018 RGS Bylaw No. 4017.

#### *Alternative 2:*

The Planning, Transportation and Protective Services Committee recommends to the Capital Regional District Board:

That proposed Bylaw No. 4317, “Otter Point Official Community Plan Bylaw, 2014, Amendment Bylaw No. 2, 2019” be reviewed as it relates to Bylaw No. 4017 “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” and be deemed not consistent with the 2018 RGS Bylaw No. 4017.

*Alternative 3:*

That the Regional Growth Strategy Consistency – Otter Point Official Community Plan report be referred back to staff for further review based on Committee direction.

**IMPLICATIONS**

*Regional Growth Strategy Implications*

Staff have evaluated the proposed amendment in relation to the 2018 RGS. By designating additional parts of the subject property for inclusion within development permit areas, the proposed amendment helps achieve RGS objectives. Specifically, the proposed amendment aligns to RGS policies to use tools that protect healthy ecosystems, maintain rural character, support the rural working landscape and support economic development.

**CONCLUSION**

All bylaws adopted by the CRD must be consistent with its RGS. The proposed OCP amendment to update development permit areas helps achieve RGS objectives. A determination of consistency allows for adoption of Bylaw No. 4317 following completion of the JdF LUC planning process.

**RECOMMENDATION**

The Planning, Transportation and Protective Services Committee recommends to the Capital Regional District Board:

That proposed Bylaw No. 4317, “Otter Point Official Community Plan Bylaw, 2014, Amendment Bylaw No. 2, 2019” be reviewed as it relates to Bylaw No. 4017 “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” and be deemed consistent with the 2018 RGS Bylaw No. 4017.

Submitted by:	Emily Sinclair MCIP, RPP, Senior Manager, Regional & Strategic Planning
Concurrence:	Emily Sinclair MCIP, RPP, Acting General Manager Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

**ATTACHMENT(S)**

Appendix A: RGS Evaluation Table – Proposed Bylaw No. 4317

Appendix B: Local Area Planning Staff Report to JdF LUC