

Memorandum

To: Mayor & Council
From: Larry Plourde, Administrator
Date: February 15, 2018
Re: Proposed Revised Official Community Plan Bylaw

PURPOSE

To introduce a revised draft Official Community Plan (OCP) Bylaw to replace the existing "Village of Gold River Official Community Plan Bylaw No. 636, 2003".

Policy Analysis

Part 14, Planning and Land Use Management, Section 472 of the *Local Government Act* (LGA), grants authority to local governments to adopt an official community plan (OCP) and Section 477 specifies that it must be adopted by bylaw. Section 475 determines that the Village of Gold River must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected and specifically requires the local government to consider whether to consult with the following:

- a) the board of any regional district that is adjacent to the area covered by the plan,
- b) the council of any municipality that is adjacent to the area covered by the plan,
- c) first nations,
- d) boards of education, greater boards and improvement district boards, and
- e) the provincial and federal governments and their agencies.

EXECUTIVE SUMMARY

With the review of the Village of Gold River Official Community Plan Bylaw No. 636, 2003, it was determined that the 2003 Bylaw was created well and to this day it meets the requirements of the LGA:

- Section 471 – through meeting the purpose of an OCP, by including objectives and policies to guide decisions on planning and land use management within the area covered by the plan;
- Section 473 – that specifies what content must be included in the plan; and
- Section 474 – that makes provision for the inclusion of discretionary policy statements.

Section 472 of the LGA determines that the OCP must be included in the adopting bylaw as a schedule. A draft revised OCP has been provided based on the presentation from Ralda Hansen, Community Services Manager for the Strathcona Regional District, and her comments and the

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reviews undertaken by Council and Staff on January 8 and January 22, 2018. Council will notice that updates in the text of the schedule were made to reference:

- Statutes in accordance with current names and sections of acts; to
- Refer to agencies and provincial departments according to current names; and to
- Ensure the content is current to the vision for economic and land use growth.

The draft bylaw with the revisions is now ready to be processed as a revised OCP Bylaw. Consultation during the review of the revised bylaw must follow the provisions of Section 475 of the *Local Government Act* as outlined above (excerpts from the LGA attached).

It is recommended by Staff that Council refer the proposed OCP to the Strathcona Regional District, School District #84 and the Mowachaht Muchalaht First Nation. Council, in addition, could consider referrals to other identified governments, agencies or bodies.

The consultation period can be lengthy and requires sufficient time to administer the process. If Council proceeds with Introduction (first reading) I am recommending a 30 day referral period to the recommended groups (and others Council may select) for consultation. Upon completion of the consultation period a Public Hearing will be required which should be scheduled 2-4 weeks after the consultation period to allow for the required advertising and public notices.

Key Steps	2018 Dates
Introduce the revised OCP Bylaw (Bylaw No. 705) to Council for consideration of first reading, to allow the formal revised bylaw process to commence;	Feb 19/18
Refer Bylaw No. 705 to the SRD, School District #84 and First Nation	Feb 20-Mar 23 /18
Present referral comments received and any proposed amendments, prior to providing an opportunity to Council to consider giving second readings of a potentially revised Bylaw No. 705	April 3/18
Hold Public Hearing	TBD
Depending on the results of the public hearing, Council can consider third and fourth reading of Bylaw No. 705	TBD

Recommendations

1. That the Village of Gold River Official Community Plan Bylaw No. 705, 2018 be given first reading (Introduction).
2. That referrals of the OCP be provided to the SRD, SD#84 and MMFN with an invitation for comment or if desirable an opportunity to meet directly with Council to discuss the OCP and any impact or affect to their organization.

Respectfully submitted,


 Larry Plourde
 Administrator