



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Bylaw No. 3200 – Public Consultation & Adoption Requirements**

File #: 6480.00

Doc #:

From: Anton Metalnikov
Planning Assistant II

Date: May 26, 2021

RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Bylaw No. 3200 to the following organizations and authorities for consultation prior to holding a public hearing on June 28, 2021 in consideration of the requirements set out in Section 475 of the *Local Government Act*.

City of Surrey
Township of Langley
Metro Vancouver
TransLink
School District No. 35
Kwantlen First Nation
Ministry of Transportation and Infrastructure
Ministry of Environment and Climate Change Strategy
Fisheries and Oceans Canada
Downtown Langley Business Association
Greater Langley Chamber of Commerce
Agricultural Land Commission
Transport Canada
NAV CANADA
Langley Regional Airport

2. Consider Official Community Plan Bylaw No. 3200 in conjunction with the 2021-2025 Financial Plan Bylaw No. 3151 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Bylaw No. 3200 to enable Council to consider it for adoption.

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 477 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. OCP Bylaw No. 3200

The purpose of Bylaw No. 3200 is to replace the existing Official Community Plan Bylaw No. 2600 which was adopted on April 24, 2006.

2. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government “provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected” by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. In addition to the early and ongoing public consultation that has occurred throughout the new OCP Bylaw development process since 2019, it is therefore recommended that Bylaw No. 3200 be referred to the agencies listed in Part 1 of the recommendation above. Staff note these agencies have been consulted throughout the development of the new OCP and several have provided preliminary comments based on earlier drafts.

3. Adoption Procedures

a) Official Community Plan Bylaw

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 2 of the recommendations above. The proposed Official Community Plan Bylaw

No. 3200 does not commit the City to any new expenditures or unfunded projects. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the City has not received any comments from Metro Vancouver staff expressing concerns with the new OCP and its potential impacts on these or other regional service plans. Recognizing that the new OCP shares essentially the same growth projections for the City as were developed for Metro Vancouver 2050 (the new Regional Growth Strategy scheduled for adoption in 2022), staff do not anticipate any significant concerns with the proposed Bylaw No. 3200 and its compatibility with existing or proposed regional service plans.

b) Regional Context Statement

The proposed Bylaw No. 3200 will necessitate changes to the City's Regional Context Statement and thus Metro Vancouver Board acceptance is required.

BUDGET IMPLICATIONS:

Bylaw No. 3200 does not have direct financial implications, as the LGA states that an OCP 'does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified in the plan.' However, proceeding with the implementation of the OCP, Nicomekl River District Neighbourhood Plan and District Policies, including projects by the City, will require funding approval by Council as a part of relevant future Financial Plans, capital works programs and departmental budgets.

Staff note that an initial Infrastructure Servicing review indicates a likely need for future water main and sanitary main upgrades to support development in new growth areas identified in the new OCP. The detailed scope and cost of these upgrades will be further investigated as a part of Water and Sanitary Master Plan updates the City will be undertaking following adoption of the new OCP, and potentially integrated into a new updated Development Cost Charge (DCC) Bylaw in the future.

ALTERNATIVES:

1. Consider a revised public consultation process.

Respectfully Submitted,



Anton Metalnikov
Planning Assistant II

Concurrence:



Roy Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer