



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Explanatory Report: Proposed Updates to OCP  
Bylaw No. 3200

File #: [Required]

Doc #:

From: Carl Johannsen, RPP, MCIP  
Director of Development Services

Date: July 21, 2021

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## RECOMMENDATION:

THAT Council receives this report as information.

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## PURPOSE:

The purpose of this report is to present an updated OCP Bylaw No. 3200 (composed of the new Official Community Plan main document, Appendix A: Nicomekl River District Neighbourhood Plan and Appendix B: District Policies) for Council's consideration of third reading.

Based on Council direction to staff at the July 12, 2021 Regular Council meeting, OCP Bylaw No. 3200 now includes the updates listed in the attached Table 2: Public Hearing Input: Proposed Updates to OCP Bylaw No. 3200. This Bylaw also includes additional proposed updates, based on further legal review, and these updates are listed in the attached Table 3: Proposed Updates to OCP Bylaw No. 3200 Based on Legal Review.

## POLICY:

The *Local Government Act* (LGA) outlines the preparation, consultation and adoption procedures for an Official Community Plan (OCP), including the requirement of holding a Public Hearing to gather public input on the proposed OCP Bylaw. Following the Public Hearing, Council can consider third reading of the proposed OCP Bylaw at a future Council meeting. Once third reading is given, the Regional Context Statement (RCS) in the main OCP document will then need to be referred to the Metro Vancouver Board. The Board will then review the RCS for consistency

with the Metro Vancouver Regional Growth Strategy (RGS), and consider approval of the RCS. Once Metro Vancouver Board approves the RCS, Council can consider adoption of Bylaw No. 3200.

### **COMMENTS/ANALYSIS:**

As noted above, at the July 12, 2021 Regular Council meeting Council directed staff to update OCP Bylaw No. 3200 according to the updates listed in the Table 2: Public Hearing Input: Proposed Updates to OCP Bylaw No. 3200 (attached; Table 1 from the previous explanatory report is also attached for reference).

At the July 12, 2021 Regular Council meeting staff also noted that further updates may be proposed to Bylaw No. 3200, based on further legal review. This legal review is now complete, and a series of text and map updates are proposed to be included in the updated OCP Bylaw No. 3200, and these are listed in the attached Table 3.

These text and map updates include:

- policy updates to improve clarity and flexibility;
- updates to Map 11 to identify existing school sites;
- corrections to Map 3 to show existing conditions; and
- updates to select Development Permit Guidelines to enhance purpose and justification language and improve clarity.

These minor changes will enhance clarity and usability of the new OCP and are not considered new information following the Public Hearing on Bylaw No. 3200.

Staff support the inclusion of the proposed updates listed in Table 3 in the Bylaw, along with the updates listed in Table 2, and present an updated OCP Bylaw No. 3200 to Council for consideration of third reading.

### **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 OCP, Nicomekl NP 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.

### **ALTERNATIVES:**

1. Provide alternate direction to staff regarding updates to Bylaw No. 3200.

Respectfully Submitted,



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachments:

1. Table 1: Public Hearing Input, Responses and Rationale
2. Table 2: Public Hearing Input: Proposed Updates to OCP Bylaw No. 3200
3. Table 3: Proposed Updates to OCP Bylaw No. 3200 Based on Legal Review

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer