



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject: OCP Amendment Bylaw No. 3008
Public Consultation & Adoption Requirements

Report #: 16-047

From: Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services &
Economic Development

File #: 6480.00

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RECOMMENDATION:

That Council:

1. Consider Official Community Plan Amendment Bylaw No. 3008 for first and second reading;
2. Provided that Bylaw 3008 receives first reading, direct staff to send copies of Official Community Plan Amendment Bylaw No. 3008 to the following organizations and authorities for consultation prior to holding a public hearing on January 30, 2017 in consideration of the requirements set out in Section 477 of the *Local Government Act*:

Township of Langley
City of Surrey
Metro Vancouver
Ministry of Environment
Ministry of Transportation & Infrastructure
Langley Environmental Partners
Langley Field Naturalists

TransLink
School District No. 35
Agricultural Land Commission
Kwantlen First Nation
Department of Fisheries & Oceans
Nicomekl Enhancement Society

3. Consider Official Community Plan Amendment Bylaw No. 3008 in conjunction with the 2016-2020 Financial Plan Bylaw No. 2980 and the regional liquid and



solid waste management plans in accordance with Section 475 (3) of the *Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3008 in order to incorporate key recommendations from the recently completed *Environmentally Sensitive Areas Mapping Study*.

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 882 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. 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.

The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed *Environmentally Sensitive Areas Mapping Study*. The ESA Mapping Study benefitted from an extensive public consultation process including:

- Stakeholder consultation with community stewardship groups
- Public Open House
- Parks & Environment Advisory Committee (PEAC)

While the previous consultation process need not be duplicated, it is recommended that copies of Bylaw No. 3008 be sent to the organizations listed above (part 2 of the recommendations) prior to holding a public hearing on January 30, 2017.



Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in part 3 of the recommendations above. The proposed Official Community Plan amendments embodied in Bylaw No. 3008 include recommendations calling (in some cases) for land acquisition or habitat enhancement. Any such recommendations would need to be considered as part of the annual budget process. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the proposed OCP amendments will have no effect.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City's Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3008 does not commit the City to any new expenditures or unfunded projects. Where amended Environmental policies call for land acquisition or habitat enhancement, those projects will be evaluated as part of the annual financial planning process.

ALTERNATIVES:

1. Consider a revised public consultation process.



Respectfully Submitted,



Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services
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RMB/

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendations.



Francis Cheung, P. Eng.
Chief Administrative Officer

