



BOARD REPORT

TO:

Chair and Directors

File No:

BL750-02
PL20160012
BL751

SUBJECT:

Electoral Area D: Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02 & Ranchero / Deep Creek Zoning Bylaw No. 751

DESCRIPTION:

Report from Jan Thingsted, Planner dated February 2, 2018.
Ranchero / Deep Creek, Electoral Area D

**RECOMMENDATION
#1:**

THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02" be read a second time, as amended, this 15th day of February, 2018.

**RECOMMENDATION
#2:**

THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be read a second time, as amended, this 15th day of February, 2018.

**RECOMMENDATION
#3**

THAT: a public hearing to hear representations on "Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02" and "Ranchero / Deep Creek Zoning Bylaw No. 751" be held;

AND THAT: notice of the public hearing be given by the staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Rene Talbot, as Director of Electoral Area D being that in which the land concerned is located, or Alternate Director Joy de Vos, if Director Talbot is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

Ranchero / Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751) is a follow up to the Ranchero / Deep Creek Official Community Plan (OCP) Bylaw No 750. Bylaw No. 751 will provide land use regulations for the portion of Electoral Area D covered by the OCP and will repeal and replace Ranchero / Deep Creek Land Use Bylaw No. 2100.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

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Weighted
Corporate

☐

Stakeholder
(Weighted)

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BACKGROUND:

Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02 and Ranchero / Deep Creek Zoning Bylaw No. 751 were given Second Reading as Amended on November 16th, 2017.

See "2017-11-16_Board_Report_DS_BL_751_750_02_CSRD.pdf"

POLICY:

Section 478(2) of the Local Government Act requires that all zoning bylaws adopted after an OCP must be consistent with that plan. Bylaw No. 751 proposes to introduce several land use zones which are currently not identified in the OCP. Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02 is, therefore, required to create designations and policies that complement the new zones and ensure consistency between the two bylaws. For example, the proposed foreshore zones for Gardom Lake require corresponding foreshore designations and policy statements in the OCP.

FINANCIAL:

There was \$10,000 allocated for 2017 to complete Bylaw No. 750-02 and Bylaw No. 751. This amount takes into consideration the cost of public open houses, a public hearing, advertising, and legal counsel review. Any monies remaining from 2017 are proposed to be rolled-over into the 2018 budget to allow for the completion of the project.

KEY ISSUES/CONCEPTS:

The intent of Bylaw No. 751 is to repeal and replace Bylaw No. 2100 with an up-to-date bylaw that reflects current legislation and is consistent with the OCP. The intent of Bylaw No. 750-02 is to ensure that the new zoning bylaw and current OCP are consistent with each other.

SUMMARY:

A summary of Bylaw No. 750-02 and Bylaw No. 751 was provided in November 16th, 2017 Board report at the time of second reading as amended.

Since that time, there has been a public open house and legal counsel review of Bylaw No. 751.

The public open house, held on December 12, 2017 at Ranchero Elementary School, was attended by approximately 60 members of the public. Staff spoke with local residents about the proposed zoning bylaw and encouraged attendees to fill out comment forms. The main concern residents raised at the open house was in regard to the Bylaw's proposed regulations for kennels. Many residents, especially those living in the Upper Mallory Rd. neighbourhood felt that kennels should not be permitted in the Medium Holdings zone or on parcels as small as 8 ha.

Key proposed changes to Bylaw No. 751 since second reading as amended:

- Updated definition of kennel to address litters
- Kennel to only be permitted on parcels zoned "Industrial 1" that are 16 ha or larger
- Creation of a site specific regulation in the Medium Holdings zone to recognize a rezoning that occurred prior to the adoption of the OCP
- Further clarity to definitions section
- Further clarification to the signage regulations

IMPLEMENTATION:

If Bylaw No. 751 and Bylaw No. 750-02 receive second reading as amended at the February 15th, 2018 Board meeting, the bylaws will be presented at a public hearing.

COMMUNICATIONS:

If the Board delegates a Public Hearing, staff will set a date for the Public Hearing and proceed with publication of newspaper notices in accordance with Section 466 the Local Government Act. Staff will also place notices of the public hearing on the CSRD website and social media.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Ranchero / Deep Creek OCP Bylaw No. 750
2. Ranchero / Deep Creek Land Use Bylaw No. 2100
3. First and second reading information for Bylaw No. 750-02 and Bylaw No. 751

Report Approval Details

Document Title:	2018-02-15_Board_DS_BL751_BL750_02_CSRD.docx
Attachments:	<ul style="list-style-type: none">- BL750-02_second_amended.pdf- BL750-02_Schedule_A_second_amended.pdf- BL750-02_Schedule_B_second_amended.pdf- BL751_second_amended.pdf- BL751_Schedule_A_second_amended.pdf- BL751_Schedule_B_amended.pdf- BL751_Schedule_C_amended.pdf- 2017-11-16_Board_DS_BL751_BL750-02_CSRD.pdf
Final Approval Date:	Feb 6, 2018

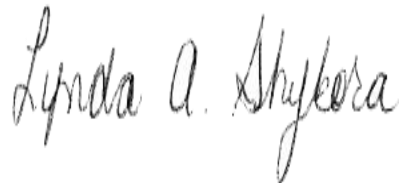
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Feb 2, 2018 - 1:40 PM



Gerald Christie - Feb 2, 2018 - 4:36 PM



Lynda Shykora - Feb 6, 2018 - 11:21 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Feb 6, 2018 - 12:27 PM