



BOARD REPORT

TO: Chair and Directors

File No:	BL750-02 PL20160012 BL751
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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 March 12, 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 third time this 29th day of March, 2018;

RECOMMENDATION #2: THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02" be adopted this 29th day of March, 2018.

RECOMMENDATION #3: THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be read a third time this 29th day of March, 2018;

AND THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be forwarded to the Ministry of Transportation and Infrastructure with a request for Statutory Approval.

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.

Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02 is 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.

VOTING:

Unweighted
Corporate

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LGA Part 14
(Unweighted)

☒

Weighted
Corporate

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Stakeholder
(Weighted)

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BACKGROUND:

Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02 and Ranchero / Deep Creek Zoning Bylaw No. 751 were given Second Reading as Amended on February 15th, 2018 at which time the Board delegated a public hearing.

See "2018-02-15_Board_Report_DS_BL_751_750_02_CSRD.pdf" for further details.

The public hearing was held on March 6, 2018 at Ranchero Elementary School and was attended by 16 members of the public. One written submission was received at the public hearing and four members of the public asked questions. There were no written or verbal statements made before the close of the public which expressed opposition to either Bylaw No. 750-02 or Bylaw No. 751. See "Public_hearing_notes_2018-03-06_BL750-02_BL751.pdf" to view the complete public hearing notes.

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; the 2018 budget has allocated \$5000 to allow for the completion of the project. These budgets covered the costs associated with the public open houses, a public hearing, advertising, and legal counsel review.

KEY ISSUES/CONCEPTS:

The intent of Bylaw No. 751 is to repeal and replace Land Use 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.

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

See "2017-11-16_Board_Report_DS_BL_751_750_02_CSRD.pdf" for further details.

IMPLEMENTATION:

If OCP Amendment Bylaw No. 750-02 receives third reading and adoption, staff will amend Bylaw No. 750 and will provide an updated (consolidated) version on the CSRD website and at the front counter. If Bylaw No. 751 receives third reading it will be forwarded to the Ministry for Transportation and Infrastructure with a request for statutory approval.

COMMUNICATIONS:

If the Board adopts Bylaw No. 750-02 and Bylaw No. 751, staff will make the bylaws available on the CSRD website, social media and the front counter. Staff will also prepare a media release and send out an informational brochure about the bylaws to Ranchero/Deep Creek residents, via Canada Post's Neighbourhood Mail service.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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

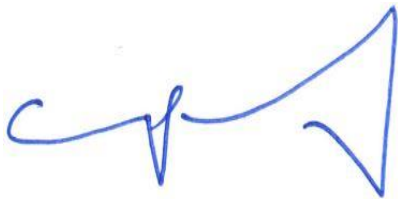
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

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:	2018-00-00_Board_DS_BL751_BL750_02_CSRD.docx
Attachments:	<ul style="list-style-type: none">- BL750-02_adoption.pdf- BL750-02_Schedule_A_adoption.pdf- BL750-02_Schedule_B_adoption.pdf- BL751_3rd.pdf- BL751_Schedule_A_3rd.pdf- BL751_Schedule_B_3rd.pdf- BL751_Schedule_C_3rd.pdf- 2017-11-16_Board_DS_BL751_BL750-02_CSRD.pdf- 2018-02-15_Board_DS_BL751_BL750_02_CSRD.pdf- Public_hearing_notes_2018-03-06_BL750-02_BL751.pdf
Final Approval Date:	Mar 19, 2018

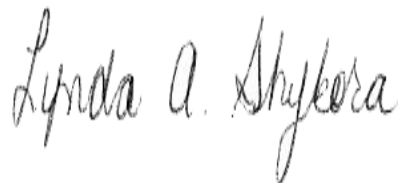
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Mar 15, 2018 - 10:38 AM



Gerald Christie - Mar 15, 2018 - 6:14 PM



Lynda Shykora - Mar 19, 2018 - 2:34 PM

A handwritten signature in black ink, appearing to read "C. Hamilton". The signature is fluid and cursive, with a large initial "C" and a stylized "H".

Charles Hamilton - Mar 19, 2018 - 2:38 PM