



BOARD REPORT

TO:

Chair and Directors

File No:

BL750-02
PL20160012
BL751

SUBJECT:

Electoral Area D: Ranchero / Deep Creek Bylaw No. 751 & Bylaw No. 750-02

DESCRIPTION:

Report from Jan Thingsted, Planner dated April 6, 2018.
Ranchero / Deep Creek, Electoral Area D

RECOMMENDATION #1:

THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02" be adopted this 19th day of April, 2018.

RECOMMENDATION #2:

THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be adopted this 19th day of April, 2018.

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 proposed in Bylaw No. 751 and ensure consistency between the two bylaws.

VOTING:

Unweighted
Corporate

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LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

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BACKGROUND:

Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02 was given third reading at the March 29th regular Board meeting along with Ranchero / Deep Creek Zoning Bylaw No. 751 which was given third reading and sent to the Ministry of Transportation and Infrastructure (MoTI) with a request for statutory approval.

See "2018-03-29_Board_Report_DS_BL_751_750_02_CSRD.pdf" for further details.

Statutory approval for Bylaw No. 751 was granted by MoTI on April 6, 2018.

See "MOTI_Statutory_Approval_BL_751_2018-04-05.pdf" for further details.

POLICY:

Section 478(2) of the Local Government Act requires that all zoning bylaws adopted after an OCP must be consistent with that plan. Since 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. 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. The only remaining cost will be to produce and distribute an informational brochure about the new zoning bylaw for residents living in the Ranchero / Deep Creek area.

KEY ISSUES/CONCEPTS:

The intent of Bylaw No. 751 is to repeal and replace Bylaw No. 2100 with an up-to-date zoning bylaw that reflects current legislation and is consistent with the OCP.

A summary of 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_CS RD.pdf" for further details.

IMPLEMENTATION:

If the Board adopts Bylaw No. 750-02 and Bylaw No. 751, Bylaw No. 2100 will be rescinded and replaced with Bylaw No. 751.

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 informational brochure about the bylaws to be sent out to residents living in the Ranchero / Deep Creek area.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

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:	2018-04-19_Board_Report_DS_BL751_BL750_02_CSRD.docx
Attachments:	<ul style="list-style-type: none">- BL750-02_final.pdf- BL750-02_Schedule_A_final.pdf- BL750-02_Schedule_B_final.pdf- BL751_final.pdf- BL751_Schedule_A_final.pdf- BL751_Schedule_B_final.pdf- BL751_Schedule_C_final.pdf- 2017-11-16_Board_DS_BL751_BL750-02_CSRD.pdf- 2018-03-29_Board_DS_BL751_BL750_02_CSRD.pdf- MOTI_Statutory_Approval_BL_751_2018-04-05.pdf
Final Approval Date:	Apr 9, 2018

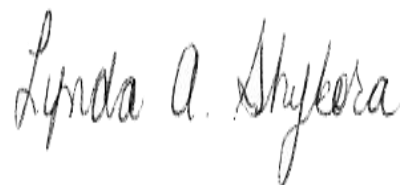
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 6, 2018 - 10:26 AM



Gerald Christie - Apr 6, 2018 - 10:33 AM



Lynda Shykora - Apr 6, 2018 - 3:41 PM

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

Charles Hamilton - Apr 9, 2018 - 11:36 AM