

Report

Date

April 5, 2022

File: SPP00040

Subject

Draft Official Community Plan – Visually Prominent Slopes

PURPOSE

To provide Council with additional recommended amendments to the draft Official Community Plan (OCP) regarding visually prominent slopes.

BACKGROUND

On March 16, 2022, Council debated a variety of amendments to the draft OCP and issued 32 resolutions to that end, providing direction to staff in preparing a subsequent draft for consideration of first reading. One further motion (No. 33) pertaining to policy regarding visually prominent slopes was referred back to staff for further comment:

THAT Council refer the motion, *“That Council amend Chapter 10 (Development Permits), Section 10.4 (DPA-4 Hazard Lands) of the draft Official Community Plan by adding visual objectives and development guidelines to achieve those objectives on page 173, in respect to Map 2 documenting Visually Prominent Slopes on page 183”*, to staff for proper placement.

DISCUSSION

The motion in question suggested an amendment to DPA-4 on page 173 of the OCP to insert objectives regarding the visually prominent slopes and ridgelines shown on Map 2. However, staff recommended that while adding policy was appropriate, that this was not a suitable location within the draft OCP for two reasons:

- 1) DPA-4 refers specifically to hazardous conditions associated with steep slopes.
- 2) Confining the policy to subsequent development permit guidelines (within the zoning bylaw) is too limiting and would not speak to other types of applications or decisions potentially affecting long-range views of prominent slopes.

For these reasons, the motion itself requires restructuring. Therefore staff recommends that Council withdraws its original March 16 motion and consider a new motion that amends the OCP draft as follows:

- 1) Move section 4.6.1 (Scenic Roads) to section 3.5
- 2) Rename section 3.5 as “Community Character and Local Area Planning”
- 3) Add the following additional policies to:
 - a. Protect long-range views of visually prominent slopes and ridgelines.
 - b. Preserve the integrity and character of natural ridgelines.
 - c. Provide analysis of the impact of development and subdivision proposals on long-range views of visually prominent slopes and ridgelines.

These recommendations also respond in part to Council's resolution No.15 (adding additional references and language to rural character). While Scenic Roads do have relevance to transportation, the motivation for their designation is character-based, and the section fits better within Chapter 3 than Chapter 4. It should be noted that section 4.6.1 Scenic Roads is itself subject to further amendment as described in the Planning Manager's Report to Council dated March 16, 2022.

OPTIONS

1. (Recommended Option) Withdraw the original main motion and consider new OCP policies to address visually prominent slopes.

- (1) THAT Council withdraw the March 16, 2022 motion *"That Council amend Chapter 10 (Development Permits), Section 10.4 (DPA-4 Hazard Lands) of the draft Official Community Plan by adding visual objectives and development guidelines to achieve those objectives on page 173, in respect to Map 2 documenting Visually Prominent Slopes on page 183."*
- (2) THAT Council:
 - a. Rename section 3.5 from "Local Area Planning" to "Community Character and Local Area Planning";
 - b. Add additional policies within section 3.5 (Community Character and Local Area Planning), under the heading of "The Municipality Will Strive To" as follows:
 - i. Protect long-range views of visually prominent slopes and ridgelines as shown on Map 2 from intrusive development and human alteration.
 - ii. Preserve the integrity and character of natural ridgelines unbroken by structures, access roads or clear-cuts;
 - c. Add an additional policy within section 3.5 (Community Character and Local Area Planning), under the heading of "The Municipality Will Ask Developers To" as follows:
 - i. Provide, where appropriate, analysis of the impact of development and subdivision proposals on long-range views of visually prominent slopes and ridgelines as seen from populated areas and scenic roads; and,
 - d. Move subsection 4.6.1 (Scenic Roads) from section 4.6 (Transportation) to section 3.5 (Community Character and Local Area Planning).
 - The main motion that was moved and seconded on March 16, 2022, prior to referring it to staff for proper placement will be immediately before Council (as moved and seconded) for further debate and vote.
 - Council must deal with the original motion referred to staff before they can consider the correct placement of the new policies.

2. Decline to add references and policy to visually prominent slopes.

- No further amendments would be made.
- No motion required.

3. Provides alternative direction to staff.

THAT Council direct staff to amend (*Council to identify section*) of the Draft Official Community Plan by (*Council to identify how the section is to be amended*).

- Direction to be identified by Council.

IMPLICATIONS

The additional policies themselves would apply to development proposals capable of having an impact on scenic views. Generally these will be proposals that are either:

- Of a significant height; and/or
- Located on prominent slopes beneath the ridgelines shown on Map 2

Such applications are likely to be relatively infrequent since the vast majority of development proposals are located on flatter ground at lower elevations within the growth areas, and would not trigger the need for assessment. The policies may also inform municipal decision-making regarding placement of access roads and structures such as infrastructure or telecommunications towers in Municipal Forest Lands, much of which is located on visually prominent slopes.

RECOMMENDATION

- (1) THAT Council withdraw the March 16, 2022 motion *"That Council amend Chapter 10 (Development Permits), Section 10.4 (DPA-4 Hazard Lands) of the draft Official Community Plan by adding visual objectives and development guidelines to achieve those objectives on page 173, in respect to Map 2 documenting Visually Prominent Slopes on page 183."*
- (2) THAT Council:
 - (a) Rename section 3.5 from "Local Area Planning" to "Community Character and Local Area Planning";
 - (b) Add additional policies within section 3.5 (Community Character and Local Area Planning), under the heading of "The Municipality Will Strive To" as follows:
 - i. Protect long-range views of visually prominent slopes and ridgelines as shown on Map 2 from intrusive development and human alteration.
 - ii. Preserve the integrity and character of natural ridgelines unbroken by structures, access roads or clear-cuts;
 - (c) Add an additional policy within section 3.5 (Community Character and Local Area Planning), under the heading of "The Municipality Will Ask Developers To" as follows:
 - i. Provide, where appropriate, analysis of the impact of development and subdivision proposals on long-range views of visually prominent slopes and ridgelines as seen from populated areas and scenic roads; and,
 - (d) Move subsection 4.6.1 (Scenic Roads) from section 4.6 (Transportation) to section 3.5 (Community Character and Local Area Planning).

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Attachment(s): None.