

Report

Date	May 18, 2022	File:
Subject	Official Community Plan Amendment Bylaw No. 3869 for first and second readings	

PURPOSE

To introduce Official Community Plan Amendment Bylaw No. 3869, 2022, which proposes to amend Official Community Plan Bylaw No. 3450 by changing the designation of land north of Drinkwater Road from Commercial to Growth Centre.

BACKGROUND

Official Community Plan Bylaw No. 3450 (OCP) was adopted on July 20, 2011. The OCP established Urban Containment Boundaries (UCBs) and designated lands within the UCBs as "Growth Centre," "Mixed Use /Commercial Core" and "Commercial." The Cowichan Commons Shopping Centre was designated "Commercial," as were lands on the north side of north of Drinkwater Road.

In 2018, Council adopted Bell McKinnon Local Area Plan Bylaw No. 3717. The Bell McKinnon Local Area Plan (BMLAP) established land use and planning policy for lands in the Bell McKinnon Road area, and also for lands north of Drinkwater Road in the Paddle Road/Ford Road area. The BMLAP was never incorporated into the OCP. Some of the BMLAP land use designations for residential land uses in the Paddle Road/Ford Road area are inconsistent with the Commercial designation in the OCP.

DISCUSSION

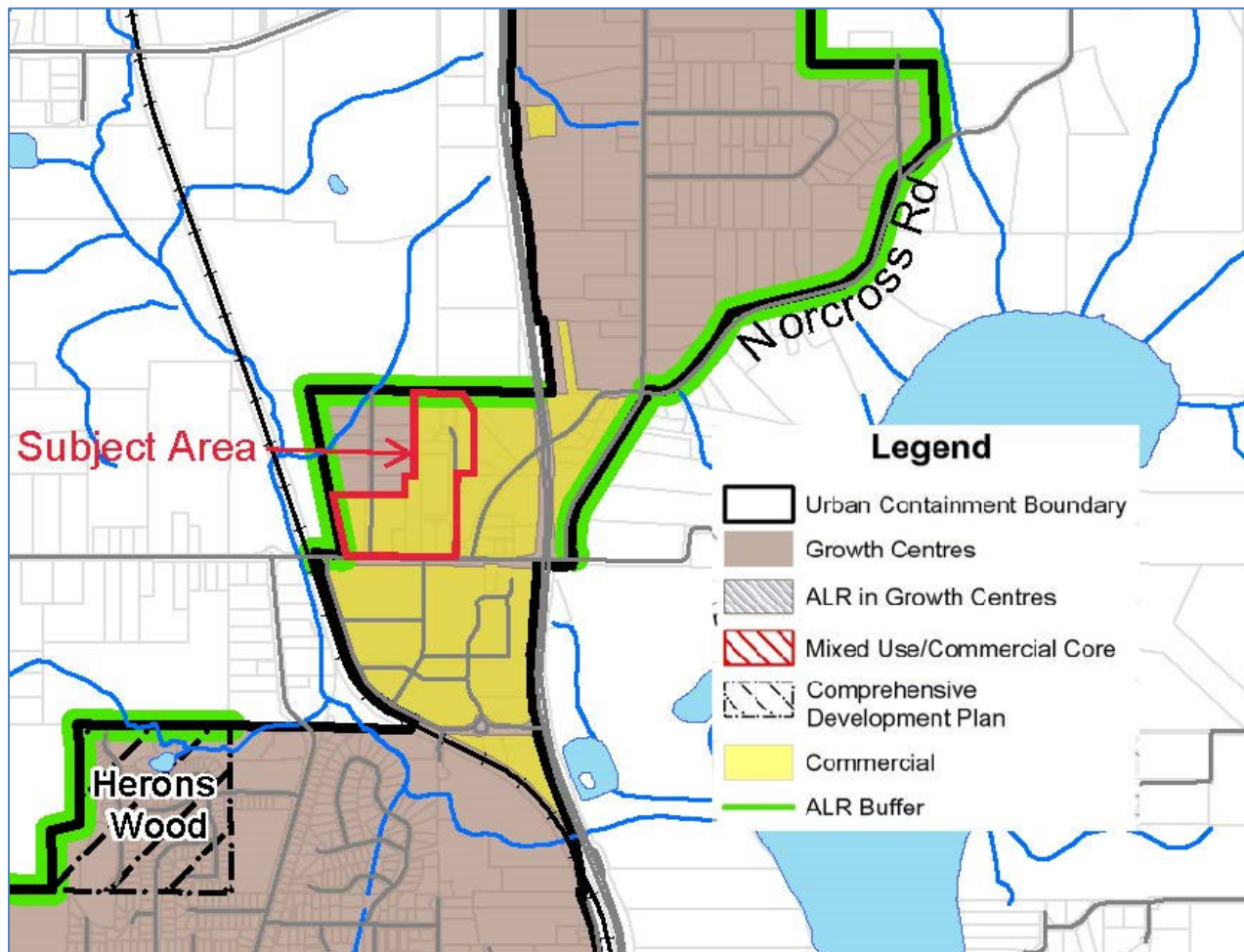
Official Community Plan

Section 478(2) of the *Local Government Act* requires that all bylaws enacted by Council after the adoption of an OCP be consistent with the OCP. As such, it is necessary for the Commercial designation in the OCP to be amended before Council can adopt zoning amendments for high-density residential uses or other uses that are not consistent with the Commercial designation. There are currently two zoning amendment applications underway for lands in the subject area (Zoning Amendment Bylaws No. 3867 and 3868).

Figure 1 shows the area that is proposed for the land use designation change outlined in red. The designation is currently Commercial (shaded yellow) and is proposed to change to Growth Centre (brown shade). The Commercial designation is intended to support a broad range of commercial activities. The OCP specifically identifies the area for Regional Shopping Centre (sic) use (Map 9 & 17) but also supports a mix of commercial and residential uses at that location (Policy 2.4.5.1(d)).

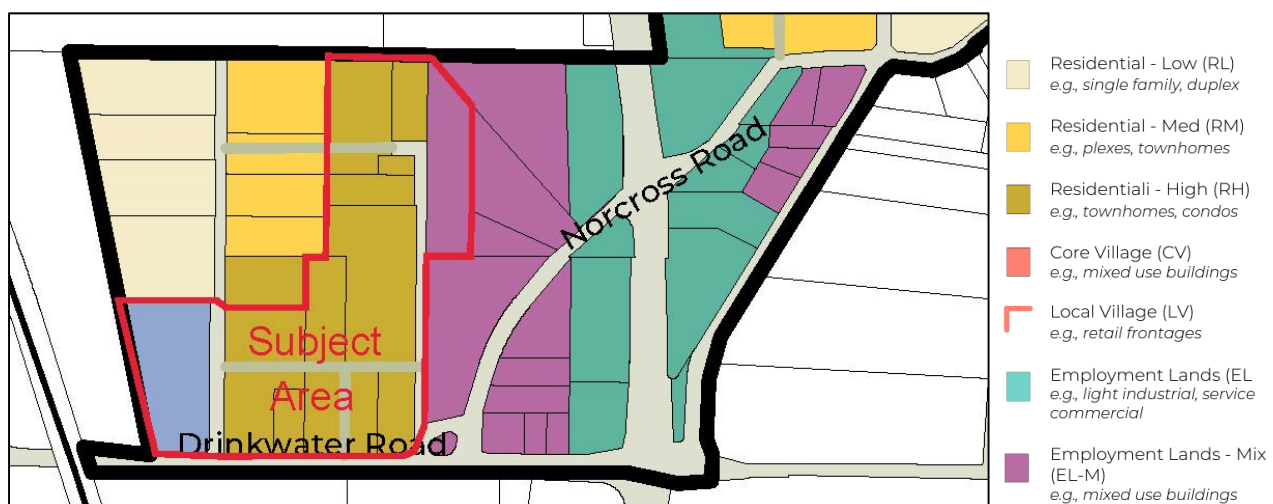
The Growth Centre designation is intended to accommodate future growth, including multi-family housing.

Figure 1 – OCP Land Use Designation of Subject Area



Bell McKinnon Local Area Plan

Figure 2 –BMLAP Land Use Designations of Subject Area



The BMLAP (Figure 2) designates the majority of the subject area as Residential–High, with the exception of a parcel on the east side of the area, which is designated as Employment Lands–Mixed and on the west side, where the new RCMP detachment is being constructed, which is designated Institutional. These BMLAP designations are compatible with the OCP Growth Centre designation.

Summary and Conclusion

The proposed OCP amendment is recommended in order to allow Council to consider amendments to Zoning Bylaw 2950 for high-density residential housing in accordance with the land use policies of the BMLAP. First and second reading of OCP Amendment Bylaw No. 3869 is recommended.

Should Council give first and second reading to the OCP amendment bylaw, further procedural steps are required before it can be considered for adoption. These include:

- Consider government agencies, local governments, First Nations and any persons, organizations and authorities Council wishes to consult with regarding the proposed amendment, if any;
- Consider if opportunities for consultation should be early and ongoing;
- Consult with School District 79 on the proposed amendment;
- Consider the proposed amendment in conjunction with the Municipality's financial plan and solid and liquid waste management plans; and,
- Conduct a public hearing.

A report regarding these procedural requirements will be provided at a future meeting.

OPTIONS AND IMPLICATIONS

1. (Recommended Option)

THAT Council give first and second reading to Official Community Plan Amendment Bylaw No. 3689, 2022.

- Giving first and second reading to the OCP amendment bylaw would allow Council to consider initial readings of two zoning amendment bylaws associated with rezoning applications for properties in the subject area. Adoption of the zoning amendment bylaws cannot occur until the OCP amendment bylaw has been adopted.

2. THAT Council decline to give first reading to Official Community Plan Amendment Bylaw No. 3689, 2022.

- If first and second reading to the OCP amendment bylaw is not given, Council could not consider zoning amendment applications that are inconsistent with the Commercial land use designation. There are currently two zoning amendment applications that would be impacted. Consideration of the applications could be deferred until after the adoption of the new OCP, but the timing of that is uncertain.

RECOMMENDATION

THAT Council give first and second reading to Official Community Plan Amendment Bylaw No. 3689, 2022.

Report prepared by:



Rob Conway, MCIP, RPP
Director, Planning and Building

Report reviewed by:



George Farkas
General Manager, Planning, Development and
Community Services

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachment:

(1) OCP Amendment Bylaw No. 3869