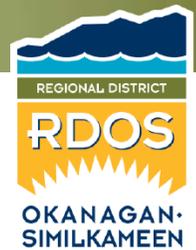


## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 4, 2021

**RE:** Official Community Plan (OCP) Bylaw Amendments – ALR Exclusion Applications

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### **Administrative Recommendation:**

**THAT Bylaw No. 2913, 2020 Electoral Area Official Community Plan Amendment Bylaw be read a third time and adopted.**

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### **Proposed Development:**

The purpose of Amendment Bylaw No. 2913, 2020 is to introduce Official Community Plan (OCP) Bylaw policies for Agricultural Land Reserve Exclusion applications in response to changes to the *Agricultural Land Commission Act*.

This bylaw seeks to remove policy statements in a number of Electoral Area OCP Bylaws that require agrologist reports for applications to exclude land from the ALR, and to add the following new growth management policies:

- *Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.*
- *Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.*
- *Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.*

It should be noted that the drafted OCP Amendment Bylaw No. 2913, 2020 does not include Electoral Area “A”, as it is anticipated that any policy direction would be incorporated into the OCP update. Further, the drafted OCP Amendment Bylaw for Electoral Area “H” only includes the first two policy statements, as the Electoral Area “H” already contains policies speaking to the ALR boundaries.

### **Background:**

At its meeting of October 15, 2020, the P&D Committee considered a draft of OCP Amendment Bylaw No. 2913, 2020 and resolved that the bylaw be initiated.

On December 10, 2020, a Public Information Meeting (PIM) was held electronically and was attended by approximately 3 members of the public.

The Electoral Area “D”, “E”, “F”, “H” and “I” Advisory Planning Commissions (APC) resolved to recommend to the RDOS Board that the proposed ALC Exclusion policies be support at their

November 10, 2020, December 14, 2020, November 23, 2020, December 15, 2020 and December 16, 2020 meetings respectively.

This item was referred to the Electoral Area "C" APC in the January 19, 2021 agenda; however, there was no formal recommendation due to lack of quorum.

This item was referred to the Electoral Area "A" APC in the November 9, 2020 agenda; however, the APC resolved to remove the item from the agenda.

At its meeting of February 4, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of March 4, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

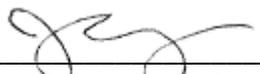
**Analysis:**

Amendment Bylaw No. 2913, 2020 contains policies to support growth management within the ALC and to maintain existing ALR boundaries unless part of a comprehensive OCP review process as previously initiated by the Board at committee.

**Alternatives:**

1. THAT third reading of Bylaw No. 2913, 2020, Electoral Area Official Community Plan Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2913, 2020, Electoral Area Official Community Plan Amendment Bylaw be rescinded and the bylaw abandoned.

**Respectfully submitted:**

  
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JoAnn Peachey, Planner I

**Endorsed By:**

  
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C. Garrish, Planning Manager