

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 5, 2022
RE: OCP Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F”, “H”, & “I” (X2022.001-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2956, 2022, being a bylaw to amend the Electoral Area “A”, “C”, “D”, “E”, “F”, “H”, and “I” Official Community Plan Bylaws, be read a third time and adopted.

Purpose:

The purpose of the proposed amendments to the Electoral Area “A”, “C”, “D”, “E”, “F”, “H”, and “I” Official Community Plan (OCP) Bylaws is to include policy statements which outline decision-making criteria with respect to the issuance of Temporary Use Permits (TUP) for temporary farm worker accommodation.

Background:

On February 24, 2022, a Public Information Meeting (PIM) was held electronically and was attended by approximately five members of the public.

Bylaw No. 2569, 2022 was considered by the Electoral Area Advisory Planning Commissions (APCs). The following is a summary of the recommendations provided by the APCs:

APC	Date	Recommendation
Area “A”	2022-03-14	That the proposed amendment bylaw be supported.
Area “C”	2022-03-15	That the proposed amendment bylaw be supported.
Area “D”	2022-03-08	That the proposed amendment bylaw be supported.
Area “E”	2022-03-14	[No quorum]
Area “F”	2022-02-28	That the proposed amendment bylaw be supported.
Area “H”	2022-03-15	That the proposed amendment bylaw be supported.
Area “I”	2022-03-16	That the proposed amendment bylaw be supported.

At its meeting of April 7, 2022, the Regional District approved first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of May 5, 2022.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments are to official community plan (OCP) bylaws.

Analysis:

As farm worker accommodation is not explicitly permitted in any zone across the Regional District Electoral Areas, a temporary use permit may be issued in order to permit the use, subject to certain conditions, for a specified length of time.

Given the potential impact that the construction of buildings or structures may have on the long-term viability of agricultural land, a temporary use permit is seen to provide an avenue for the Regional District to assess the initial and continued need for farm worker accommodation and the impact of the accommodation use on the land.

In order to assess whether a proposal to construct or place farm worker accommodation is appropriate, it is being proposed that the Board adopt standardized decision-making criteria through the introduction of a new policy statement under the "Agriculture" section of Electoral Area OCP bylaws.

Establishing clear, standardized criteria would provide clarity in terms of the types of supporting information which should be included with temporary use permit applications for farm worker accommodation. This could include information regarding the current farm operation, proposed number and roles of farm labourers, and the proposed nature of the accommodation units (i.e., siting, infrastructure, permanency, etc.).

In order to mitigate the impacts of residential uses on agricultural parcels, it is further proposed that conditions be established to ensure that accommodation units are constructed or placed in such a way where they are temporary and/or may be easily removed from the property should the farm worker accommodation use cease.

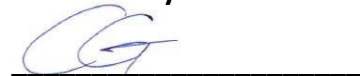
Additionally, it is being proposed that certain conditions be established which may be applied to temporary use permits to ensure that they are restricted to farm worker accommodation use only.

Alternative:

1. THAT first and second readings of Bylaw No. 2569, 2022, being a bylaw to amend the Electoral Area "A", "C", "D", "E", "F", "H", and "I" Official Community Plan Bylaws be rescinded and the bylaw abandoned.

Respectfully submitted:

Shannon Duong, Planner I

Endorsed By:

C. Garrish, Planning Manager