



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First, Second and Third Reading**
Official Community Plan Adoption Bylaw No. 7060-2014

DATE: January 20, 2014
FILE NO: 2013-102-CP
ATTN: C of W

EXECUTIVE SUMMARY:

The following resolution was passed at the May 24, 2011 Council meeting:

That staff be directed to bring back a housekeeping amendment bylaw to correct the discrepancies between the Schedule B map, the figure maps in Appendix E and the Schedule C map and any further housekeeping items that are required.

On November 26, 2013, Official Community Plan Revision Bylaw No. 7034-2013 was adopted. This bylaw allows Council to make minor amendments to the Official Community Plan Bylaw, which includes:

- Correcting mapping errors – specifically Schedule “C”, Natural Feature Map;
- Correcting clerical, grammatical and typographical errors;
- Updating name changes (such as the GVRD to Metro Vancouver); and
- Updating references to projects that have been completed.

The Revision Bylaw also allows changes to be made to the document format and layout, logos, diagrams, etc. This work has also been undertaken to update the document to current corporate branding standards.

The next step in this process is to adopt the minor revisions made to the Official Community Plan through an Official Community Plan Adoption Bylaw. The attached bylaw was drafted by the District’s solicitor and includes certification from the Manager of Legislative Services that states the revisions made to the Official Community Plan are in accordance with Official Community Plan Revision Bylaw No. 7034-2013.

RECOMMENDATION:

That Official Community Plan Adoption Bylaw No. 7060-2014 be given First, Second, and Third Readings.

DISCUSSION:

a) Background Context:

On November 26, 2013, Council adopted Official Community Plan Revision Bylaw No. 7034-2013. This Bylaw was prepared upon the advice of the District's solicitor and in accordance with Section 140 of the *Community Charter*, as discussed in the November 4, 2013 Council report. Recognizing the administrative nature of these changes, the Revision Bylaw provides for a simplified adoption process.

The next step in the process for making minor revisions to the Official Community Plan is to grant Three Readings to Official Community Plan Adoption Bylaw No. 7060-2014. This was also discussed in the November 4, 2013 Council report. The proposed Bylaw and attached Official Community Plan will be posted online for viewing and comment. The Official Community Plan Adoption Bylaw states that the document has been revised in accordance with the OCP Revision Bylaw, which has been certified by the Manager of Legislative Services verifying compliance with the OCP Revision Bylaw (see Schedule A to the OCP Adoption Bylaw).

Early in the review process, the following were identified for amending:

- **Urban Area Boundary:** Correct mapping error on Schedule C, Natural Features Map, to include Thornhill in the Urban Area Boundary, as shown on Schedule B.
- **References to Outdated Titles:** There are many references in the existing Official Community Plan to the Greater Vancouver Regional District (GVRD), which is now referred to as Metro Vancouver.
- **Completed Studies:** The Official Community Plan includes a commitment to undertake a number of studies that have since been completed. For example, studies such as the Agricultural Plan, Detached Garden Suites, and Urban Area Boundary review have been done and an update to the language is warranted.
- **Corporate Branding:** The District logo and corporate branding style have changed since the adoption of the Official Community Plan document. The amendments will include changing the layout to align with the District's new corporate branding standard.

b) Project Description:

The changes made to the Official Community Plan primarily encompass the list, discussed above, that was identified prior to beginning a full review of revisions. After a thorough review, the following changes are now proposed:

- **Clerical, grammatical and typographical errors:** These have been amended throughout the document.
- **Mapping:** This includes an adjustment on Schedule C, Natural Features Map, to include Thornhill in the Urban Area Boundary (as shown on Schedule B) and also includes mapping adjustments that have occurred through the development application process. Additionally, the starred properties symbols have been removed from Schedule B. The star symbols

referred to a Metro Vancouver land-use review process for these starred properties, which terminated with the adoption of the Regional Growth Strategy.

- **Completed Projects:** References made to projects to be completed have been updated with some wording to clarify that the project has been completed and is now being maintained or there is ongoing implementation, or where appropriate, references to projects now completed have been deleted. For example, updated wording was provided for the Agricultural Plan, Garden Suites, and the Town Centre Area Plan, whereas deleted references include the “GVRD Green Zone”, which is no longer used by Metro Vancouver as a land use designation and the definition of a “Density Transfer”, which is no longer a specific policy of the Albion Area Plan since the recent Council adoption of the Community Amenity Contribution program.
- **Corporate Branding:** The new layout of the Official Community Plan is designed to align more closely with the current corporate branding standard, utilize the updated District logo, and update the photos throughout the document.

Currently, there are a number of projects underway that are anticipated to result in Official Community Plan policy amendments in the near future (i.e., Commercial and Industrial Strategy, Transportation Plan, Housing Action Plan, and Environmental Management Strategy), which will fall under the *Local Government Act* requirements, specifically for public consultation and a public hearing (S. 879 and 890 respectively).

As such, no updates were made to recently completed work specifically related to any of these projects, as the existing policy language and intent will be reviewed and updated through each project’s process and implementation.

c) Official Community Plan Adoption Bylaw:

The Official Community Plan Adoption Bylaw No. 7060-2014 is attached to this report, along with the proposed minor amendments to the Official Community Plan document. Staff have continued to work with the District’s solicitor while making the amendments to the Official Community Plan document. The Manager of Legislative Services has reviewed the changes and executed Schedule A of the OCP Adoption Bylaw, certifying that the proposed amendments align with OCP Revision Bylaw No. 7034-2013.

The passing of OCP Revision Bylaw No. 7034-2013 permits the OCP Adoption Bylaw to receive Three Readings in one Council meeting and a Final Reading at the subsequent Council meeting.

CONCLUSION:

A resolution directing staff to undertake housekeeping amendments on the Official Community Plan was passed by Council in May 2011.

The OCP Revision Bylaw, adopted by Council in November 2013, is an effective tool for fixing minor errors and maintaining information so that it is clear and easily understood by the community. Because the process is efficient and expedient, future minor revisions may occur on a more frequent basis, with less expense and time involved.

It is recommended that Bylaw 7060-2014 be granted First, Second, and Third Reading.

“Original signed by Lisa Zosiak”

**Prepared by: Lisa Zosiak
Planner**

“Original signed by Christine Carter”

**Approved by: Christine Carter, M.PL, MCIP
Director of Planning**

“Original signed by Frank Quinn”

**Approved by: Frank Quinn, MBA. P.Eng
GM Public Works & Development Services**

“Original signed by J.L. (Jim) Rule”

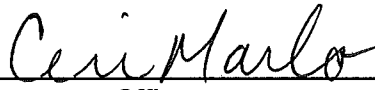
**Concurrence: J. L. (Jim) Rule
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Official Community Plan Adoption Bylaw No. 7060-2014

SCHEDULE A

I certify that the Official Community Plan contained in this Schedule has been revised in accordance with Official Community Plan Revision Bylaw No. 7034-2013.



Corporate Officer

[attached revised OCP]