



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Maple Ridge Official Community Plan Amending Bylaw No. 7002 - 2013

MEETING DATE: July 22, 2013
FILE NO: 2013-061-CP
MEETING: COW

EXECUTIVE SUMMARY:

The *Local Government Act*, Part 26, Section 866 requires that where a regional growth strategy is in effect for all or part of the same area where a municipal Official Community Plan is in effect, the Official Community Plan must include a Regional Context Statement that is accepted by the board of the regional district. The Regional Context Statement must specifically identify the relationship between the Regional Growth Strategy (RGS) and the municipal Official Community Plan and, if applicable, identify how the OCP is to be made consistent with the RGS over time.

Council has been presented three reports since October 2012 on the process for amending the current Regional Context Statement. On June 17, 2013, Council passed the following Resolution:

That staff be directed to prepare an Official Community Plan amending bylaw for the Regional Context Statement and bring forward to the next available Regular Council meeting.

This report brings forward the Official Community Plan Amending Bylaw as directed by Council.

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7002 – 2013 be given First Reading; and
2. That Official Community Plan Amending Bylaw No. 7002 – 2013 be referred to Metro Vancouver as part of the formal referral process for Acceptance by the Metro Vancouver Regional Board.

DISCUSSION:

a) Background Context:

The Metro Vancouver Regional Growth Strategy was adopted by the Greater Vancouver Regional District Board on July 29, 2011. The Regional Growth Strategy establishes five (5) policy goal areas that are aimed at integrating local land use plans, transportation services and infrastructure across the Region. Each of the 5 goals includes a number of policies that outline the various responsibilities for the Region, local municipality and other governments and agencies necessary to successfully implement the Plan.

During the preparation of the RGS, Maple Ridge was successful in working with the Region to address approximately 30 concerns that Council identified. Building on that success, District staff have worked effectively with Regional staff to review and find solutions to the minor inconsistencies between the RGS and the Maple Ridge Official Community Plan.

Regional Context Statement Amendment Process

Council has been presented three reports since October 2012 on the process for amending the current Regional Context Statement, the required consultation during the preparation or amendment to an Official Community Plan (Section 879 of the Local Government Act) and the draft Regional Context Statement. Those reports have resulted in the following Council Resolutions:

October 15, 2012

That the process outlined in the report titled “Regional Context Statement Amendment Process” dated October 15, 2012, be endorsed.”

March 18, 2013

- 1. That the draft Regional Context Statement be received for information and input; and*
- 2. In respect of Section 879 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:*
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;*
 - ii. The Board of the Regional District that is adjacent to the area covered by the plan;*
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;*
 - iv. First Nations;*
 - v. School District Boards, greater boards and improvement district boards; and*
 - vi. The Provincial and Federal Government and their agencies.*
- 3. And in that regard it is recommended that the only consultation to be required in respect of this matter is an online questionnaire and the early posting of the proposed Maple Ridge Official Community Plan Amending Bylaw on the District’s website, together with an invitation to the public.*

June 17, 2013

- 1. That staff be directed to prepare an Official Community Plan amending bylaw for the Regional Context Statement and bring forward to the next available Regular Council meeting.*
- 2. That Council endorse the approach to resolve the identified mapping item for the Kanaka Business Park as outlined in the report titled “Maple Ridge Regional Context Statement Update” and dated June 17, 2013.*

[Note: The Recommendations were updated at the Council Workshop to reflect new information provided to the District regarding the process to change several Regional Land Use Designations by staff from the Metro Vancouver Planning, Policy and Environment Department. As a result of that information, Recommendation #2 was not necessary.]

b) Citizen/Customer Implications:

As directed by Council on March 18, 2013, the draft Maple Ridge Regional Context Statement and questionnaire was placed on the District’s website for public input from June 18, 2013 through July 12, 2013.

No responses to the online questionnaire were received on the draft Regional Context Statement

c) Interdepartmental Implications:

The Planning Department will seek the input of other departments as necessary, for input into the Regional Context Statement. The OCP was thoroughly vetted by other Departments during its preparation, so any significant changes to the Regional Context Statement are not anticipated.

Policy Implications:

Part 25, Section 866 of the *Local Government Act* requires that municipalities include regional context statements in their Official Community Plan and identify the relationship between the OCP and RGS and how the OCP will be made consistent with the RGS over time.

The updated Regional Context Statement includes a number of statements identifying studies that the District is currently undertaking, but that may have policy implications to the Official Community Plan. As each study is completed, Council will be made aware of the OCP policy implications and if any new or amended policies relate to the RGS. These 'work-toward' statements in the RCS meet the intent of the requirement to show how the OCP will be made consistent with the Regional Growth Strategy.

d) Regional Growth Strategy Land Use Designation Changes

Through the discussion process with Metro Vancouver staff, a number of sites were identified where the Regional Land Use Designation did not align with the OCP Land Use Designations. Metro Vancouver has recommended that the Regional land use designation changes can be included on the Maple Ridge Regional Context Statement map (which forms part of the RCS) without requiring a formal amendment process as outlined in Section 6.4 'Procedures for Regional Growth Strategy Amendments' of the Regional Growth Strategy.

The proposed changes are identified on Appendix B Regional Land Use Designation Changes map and are as follows:

1. Lands spanning the North Alouette River – to change from 'Conservation and Recreation' to 'Agriculture';
2. Lands north of 144 Avenue – change from 'Conservation and Recreation' to 'Rural';
3. Site located north of 128 Avenue near Alouette Road – change from 'Conservation and Recreation' to 'Rural'; and
4. Kanaka Business Park – change from 'Industrial' and 'Conservation and Recreation' to 'Rural'.

e) Next Steps

Following First Reading of Official Community Plan Amending Bylaw No. 7002 – 2013, the Regional Context Statement will be formally referred to Metro Vancouver for Acceptance by the Board. This step will satisfy the requirement to submit an updated Regional Context Statement prior to July 29, 2013. The RCS is not expected to be considered by the Metro Vancouver Regional Board until September 2013, based on discussions with Regional Planning staff.

The following anticipated timeline was presented to Council in the June 17, 2013 report. It has been updated to reflect work that has either been completed or is currently underway.

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| • Council Review of draft Regional Context Statement | Complete |
| • Metro Vancouver preliminary staff review – March to April | Complete |

• First Reading of RCS OCP Amending Bylaw No. 7002 - 2013	Anticipated on July 23, 2013
• Formal referral to Metro Vancouver Board for Acceptance and Regional Growth Strategy Amendment	prior to July 29, 2013
• Consultation (as per the Council Resolution from March 18, 2013)	Underway
• Council Update (if there are significant changes from input or comments from Metro Vancouver)	*Oct. 2013
• Second Reading of OCP Amending Bylaw No. 7002 - 2013	*Oct. 2013
• Public Hearing	*Nov. 2013
• 3 rd Reading	*Nov. 2013
• Final Approval of OCP Amending Bylaw No. 7002-2013.	*Dec. 2013

*Note: Timing is dependant on comments or decision from the Metro Vancouver Board.

CONCLUSIONS:

At the June 17, 2013 Council Workshop, Council directed that the Official Community Plan Amending Bylaw for the Maple Ridge Regional Context Statement be prepared and to bring the bylaw to the next available Regular Council meeting.

The Regional Context Statement has been reviewed by Metro Vancouver's Planning, Policy and Environment Department to align it with the Regional Growth Strategy in a way that retains and reflects the unique attributes of the Official Community Plan.

The contents of the Regional Context Statement reflect comments and feedback previously received by Council and through discussions with staff from the Metro Vancouver Planning, Policy and Environment Department. It is expected that the proposed OCP Amending Bylaw captures this input and should therefore receive a favourable review and recommendation for Acceptance by the Metro Vancouver Board.

"Original signed by Jim Charlebois"

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

Appendix A: Official Community Plan Amending Bylaw No. 7002 - 2013
Appendix B: Proposed Regional Land Use Designation changes map