



Date: 25/08/2022

To: Chair and Directors, Cariboo Regional District Board

And To: John MacLean, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Sep01_2022

File: 6480-80-01

Short Summary:

Green Lake and Area Official Community Plan – Proposed Development Permit Area Text Amendments

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

The Green Lake and Area Official Community Plan (GLOCP) is unique in the province of BC in that the plan area spans two regional districts: Cariboo Regional District (CRD) and Thompson-Nicola Regional District (TNRD). The document is technically housed as two separate bylaws – one in each regional district. As part of the plan policies (Section 19), it is agreed that proposed amendments are cross-referred between the respective jurisdictions, and amendments are made accordingly to keep each jurisdictions' version of the OCP consistent.

Planning staff have received a referral from the Thompson-Nicola Regional District, of their intent to amend the language in the Development Permit sections. Planning staff have been in discussion with TNRD planning staff. The intent of the TNRD's proposal is to aid in readability and usability of these sections of the OCP, and to align with regulatory changes with respect to riparian development requirements in the south portion of the province (affects the TNRD, but not CRD). Further, TNRD staff propose to increase the threshold of Environmentally Sensitive and Hazardous Land DPs to apply to larger developments only.

The TNRD has a relatively ambitious timeline for the amendments, with anticipated first and second readings in late September, a public hearing if necessary in early October, with a goal of adoption, should the Board(s) approve, in mid-October. CRD staff would prefer a joint public hearing in 70 Mile House and will discuss with TNRD staff.

CRD Planning staff are generally supportive of the TNRD's proposal. There has been a long history of challenging Development Permit language in this OCP, which was improved through a similar text amendment process in 2013. This current proposal will further refine and clarify

Development Permit requirements. The TNRD indicates the language will also better align with their recently completed North Thompson OCP.

The TNRD referral package including preliminary proposed changes are provided in the attachments and may be refined prior to presentation of the proposed OCP text amendment bylaw for first and second reading. CRD staff will refer the proposed amendments to the applicable Advisory Planning Commissions (Areas G and L) once available.

Attachments:

1. TNRD Memo – Proposed Amendments to Green Lake and Area OCP – August 18, 2022
2. Current Green Lake and Area OCP Development Permit Excerpts

Financial Implications:

Minimal staff time, and shared public hearing expenses.

Policy Implications:

N/A

Alignment with Strategic Plan:

- ☐ **Communication:** Facilitate communication strategies throughout the entire Cariboo Regional District that meet the needs of residents, community stakeholders, and other levels of government.
- ☒ **Planning:** Intentionally plan services and activities of the CRD to prepare for future needs of residents and community stakeholders.
- ☐ **Economic Sustainability:** Foster an environment to ensure the economic sustainability of CRD communities and the region.
- ☐ **Governance:** Ensure that CRD governance policy and practices are intentional, transparent, and respectful.

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CAO Comments:

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Options:

1. Receipt;
2. Receipt and further action.

Recommendation:

That the agenda item summary from Nigel Whitehead, Manager of Planning Services, dated August 25, 2022, regarding the Thompson-Nicola Regional District's proposed text amendments to the Green Lake and Area Official Community Plan, be received.