



Date: 04/01/2024

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Jan12_2024

File: 3900-20-5458

Short Summary:

Revisions to the CRD Development Procedures, Guidelines & Fees Bylaw based on Bill 44 requirements and other housekeeping amendments.

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

On November 30, 2023, the Province of British Columbia passed Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023 as a significant effort to increase housing affordability in British Columbia. Besides this, the land use planning framework has been revised to reduce redundancy in the public engagement process. As part of the implementation of Bill 44, local governments must not hold a public hearing for a zoning bylaw amendment that is consistent with the current official community plan and is in whole or in part, a residential development.

Based on these changes, a revision to the CRD Development Procedures, Guidelines & Fees Bylaw No. 5005, 2016 is required. For zoning bylaw amendments where a public hearing is prohibited, local governments must give notice of an application to neighbouring property owners and tenants of the subject property prior to first reading. This is included in the revised CRD Development Procedures Bylaw. Due to logistical limitations, a Notice of Development Proposal Sign will not be required when a public hearing is prohibited as per Bill 44. A newspaper advertisement and mailout notice will still be required for such proposals. These recommended changes in our procedural bylaw are necessary to support the intent of Bill 44 which is to speed up the simple zoning bylaw amendment process.

Further Housekeeping Amendments are proposed:

- i. Rephrasing “Notice of Development Signage Requirements” to “Notice of Development Proposal Signage Requirements” throughout the bylaw to provide clarity in the posted signs.

- ii. Updating the names of various delegated development permits from all the Official Community Plans. (Sec. 4)
- iii. Adding a clause under the Application Processing Procedure Section for incomplete applications beyond 90 days. This will allow staff to return incomplete/inactive planning applications. (Sec. 15 (b))
- iv. Changing the extension granting authority from the “Manager Responsible for Planning or their designate” to the “Cariboo Regional District Board” under “Withdrawal & Cancellation” clause. (Sec. 18 (a))
- v. Changing the required public notification distances from “100 m (328.08 ft)” to “120 m (393.70 ft)” throughout the bylaw and subsequently removing consideration of road widths. This will help streamline staff processing.
- vi. Changing the required period for re-application from “six (6)” months to “twelve (12)” months to reduce the frequency of re-applications. (Sec. 35)
- vii. Adding a phrase “must be professionally made” for the signage requirements under Schedule B, Schedule C, and Schedule D. Also, replacing the “WEB: www.cariboord.bc.ca” with “EMAIL: planning@cariboord.ca” in each Schedules.
- viii. Changing the requirement of “two (2) copies” of scaled site plan to “one (1) copy” of scaled site plan throughout Schedule G.

Attachments:

1. Bylaw 5458 – Development Procedures, Guidelines and Fees
2. Current Bylaw 5005 with Markup

Financial Implications:

None

Policy Implications:

None

Alignment with Strategic Plan:

- Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.
- Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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CAO Comments:

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Options:

1. Provide three readings and adoption;
2. Deny;
3. Defer.

Recommendation:

#1: That Development Procedures, Guidelines and Fees Bylaw No. 5458, 2024 be read a first, second and third time, this 12th day of January 2024.

#2: That Development Procedures, Guidelines and Fees Bylaw No. 5458, 2024 be adopted, this 12th day of January 2024.