

To: Her Worship Mayor McKortoff and Members of Council

From: Christopher Garrish, Planner

Date: June 11, 2024

Subject: Proposed OCP Amendments – SSMUH Implementation

Tracker No: AI-613

RECOMMENDATION:

THAT Official Community Plan (OCP) Amendment Bylaw 1375.04, 2024, be read a third time and adopted.

That Land Use Procedures Amendment Bylaw No. 1235.08, 2024 be adopted.

That Municipal Ticket Information (MTI) Amendment Bylaw No. 1279.21, 2024, be adopted.

CAO Comments:

Approved for Council Consideration.

Executive Summary:

The purpose of this report is to provide Council with options in relation to a series of proposed amendments to the Town's Official Community Plan (OCP), Land Use Procedures (LUP) Bylaw and Municipal Ticket Information (MTI) Amendment Bylaw that relate to Small-Scale Multi-Unit Housing (SSMUH) Implementation.

Background:

At its meeting of February 13, 2024, the Committee of the Whole (COTW) considered staff reports regarding proposed amendments to residential policies, development permit (DP) area designations and various map schedules contained within the Town's OCP.

At its meeting of April 9, 2024, the Committee of the Whole (COTW) resolved that the following amendment bylaws be initiated and brought forward for consideration of first reading at a subsequent Council meeting:

- Official Community Plan (OCP) Amendment Bylaw No. 1375.04, 2024;

AND the following amendment bylaws be initiated and brought forward for consideration of first three readings at a subsequent Council meeting:

- Land Use Procedures (LUP) Amendment Bylaw No. 1235.08, 2024; and
- Municipal Ticket Information (MTI) Amendment Bylaw No. 1279.21, 2024.

At its meeting of May 14, 2024, Council resolved to approve:

- first and second readings of OCP Amendment Bylaw No. 1375.04, 2024;
- first, second and third readings of Land Use Procedures (LUP) Amendment Bylaw No. 1235.08, 2024, and Municipal Ticket Information (MTI) Amendment Bylaw No. 1279.21, 2024; and
- the scheduling of a public hearing for OCP Amendment Bylaw No. 1375.04, 2024, ahead of its meeting of June 11, 2024.

Analysis:

Further to the previous direction provided by Council at Committee, Administration has prepared draft amendments incorporating proposed changes to the OCP Bylaw, Land Use Procedures Bylaw and Municipal Ticket Information (MTI) Bylaw.

The proposed amendments to the OCP include, amongst other things, the following:

- revisions to the “Low- to Medium-Density Residential” designation;
- revisions to the “Medium- to High-Density Residential” designation;
- repeal of the Southeast Meadowlark, Hillside and Foreshore and Lake Development Permit Area designations; and
- revisions to the Multi-Family, Mixed Use and Commercial, Industrial, Environmentally Sensitive, and Riparian development permit area guidelines and mapping.

With regard to the proposed amendments to the Town’s Land Use Procedures Bylaw, this is principally in relation to transferring development permit (DP) application requirements from the OCP.

This is in order to avoid confusion over whether stated DP application requirements are actually required or merely suggested (due to currently being listed as “Guidelines” in the OCP) and also as a matter of consistency as the LUP is generally where all other formal application requirements are listed for rezonings, DVP, subdivisions, etc.

With regard to the proposed amendments to the Town’s Municipal Ticketing Information (MTI) Bylaw, this is principally in relation to the introduction of a new “Offence” section at Section 8 of the OCP Bylaw in which undertaking work without a permit or in contravention of a permit condition is subject to a fine.

Options/discussion:

1. THAT Official Community Plan (OCP) Amendment Bylaw 1375.04, 2024, be read a third time and adopted;

That Land Use Procedures Amendment Bylaw No. 1235.08, 2024 be adopted.

That Municipal Ticket Information (MTI) Amendment Bylaw No. 1279.21, 2024, be adopted.
2. THAT first and second readings of Official Community Plan (OCP) Amendment Bylaw 1375.04, 2024, be rescinded and the bylaw abandoned;
AND THAT first, second and third readings Land Use Procedures Amendment Bylaw No. 1235.08, 2024, and Municipal Ticket Information (MTI) Amendment Bylaw No. 1279.21, 2024, be rescinded and the bylaws abandoned.

Implications:

- a) Community:
 - Increasing densities will provide additional housing opportunities and ensure the Town is compliant with recent provincial legislative changes. However, it is also likely to increase demand on Town services such as water and sewer and further increase demand for vehicle parking due to the influx of visitors during our peak seasons.
- b) Organizational:
 - Increased infrastructure and vehicle parking demands.
- c) Budget:
 - None at this time.
- d) Financial/Risk Implications:
 - Infrastructure such as water and sewer will require upsizing in some areas. The exact number of pipes and associated cost is not known at this time but is estimated to be significant.
- e) Significant Dates:
 - The Town's zoning bylaw must be updated by June 30, 2024, to comply with provincial legislative requirements.
- f) Sustainability:
 - Increasing residential densities is consistent with the Town's designation as a "Primary Growth Area" under the South Okanagan Regional Growth Strategy (RGS).

Others Consulted:

Attachments:

1. Official Community Plan Amendment Bylaw No. 1375.04, 2024
2. Land Use Procedures Amendment Bylaw No. 1235.08, 2024
3. Municipal Ticket Information Amendment Bylaw No. 1279.21, 2024
4. Representations