



REPORT TO COUNCIL

Council Meeting: December 14, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** 6480-20-2020 OCP

SUBJECT: UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020 REPORT NO: 21-181

ATTACHMENT(S): APPENDIX A – HIGHLIGHTED EDITS TO DRAFT OCP BYLAW NO. 1236, 2020

APPENDIX B – LOW(ISH) GROWTH SCENARIO

APPENDIX C - UCLUELET OCP BYLAW NO. 1236, 2020, DRAFT 7.3

RECOMMENDATION(S):

That Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020:

1. rescind second reading of the bylaw;
2. amend the bylaw to incorporate the edits as presented in draft 7.3 as described in the staff report dated December 14, 2021;
3. give the bylaw second reading as amended; and,
4. refer the bylaw to a public hearing.

BACKGROUND:

At the November 23, 2021, Committee-of-the-Whole meeting, Council received a presentation on growth projections and Official Community Plan (OCP) policy options.

Following public discussion and input, Council provided comments on potential edits to the draft OCP. Support was indicated for a low- to medium-growth scenario. A “Low(ish) Growth Scenario” was then developed (see **Appendix “B”**).

Staff have subsequently made edits to the draft OCP document. The additions and changes are highlighted in **Appendix “A”**. The complete updated draft OCP version 7.3 is found in **Appendix “C”**.

ANALYSIS OF OPTIONS

- The Schedule “A” Long-Range Land Use Plan has been updated to reflect the growth scenario found in Appendix “B”. This would reduce the area designated for development within the plan, showing some areas as “Areas for Potential Future Growth”. Policy addressing these designated areas has been added to the document of the OCP, as highlighted in Appendix “A”.

- Some areas previously designated for tourist commercial (e.g., campground) uses have been shifted to show multi-family and single-family housing designations, following discussion with the landowner. An area previously designated as single-family residential is now shown as mixed-use light industrial, intended to encourage housing above light industrial uses (see Appendix “A”).
- A new policy section on Areas of Potential Future Growth has been added (see Page 76).
- Collectively, the changes shown in the draft plan align with the low(ish) growth scenario. This scenario is compared to the others presented at the November 23, 2021, Committee-of-the-Whole meeting in the following table:

	2050 permanent population	annual growth rate over 30 yrs	Housing: Tourist ratio	new serviced land area (hectares)	new infrastructure costs	policy changes
buildout existing	2250	0.4%	46:54	8	\$12 million	limited expansion of services
low growth	2400	0.7%	60:40	26	\$24 million	* limit development of new tourist accommodation * focus on development of new residential supply on limited lands
low(ish) growth	2600	1%	60:40	26		* modest development of new tourist accommodation * priority on developing new housing to suit residents * designate areas outside plan for potential future development
medium growth	3100	1.8%	60:40	34	\$35 million	* expediate development of the right kinds of new residential units * incentives for non-market housing
high growth	4900	5%	60:40	88	\$78 million	none: carry on expanding within municipal boundaries

- A policy statement that, “As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households” has been added to policy 3.134 (see page 68).
- A pie chart showing the approximate peak population in town - including summer visitors, seasonal residents and seasonal employees - has been added to the section on demographics and population projections (see page 126). Ucluelet has a permanent population of approximately 1,975 residents but a summer peak population of roughly 6,000.
- Staff noted that including the Development Approval Information Area designation at this time would avoid needing to amend the OCP at a later date (i.e., when the details of a Development Approval Information regulatory bylaw is brought forward for consideration by Council). In the “boilerplate” section of the OCP appendices (see page 124), a section has been added designating the lands within the municipality as a Development Approval Information Area. This designation will enable, as a follow-up to adoption of the OCP, for Council to consider enacting a Development Approval Information bylaw. Such bylaws work in conjunction with Development Application Procedures bylaws to clarify the process and information requirements for various land development applications (rezoning, Development Permits, etc.).
- A statement has been added to the section on regional context (see page 93) referencing the lower, slower approach to growth and development being taken by Ucluelet at this time.

After incorporating these changes, Staff recommend that Council consider advancing the OCP bylaw to another public hearing, which could be held in January.

A	That Council rescind second reading of Ucluelet Official Community Plan (OCP) Bylaw No. 1236, 2020, to amend the draft OCP to incorporate the edits as presented, and then give the bylaw second reading as amended and refer the bylaw to a public hearing.	<u>Pros</u>	<ul style="list-style-type: none"> • Incorporating the edits in draft 7.3 of the OCP would clarify the community position on the location and pace of growth, and place emphasis on encouraging development of needed forms of housing. • Proceeding to a public hearing in the new year would provide an opportunity for comment from members of the public and any interested external agencies. • Adopting an updated OCP early in the new year would provide direction for initiating a number of follow-up actions to the OCP.
		<u>Cons</u>	<ul style="list-style-type: none"> • Proceeding to a public hearing would provide less time for external agencies to review and comment on the revised draft OCP: however, the draft has been referred to these agencies previously and most of the content of the plan remains the same.
		<u>Implications</u>	<ul style="list-style-type: none"> • Notification and scheduling of another public hearing will be necessary once changes are made to the draft OCP.
B	That Council, after amending and giving second reading to the OCP bylaw, refer the OCP to external agencies again for a period of 60 days, before referring the bylaw to a public hearing.	<u>Pros</u>	<ul style="list-style-type: none"> • This option would include specific referral of the revised draft OCP to neighbouring jurisdictions and agencies and provide for a period of review and comment.
		<u>Cons</u>	<ul style="list-style-type: none"> • This option would extend the timeline for the OCP update project. Under this option, an updated OCP could still be adopted later in the spring.
		<u>Implications</u>	<ul style="list-style-type: none"> • Council may consider the degree of interest in neighbouring jurisdictions and agencies, and gauge the degree of appropriate referral.

C		<u>Suggested Motion</u>	That Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020: <ol style="list-style-type: none"> 1. rescind second reading of the bylaw; 2. amend the bylaw to incorporate the edits as presented in draft 7.3 as described in the staff report dated December 14, 2021; 3. give the bylaw second reading as amended; and, 4. refer the bylaw to external agencies for comment for a period of 60 days.
	That Council provide alternative direction on the content and/or process for updating the OCP bylaw.	<u>Pros</u>	<ul style="list-style-type: none"> • The OCP is the community’s plan; if there are other changes that Council feels would better reflect the desired community direction then those changes can and should be included before proceeding further with the bylaw.
		<u>Cons</u>	<ul style="list-style-type: none"> • A number of actions will follow adoption of a new OCP; the timing of those will be set back if the OCP update process is extended.
		<u>Implications</u>	<ul style="list-style-type: none"> • Following Council direction, an updated draft could be presented in January for further consideration, before proceeding with next steps.
	<u>Suggested Motion</u>	That Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020: <ol style="list-style-type: none"> 1. rescind second reading of the bylaw; 2. amend the bylaw to _____; 3. give the bylaw second reading as amended; and, 4. direct staff to _____. 	

POLICY OR LEGISLATIVE IMPACTS:

- Assuming some edits are incorporated into the draft OCP – as previously directed by Council - the bylaw will need to be referred to another public hearing.
- The OCP has been referred previously to external agencies. Comments received from those referrals did not focus specifically on growth management or development issues. If the edits to the OCP are as proposed in this report, it is unlikely that a second referral with extended opportunity to comment would provide substantially different input. If the bylaw is amended and referred to another public hearing, those external agencies could be specifically contacted as part of the public hearing notification, with the notice highlighting the changes to the draft since it was last referred.

NEXT STEPS

- Following second reading, the bylaw should be referred to a public hearing.
- Subject to public comment at the public hearing, Council could direct that further changes be made to the OCP.
- After a public hearing has been held, Council could then consider third reading and adoption of the OCP bylaw.

Respectfully submitted: Bruce Greig, Director of Community Planning
Duane Lawrence, Chief Administration Officer