
FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** 6480-20-2020 OCP
SUBJECT: UCLUELET OFFICIAL COMMUNITY PLAN BYLAW No. 1236, 2020 **REPORT NO:** 22- 14
ATTACHMENT(S): APPENDIX A – UCLUELET OCP BYLAW No. 1236, 2020
APPENDIX B - SCHEDULE “1” (v. 7.4) TO UCLUELET OCP BYLAW No. 1236, 2020

Prior to the adoption of the Official Community Plan bylaw, consideration should be given to the representations from the Public Hearing held on January 20, 2022.

RECOMMENDATION(S):

THAT Council move Option A, to:

1. amend District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, to incorporate the edits as presented in draft 7.4 as described in the staff report dated January 25, 2022;
2. give District of Ucluelet Official Community Plan Bylaw No. 1236, 2020 third reading as amended; and
3. adopt District of Ucluelet Official Community Plan Bylaw No. 1236, 2020.

BACKGROUND:

The updated *District of Ucluelet Official Community Plan Bylaw No. 1236, 2020* (“**the OCP bylaw**”), has been under development since 2016 and was the subject of a public hearing held May 13, 2021. Subsequent to that initial public hearing, Council directed changes to be made to the draft, and that the bylaw be brought back in the fall for further consideration. On October 12, 2021, Council requested an analysis of growth options be presented for discussion in a Committee-of-the-Whole (CoW) meeting, which was subsequently held on November 23, 2021. On December 14, 2021, Council amended the draft OCP bylaw document to incorporate new policy on growth management resulting from the CoW meeting discussion, gave the OCP bylaw second reading as amended and referred the bylaw to a public hearing. Notice was given and a public hearing scheduled for January 20, 2022.

ANALYSIS OF OPTIONS

Having held a public hearing on the OCP bylaw, Council could now discuss what was heard and consider giving the bylaw third reading and adoption (the bylaw is attached in **Appendix “A”**).

Staff recommend that the following edits be incorporated in Schedule “1” of the OCP bylaw prior to adoption:

- a. removing the phonetic Nuu-Chah-Nulth spelling of “Toquaht” on page 9, 12, 39 and 86 in response to the preference indicated by the Toquaht Nation; and

- b. In the discussion of Heritage and Culture on page 45, replacing the sentence, “Many ancient sites and artefacts are scattered throughout the District”, with “There are numerous culturally significant sites located within the District”.

It was pointed out that the term “scattered” could suggest that such sites are random or abandoned, which was not intended. Page numbering has also been updated. These edits are contained in the draft version 7.4 attached in **Appendix “B”**. Note these edits do not change the substance or impact of the Official Community Plan, therefore the bylaw could be given third reading as amended without needing to give notice and hold another public hearing.

A	That Council consider the input on Ucluelet Official Community Plan (OCP) Bylaw No. 1236, 2020, from the public hearing, make the edits to the document as proposed, and then consider third reading and adoption of the bylaw.	<u>Pros</u>	<ul style="list-style-type: none"> • Incorporating the edits in draft 7.4 of the OCP would respect the preferred spelling of the Toquaht Nation. • Updating the description of cultural sites would reflect the context that these sites are the result and evidence of a living culture. • Adopting an updated OCP would provide closure on a community planning process that has been underway for several years. • Adopting an updated OCP would provide direction for initiating a number of follow-up actions to the OCP.
		<u>Implications</u>	<ul style="list-style-type: none"> • An updated OCP would provide direction for development, budget decisions, municipal projects and operational priorities. • Subsequent bylaws and actions must be consistent with the OCP.
B	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 community’s desired 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 for further consideration, before proceeding with next steps.
		<u>Suggested Motion</u>	That Council, with regard to District of 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:

The adoption of a new or updated Official Community Plan provides an overarching set of objectives and policies to guide decisions on planning and land use management within the municipality, respecting the purposes of local government. Initiated in 2016, the process for updating and amending the Official Community Plan has included input from community members at numerous steps. Over the past few years of community discussion, analysis, research and debate, the plan has come a long way. Should Council adopt the updated OCP bylaw, it would bring this process to a point of completion.

That said, an OCP bylaw is also a living document and it is normal – and healthy – for a community to revise its OCP from time to time in response to changing circumstances.

Following adoption of the Official Community Plan, staff will focus on advancing a number of other items; some are projects already underway (such as completing the update to the DCC bylaw) while others are new initiatives (such as considering zoning amendments to enable additional forms of housing) that have been prioritized by Council. Those would be the subject of future reports and, where appropriate, specific consultation.

Respectfully submitted:

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