



REPORT TO COUNCIL

DATE: June 11, 2024
TO: Mayor & Council
FROM: Acting Director of Development
SUBJECT: OCP Permit Areas Project Report 2

Request for: ☐ Direction ☒ Decision ☐ Information

Recommendation:

THAT Council receive the “OCP Permit Areas Project Report 2” report dated June 11, 2024, for information; and

THAT Council give “Zoning Amendment Bylaw No. 747, 2024” first reading.

Background:

Council endorsed a plan to redesignate the permit areas to 3 main areas. They are Natural Environmental (Riparian), Natural Hazard with 3 subsections: Floodplain, Hillside and Wildfire, and Comprehensive DP & TUP areas.

This is the second of five reports describing the proposed revised Development Permit Areas. This report contains:

- the proposed draft OCP text setting the stage for the Natural Hazard Development Permit Areas (Attachment 1);
- the OCP Floodplain Map (Attachment 2);
- an amendment to the Floodplain management provisions contained in the Zoning Bylaw (Attachment 3).

The focus of the report is Natural Hazard DP areas and proposes first reading of the associated Zoning Amendment Bylaw is proposed as it stands separate from the remainder of the OCP Development Permit Area discussion. Should Council agree, staff will begin the formal referral and consultation process with external agencies. Once comments have been received from relevant Provincial agencies staff will return to Council to discuss any changes required to the proposed amending bylaw.

Discussion:

As development and reconstruction of the community proceeds, hazards and other potential negative impacts of development must be identified and addressed proactively. The goal remains to support the rebuilding priorities while upholding the Village’s responsibilities for managing risk, liability, and legislative compliance.

Proposed Changes

Amendments to Official Community Plan Bylaw No. 475 Part 5 Development Permit Areas are

proposed to address several types of potential hazards; this report lays the foundation for designating Natural Hazard DP Areas and directly addresses Floodplain regulations contained in the Zoning Bylaw.

The introductory text, legal authorities and high-level objectives for Natural Hazard Development Permit Areas are detailed in Attachment 1. Attachment 2 contains the proposed OCP Floodplain Map created from available data sources. Attachment 3 contains proposed Zoning Amendment Bylaw (Floodplain) No. 747, 2024.

Two planning tools are used to protect watercourses and water bodies:

1. Zoning Bylaw floodplain setbacks and flood construction levels;
2. Development Permit Area guidelines reflecting the Provincial Riparian Area Protection Act and Regulations.

Floodplain Regulations

Floodplain regulations are included in the Zoning Bylaw; no additional designation is recommended. The Draft Floodplain Map provides a visual representation of the areas impacted and can be added to the OCP Maps for reference.

Zoning Amendment Bylaw (Floodplain) No. 747, 2024 proposes updates to the prescribed floodplain setbacks for each of the Fraser and Thompson Rivers (from 30m to 60m) and the flood construction level for the Thompson River (from 8m to 6m). These changes correct legislative references and reflect current Provincial standards based on information that has become available since the previous standards were incorporated into the Zoning Bylaw.

Updating the Zoning Bylaw floodplain regulation is a task separate from considering the Development Permit Area Guidelines for riparian areas. Sensitive Environment (Riparian) will be reviewed through technical study once mapping has been refined through technical study as requested late April 2024.

Financial Impact:

The funding for this project comes from the 21-million-dollar provincial funding envelope. Ongoing implementation of the OCP guidelines will be part of the regular operating budgets including application processing, Geographic Information System (GIS) data maintenance, etc.

Communication to the Public:

The decision of Council in this matter would be best communicated to the public on the Village of Lytton Web Site.

Respectfully submitted,

Birte Decloux and Cory Gain

For Diane Mombourquette
CAO/Acting Director of Development

Attachments:

1. Draft Part 5.7 Natural Hazard Development Permit Areas Text
2. Draft OCP Floodplain Map
3. Proposed Zoning Amendment Bylaw (Floodplain) No. 747, 2024