



**REPORT TO THE ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, SEPTEMBER 19, 2012**

**SUBJECT COMMUNITY WORKS FUND – SHIRLEY/JORDAN RIVER OFFICIAL
COMMUNITY PLAN UPDATE AND EAST SOOKE OFFICIAL COMMUNITY
PLAN UPDATE**

ISSUE

To approve Official Community Plan (OCP) updates as part of the Integrated Sustainability Planning Work to be funded from the allocation of monies reserved for the Juan de Fuca (JdF) Electoral Area (EA) Community Works Fund (Federal Gas Tax Rebate program).

BACKGROUND

Draft terms of reference for the review of the Shirley/Jordan River OCP and the East Sooke OCP have been prepared and will be considered by the JdF Land Use Committee in the fall of 2012. The terms of reference for the Shirley/Jordan River OCP update include a consultation plan and a sensitive ecosystem study. The terms of reference for the East Sooke OCP update include a consultation plan. The OCP reviews will focus on compliance with the Regional Growth Strategy (RGS) and provide input into the Regional Sustainability Strategy (RSS); review resource, settlement and settlement containment area designations; consider community services and environmental protection. The review will confirm policies in the existing OCP, revise existing policies and develop new policies to address emerging issues such as sustainability. Staff is requesting Board approval for funds to be allocated from the Gas Tax to facilitate the planning process over the next two years.

This project would be eligible for funding under Capacity Building Category of the Gas Tax Transfer Agreement. Capacity building projects are planning activities that increase local government capacity to undertake integrated sustainability planning, and include such things as community plans.

ALTERNATIVES

1. That the Board approves the project proposal for the Shirley/Jordan River and the East Sooke OCP reviews, with an allocation of \$100,000 from the JdF EA Community Works Fund.
2. That staff be directed to prepare an alternative approach that does not require an allocation of \$100,000 from the JdF EA Community Works Fund.

FINANCIAL IMPLICATIONS

It is proposed that funding of \$100,000 be provided from the 2008 Community Works Fund received from the Federal Gas Tax Rebate program through the Union of British Columbia Municipalities. CRD staff resources required to manage the project will come from the existing planning budget.

PROJECT IMPLICATIONS

The *Local Government Act (LGA)* requires an OCP to approximate the residential development needs for at least five years, which generally triggers a full review of the OCP. The East Sooke and the Shirley/Jordan River OCPs were initially adopted in 2007 and therefore are due for a review. The OCPs were prepared to comply with the initiatives and actions of the RGS, however the RGS did not fully address the provisions of these OCPs. The RGS/RSS review provides an opportunity for both plans to be consistent.

LEGISLATIVE IMPLICATIONS

An OCP is authorized by the LGA, and is a statement of objectives and policies to guide decisions on planning and land use management respecting the character of existing and proposed land use and servicing requirements in the area covered by the plan.

CONCLUSION

A five year review of the Shirley/Jordan River and East Sooke OCPs is proposed. The OCP reviews will focus on compliance with the RGS and provide input into the RSS; review resource, settlement and settlement containment area designations; consider community services and environmental protection. The review will confirm policies in the existing OCP, revise existing policies and develop new policies to address emerging issues such as sustainability. Staff is requesting Board approval for funds to be allocated from the Gas Tax to facilitate the planning process over the next two years.

RECOMMENDATION

That the Electoral Area Services Committee recommends that the Capital Regional District Board:

1. Approve the project proposal for the Shirley/Jordan River and the East Sooke Official Community Plan reviews, with an allocation of \$100,000 from the Juan de Fuca Electoral Area Community Works Fund.

**** ORIGINAL SIGNED ****

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Kelly Daniels
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Concurrence