



Corporate Report

NO: L014

COUNCIL DATE: October 27,

2003

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: October 22,
2003

FROM: General Manager,
Planning and Development FILE: 6520-20
Campbell
Heights

SUBJECT: Campbell Heights Local Area Plan Implementation –
OCP Amendment
Opportunities for Public Input

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Determine that the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments to the Official Community Plan, as described in this report, were appropriate to meet the requirements of Section 879 of the *Local Government Act*.

INTENT

The purpose of this report is to provide Council with a summary of the public consultation undertaken with respect to the implementation of the first phase of development in Campbell Heights and, in particular, with respect to the proposed amendment to the Official Community Plan ("OCP") to implement a design review process to replace the Development Permit process for development on the Phase 1 lands and to have Council pass a resolution deeming the public consultation process, to meet the requirements of Section 879 of the *Local Government Act*, as is required by that section of the *Act*. This resolution was inadvertently left out of the recommendations of Corporate Report No. L013 that were approved by Council on October 6, 2003.

BACKGROUND

On October 6, 2003, Council considered Corporate Report No. L013 entitled "Campbell Heights Local Area Plan – Implementation Report" and approved the recommendations of the report. The recommendations included a proposed amendment to the OCP By-law to delete the lands, as illustrated in Appendix I of this report, from the Designated Development Permit Area in the OCP and authorization for the City Clerk to bring forward the required OCP amendment by-law for the required readings and to set a date for a Public Hearing.

Section 879 of the *Local Government Act* requires that a local government provide one or more opportunities it considers appropriate for consultation with any persons, organizations and authorities during the development, repeal or amendment of an Official Community Plan. This report describes the consultation that was undertaken with

respect to the above-described OCP amendment in accordance with Section 879 of the *Local Government Act*.

DISCUSSION

The intent of the proposed OCP amendment, to remove Campbell Heights from the Designated Development Permit area in the OCP, was to provide for a more efficient design approval process while maintaining a high quality of design. Two public open houses were held earlier this summer, at East Kensington Elementary, on June 23, 2003 and June 26, 2003, to which residents and property owners in the vicinity of the Campbell Heights Phase 1 lands from Surrey and Langley were invited to view and comment on the proposed zoning, design review process and implementation plans for the Phase 1 lands. The alternative design review process was presented at these open houses.

In addition to the open houses, each of the City of Langley and the Township of Langley were sent a letter describing the proposed Development Permit Area amendment and the proposed design review process and requesting that they forward any comments or concerns that they may have.

The City of Langley advised that it has no comments with the proposed deletion of selected properties in the Campbell Heights Plan area from the Development Permit Area designations. They further advise that their interests are similarly unaffected by the proposed design review process.

To date, the Township of Langley has not provided formal comments on the proposed OCP amendment.

This consultation process has allowed reasonable opportunity for those who may have an interest in the amendment to express their views. Further, the OCP Amendment By-law is the subject of a Public Hearing that is being held on Monday, October 27, 2003, at which time any interested party may provide comments directly to Council regarding this amendment.

CONCLUSION

In accordance with Section 879 of the *Local Government Act*, public consultation has been conducted to obtain input from the public and other organizations on the proposed OCP amendment and the alternative design review process for the Phase 1 Lands in Campbell Heights. The consultation opportunity is considered to meet the requirement of Section 879 of the *Local Government Act* and, in order to satisfy the requirements of that same Section, it is recommended that Council pass a resolution deeming the consultation process to have satisfied Section 879 of the *Act*.

Murray Dinwoodie
General Manager
Planning and Development

GF/kms/saw

Attachments

Appendix I Campbell Heights Business Park Development Permit Exemption Area

Appendix I

