



Green Lake & Area Official Community Plan

OCPP Development Permit Areas Proposed Changes FAQ Sheet



What does the current Green Lake & Area (GLA) OCP require?

Development Permits (DPs) are required for a broad range of activities and developments within select areas of the OCP. DPs allow Regional Districts to reinforce OCP policies and objectives such as protection of water quality and environmentally sensitive areas. They are required to be 1) applied for, 2) reviewed, and 3) approved before getting Building Permits, subdivisions, land clearing, or on-site undertakings such as septic field construction, utility trenches, driveways, and similar works.

What are the issues?

The items/issues we hope to address follow:

1. **Clarity regarding the Riparian Development Permit Area (DPA).** Clarity to this DPA serves two separate but related purposes: implementation of *Riparian Areas Protection Regulation* (RAPR) legislation, and greater clarity on advanced sewage disposal system development to protect Green Lake water quality.
2. **Better definitions for what triggers a Hazardous Land or Environmentally Sensitive DP.** This section of the OCP should be better defined based on extent or scope of development, to only be applied for major rezoning or subdivision applications which involve 4 or more parcels.
3. **Adding number in DPA sections.** This minor update will improve the ease of referencing parts of the OCP and defining future amendments.
4. **Improving the Policy on Temporary Use Permit (TUP) applications to expedite processing.** These improvements will enable TUP issuance without bylaw amendments or public hearing, which will make applications cost less for applicants. This proposed change would align with the policy already in place for the North Thompson OCP sections in regards to TUPs for recreational vehicles and short-term rentals.

Why are we considering these changes?

The DPA section, drafted by the consultant who may have been unaware of the challenges created by broad DPA wording and ambiguous mapping, was previously amended in 2013 to clean up confusing setbacks and scope of development in DPAs. Since that time, landowners and staff alike have still faced challenges with the provisions that set out DPA triggers and their prescriptions/ justifications. For example, some owners have expressed frustration when asked to complete DPs for minor works, such as an environmental review prior to building an addition. Then, when these areas are investigated (mainly for identified *Hazardous Lands Areas*), ground-truthing often results in the DPA designation not being relevant to the property, and so the DPA requirement is lifted. In many cases, site specific geotechnical reviews required at the time of building permit or subdivision would mitigate and address any site hazards.

What are the next steps of the GLA OCP amendment process?

We are at the second consultation stage and continue to ask for your input. Once we gather all the input, planning staff will compile a further report for each of the TNRD and CRD Boards for spring 2023.

Please contact Planning Services at the TNRD or the CRD if you have any questions or require more info.