

# Directors Report April 2024

## AVICC Conference

Many elected officials spent 3 days this month at the AVICC conference in Victoria. Over those three days there were guest speakers and of course a number of resolutions to vote on with the hopes that many of them will be included at the UBC conference later this year.

With speakers from the province talking about the new Short Term Rental Legislation, I was hoping that further information and further clarity on this new legislation would be provided. On that note I was disappointed as I learned nothing new, and I was quite taken back with the fact that the Province was not prepared to provide answers to questions of concerns from anybody who attended this conference.

On a good note some key resolutions were passed that relate to items from the Comox Valley Strathcona Regional Hospital Board and hopefully they will become resolutions to vote on at the UBC conference.

## Local Government and Public Hearings

There is still considerable confusion in the community over the changes made to the Local Government Act and in particular when to hold public hearings or not.

The changes to the Local Government Act states the following;

“ A local government must not hold a public hearing if a proposed zoning bylaw is consistent with the official community plan (OCP) in effect for the area. Where there is not consistency with the OCP, local government must hold a public hearing on a proposed zoning bylaw, including amendments to the bylaw. “

Area D does have an updated Official Community Plan (OCP) which did have wide spread community engagement through 2023. Between the survey and the public hearing well over 300 people in the community did collaborate on this new OCP which was passed in December 2023.

With the new changes to the Local Government Act the Official Community Plans (OCPs) now play a very important role in what Development Permits are approved without Public Hearings. Electoral Areas and communities throughout the province are scrambling to update dated Official Community Plans (OCP). Thankfully as this was an item that I did campaign on it was on the priority list and there is a current OCP based on the desires of the current community and not a community from 1996.

The changes to the Local Government Act are very clear. If the development permit is consistent with the OCP then it should be approved.

For those Development Permits that are not consistent with the OCP then a Public Hearing will still be held.

## **Update on the New Well on Shelter Point Farms**

As many are aware a new well was dug on Shelter Point Farms to address the dwindling water source for the Black Creek Oyster Bay Water system. This new well was provisioned by the Comox Valley Regional District and they will be the holders of the Water License Agreement with the Province of BC.

At a recent Black Creek Oyster Bay Board meeting Directors were informed by Comox Valley staff that they expect this Water License Agreement to be signed over the next few months.

## **Water Restrictions**

Strathcona Regional District's Stage 1 water restrictions will come into effect on May 1 for Northern Electoral Area D – Ocean Grove Road to Vaughn Road water system users.

Under stage 1, lawn and garden watering with a sprinkler, soaker, or weeper hose is permitted between the hours of 5 am – 8 am and 7 pm – 10 pm. Watering days for even-number addresses are Tuesday, Thursday, and Saturday and odd-number addresses are Wednesday, Friday, and Sunday.

Lawn and garden watering is permitted anytime when a hand-held hose with automatic shut-off nozzle is used or with micro or drip irrigation. Micro and drip irrigation systems must be correctly installed to avoid over-watering. Over-watering is defined in Bylaw 324 as watering in a manner that saturates the lawn, boulevard, or landscaped area and results in water spreading onto areas beyond them.

For new lawn or sod installation, a special watering permit is required. Please email [engineering@srd.ca](mailto:engineering@srd.ca) for more details.

### **Stage Two water restrictions will come into effect on July 1st, 2024.**

For more information on water restrictions and to view your watering schedule, please visit [www.srd.ca/water](http://www.srd.ca/water).

Saving water helps everyone. For tips and more info on how to conserve water, please visit [www.srd.ca/water-conservation](http://www.srd.ca/water-conservation)

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**The City of Campbell River also has Stage 1 water restrictions starting May 1 2024.**