



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: July 13, 2023 File No. 3030-20
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: Anmore South – OCP Amendment Application

Purpose / Introduction

To provide Council with an introduction to a proponent led OCP amendment application for the Anmore South (Ioco) lands.

Recommended Option

THAT an Official Community Plan Amendment Bylaw based on the 2023 icona Properties OCP Amendment Application be drafted and brought forth for consideration of first reading.

Background

In May 2023 icona Properties (the proponent) submitted an application to amend the Official Community Plan (OCP) of Anmore in relation to Anmore South. The proponent has requested that the existing OCP be amended to allow for future development on the Anmore South lands, which are designated as a special study area within Anmore's current OCP.

The attached report is an introduction to the proposed OCP Amendment for the Village of Anmore, prepared by ISL Engineering and Land Services Ltd. (ISL). The report provides a detailed explanation of the OCP amendment process, the proponents application and the draft policies that would form part of the amendment bylaw.

Report/Recommendation to Council

Anmore South – OCP Amendment Application

July 13, 2023

Discussion

The submitted application is in line with the requirements of an OCP amendment application and it covers a wide range of topics, such as:

1. The neighbourhood vision
2. Location and regional context
3. The regulatory requirements
4. Descriptions of the land
5. Neighbourhood land uses
6. Infrastructure review
7. Financial and economic analysis
8. Implementation strategy
9. Proposed OCP policy

The attached ISL report has summarized the proponent's application and provides commentary on the submitted policies.

If Council were to direct staff to develop an amending bylaw and proceed to consideration of first reading, significant analysis and discussion would then take place through amendment process. As such, staff would provide additional information on variety of topics such as engagement strategies, affected stakeholders, financial impacts and technical reports.

Options

1. THAT an Official Community Plan Amendment Bylaw based on the 2023 icona Properties OCP Amendment Application be drafted and brought forth for consideration of first reading.

(recommended)

OR

2. THAT the 2023 icona Properties OCP Amendment Application be referred to the Committee of the Whole.

OR

3. THAT no amendments be considered to the Official Community Plan at this time.

Report/Recommendation to Council

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Attachments

1. OCP Amendment introductory report – ISL Engineering and Land Services

Prepared by:	
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Chris Boit, P.Eng Manager of Development Services	
Reviewed for Form and Content / Approved for Submission to Council:	
Chief Administrative Officer's Comment/Concurrence	 _____
	Chief Administrative Officer