

Question 2 Response

Council has a legal obligation to follow the dictates of the OCP as per sec.884 of the local govt act

Local Government Act section 884:

Effect of official community plans

884 (1) An official community plan does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified in the plan.

(2) **All bylaws enacted or works undertaken by a council**, board or greater board, or by the trustees of an improvement district, after the adoption of

(a) an official community plan, or

(b) an official community plan under section 711 of the *Municipal Act*, R.S.B.C. 1979, c. 290, or an official settlement plan under section 809 of that Act before the repeal of those sections became effective,

must be consistent with the relevant plan.

The OCP is an official document updated on a regular basis

- long term planning guidance
- extensive public scrutiny and input
- wrong to say compatible with OCP
- wording to the effect that other commercial areas should be of appropriate size and scale to not compete with the Central Business District.

Also of note, the current zoning on the property in question was the subject of intense consideration to meet the requirements of OCP –designed to protect beautiful downtown Rev – the Central business District - our jewel that is a major attractant in its own right – fragile because

of threats posed by the proposed development that would follow on the rezoning approval.

Council clearly has a legitimate legal reason to oppose.

Tuesday the 24th Nov. is the last opportunity to input one's comments on the rezoning proposal. Take action! Details on that are available on the City's website.