

REQUEST FOR DECISION

DATE: August 26, 2025

TOPIC: Official Community Plan Amendment Bylaw No. 2037 for 1620 Hood Road

PROPOSAL: Legislated Considerations

PROPOSED BY: Joel Comer, Director of Community Services

DIVISION: Community Services

SECTION 1: SUMMARY

Consideration of the Bylaw, following 1st reading and prior to a Public Hearing, in conjunction with the *Town of Creston 2025-2029 Financial Plan* and the *Regional District of Central Kootenay Resource Recovery Plan* is required pursuant to Section 477(3)(a) of the *Local Government Act*.

Staff Recommendation:

THAT Council RECEIVES the August 26, 2025, Council Report titled “Legislative Considerations – OCP Amendment Bylaw No. 2037, 2025 – 1620 Hood Road”, from the Director of Community Services for Information;

AND THAT Council CONSIDERS the Official Community Plan Amendment Bylaw No. 2037, 2025 in conjunction with the Town of Creston 2025-2029 Financial Plan and the Regional District of Central Kootenay Resource Recovery Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those plans to be consistent with the Bylaw;

AND THAT Council RECEIVE the agency referral feedback as outlined in the attached Council Report;

AND FURTHER THAT Council REFERS Official Community Plan Amendment Bylaw No. 2037, 2025, for consideration at the Public Hearing on September 2, 2025.

SECTION 2: BACKGROUND

On August 12, 2025, Council gave 1st and 2nd Readings to Official Community Plan Amendment Bylaw No. 2037, 2025, to amend the land use designation for 1620 Hood Road from Rural Residential to Commercial General.

Further background information regarding public consultation, legislative requirements, and agency referral submissions can be found in the Council Report dated August 12, 2025.

SECTION 3: ISSUE ANALYSIS / DISCUSSION

Agency Referrals

1. Ministry of Transportation and Transit – referral submitted June 23, 2025.
 - i. Positive referral received.
 - ii. Highway Access Permit required, following zoning bylaw adoption.
 - o Applicant notified.
2. School District 8 Kootenay Lake – referral submitted July 21, 2025.
 - i. Agency given until August 21, 2025, to provide feedback.
 - ii. No feedback received. Assume agency's interests are unaffected.

2025-2029 Financial Plan

Staff do not anticipate that the proposed Official Community Plan Amendment Bylaw No. 2037, 2025, will have impact to the 2025-2029 Financial Plan. At this time, a rezoning of the property is proposed to allow for commercial uses, including indoor recreation, personal services, retail services, and food-primary services. Potential impacts to the 2025-2029 Financial Plan will be presented to Council when and as required.

2021 RDCK Resource Recovery Plan (Solid Waste Management Plan)

Solid waste management for the Town of Creston is provided under Service 186 – Refuse Disposal – East Sub-region of the Regional District of Central Kootenay (RDCK). The current RDCK landfill site for the East Sub-region is located several kilometers South of Creston in the community of Lister. The RDCK also operates a recycling facility in Town on Helen Street. The RDCK has developed and adopted a Regional Resource Recovery Plan (Solid Waste Management Plan) for the entire region, which anticipates growth and changes in waste generation over the next 10 years. Specific policies related to waste management which affect the Town of Creston are contained within that Plan, (and other agreements) which can be found here: [2025-02-07-RR-Plan.pdf](#)

Staff do not anticipate that the Official Community Plan Amendment Bylaw No. 2037, 2025, will have impact to solid waste management as described in the 2021 RDCK Resource Recovery Plan.

Environmental Considerations

Commercial development at 1620 Hood Road.

Social Considerations

Changing the land use designation to Commercial General would expand possible uses of the property to include diverse commercial uses such as personal services, indoor recreation, and retail services.

Commercial development within a rural residential area.

Economic Considerations

Changing the land use designation of the property to Commercial General provides opportunity for diverse commercial uses on the subject property within the Town of Creston.

SECTION 4: ORGANIZATION IMPLICATIONS

Legislative Considerations (Policies and/or Bylaws)

Local Government Act s. 457 -477 (Official Community Plan consultation and adoption procedures).

Strategic Focus

Economic Health.

Reconciliation Considerations

None identified.

Communication Considerations

Community to be notified of Public Hearing via newspaper advertising and website notification. Property owners and tenants within 60m of the site will be notified by mail and hand-delivery. Official Community Plan Amendment Bylaw No. 2037, 2025, will be made available to the public for comment at Town Hall. Staff are available to address questions and comments received prior to the Public Hearing.

SECTION 5: FINANCIAL IMPLICATIONS

Included in Financial Plan:

☐ Yes ☒ No ☐ N/A

Financial Plan Amendment Required:

☐ Yes ☒ No ☐ Next Budget Cycle

Commercial tax revenue.

SECTION 6: OPTIONS AND ALTERNATIVES

Option 1:

Council considers the OCP in conjunction with the Regional Resource Recovery Plan and the 5-year Financial Plan, deem those plans to be consistent with Official Community Plan Amendment Bylaw No. 2037, 2025, and receive the agency referral feedback.

- Compliance with the *Local Government Act*

Option 2:

Council considers the OCP in conjunction with the Regional Resource Recovery Plan and the 5-year Financial Plan, deem those plans to be inconsistent with the amendment bylaw.

- If proposed amendment is perceived to be inconsistent with the plans above, the proposed amendment cannot proceed without further review.
- Staff do not anticipate that Official Community Plan Amendment Bylaw No. 2037, 2025, will have impact to solid waste management as described in the 2021 RDCK Resource Recovery Plan or the 2025-2029 Financial Plan.

Option 3:

Council refers to staff for additional information.

SECTION 7: RECOMMENDATIONS

That Council passes the following resolution(s):

THAT Council RECEIVES the August 26, 2025, Council Report titled "Legislative Considerations – OCP Amendment Bylaw No. 2037, 2025 – 1620 Hood Road", from the Director of Community Services for Information;

AND THAT Council CONSIDERS the Official Community Plan Amendment Bylaw No. 2037, 2025 in conjunction with the Town of Creston 2025-2029 Financial Plan and the Regional District of Central Kootenay Resource Recovery Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those plans to be consistent with the Bylaw;

AND THAT Council RECEIVE the agency referral feedback as outlined in the attached Council Report;

AND FURTHER THAT Council REFERS Official Community Plan Amendment Bylaw No. 2037, 2025, for consideration at the Public Hearing on September 2, 2025.

SECTION 8: SUBMITTED AND REVIEW

This report is respectfully submitted by:

Joel Comer, Director of Community Services

I concur with Staff recommendation to Council.

Michael Moore, Chief Administrative Officer

PowerPoint: ☐ Yes ☒ No

Attachments

Appendix A – DRAFT Official Community Plan Amendment Bylaw No. 2037, 2025

References

Financial Plan: [Budget2025.pdf](#)

Resource Recovery Plan: [2025-02-07-RR-Plan.pdf](#)