



The Village of Clinton is undertaking a renewal of the [Official Community Plan](#) (OCP) and [Zoning Bylaw](#) (ZBL), and review of the [Development Approval Process](#) (DAPR) to guide the future of Clinton. These projects have the opportunity to foster a positive social, economic, and environmental impact on how Clinton grows and changes over time.

- Legislated under the *Local Government Act*, the OCP is the Village's most important bylaw which establishes objectives and guidelines to inform decision making about the future development and land use within the municipal boundaries. The OCP also acts to guide the provisions of municipal services and facilities, housing, environmental matters, utilities, and transportation systems over the coming decades. It is intended to illustrate the vision and priorities of a community; as such, its development provides an important opportunity to involve residents in visioning, to collectively generate a forward-thinking and adaptable plan for the future.
- The ZBL is an implementation tool for the Village's OCP, adopted as bylaw, that sets out regulations for lands and development within the municipal boundaries. Unlike OCPs, ZBLs provide more specific regulations that govern land use. They are not designed to be high-level or conceptual, but to provide the specific parameters that existing and future development must meet. They are a key tool in implementing the community's vision outlined in the OCP. It is important that ZBLs align with the OCP land use framework to support the effective and coordinated delivery of the community's vision. An overly prescriptive or restrictive ZBL can often result in additional staff time processing rezonings, confusion in the development community, and development that limits growth.
- The Development Approvals Process is how ideas for development projects go through the Village's review process before approval. As part of this project, we will be looking at the approvals process with the aim of streamlining the approval procedure, creating clear process flow charts for staff and applicants, updating application forms, streamlining the referral process, reviewing development fees, creating a clear approval framework, and updating internal document templates.

Get involved

Throughout the entire project, we want to hear from you! Clinton is a tight-knit community that has a unique set of challenges and a bright future. We want to hear what your vision of the community is, where you think there are weaknesses, and what your ideas are for how to improve. These directions will give us insight into how to update the OCP and ZBL in ways that resonate with you and can help our community achieve our shared vision in the future.

Please consider attending one of the following engagement events, and please bring your friends and family.

- **Community Pop-Up Events**

Several pop-up events will be held around town as our Consultants visit local gathering spots to inform residents about the project and solicit feedback about their vision and priorities for Clinton.

Tues, Feb 11th | 1-2:30pm | Clinton Library

Wed, Feb 12th | 1-2:30pm | Credit Union

Tues, Feb 11th | 3-4:30pm | Post Office

Wed, Feb 12th | 3-4:30pm | Post Office

Wed, Feb 12th | 7:30-8pm | 47 Mile Sports Complex

- **Public Open House - Presentation Format**

This event will begin with a **formal presentation at 6pm** that goes over what the role of the OCP and ZBL are, what they are intended to do, and how they are used. After the presentation, attendees will be encouraged to share their vision and priorities for the community with members of the Project Team around tables and display boards showcasing background information. **Come chat with us and enjoy some snacks!**

Tues, Feb 11th | 6-8pm | Clinton Memorial Hall

- **Public Open House - Drop-In Format**

This event will not have a formal presentation; it will be held in a drop-in format only. Attendees will be guided through information at their leisure and encouraged to share their vision and priorities for the community with members of the Project Team around tables and display boards showcasing background information.

Wed, Feb 12th | 9-11am | Village Office

- **Council Workshop**

A hands-on workshop will be held with Council to dig into what is working with the bylaws and what is not. This workshop will not be open to the public.

Wed, Feb 12th | 6-8pm | Village Office

- **Submit Your Thoughts**

As shown through the range community engagement events being hosted, we are focusing efforts during this round of engagement on having genuine conversations with community members in-person. Unfortunately, we know we will not be able to speak to everyone. In lieu of a lengthy survey, we will also be accepting thoughts about visioning and priorities via this [online form](#).

Process and timeline

Project Phases	Est. Timeline
Phase 1 Project Start-Up	November 2024 - January 2025
Phase 2 Early Engagement and Visioning	January - March 2025
Engagement Round 1 – Visioning and Priority Setting	February 2025
Phase 3 Develop the OCP	March - June 2025
Engagement Round 2 – How feedback has shaped the Draft OCP with discussion about how the ZBL may be updated	June
Phase 4 Zoning Bylaw and Reporting Back	June – October 2025
Engagement Round 3 – How the feedback has shaped the Draft ZBL	Aug - Sept
Phase 5 Implementation Plan and Development Approvals Process Update	October - November 2025
Phase 6 Council Adoption Process	October-December 2025
Public Hearing Process	November

Q&A

What is the role of an [Official Community Plan](#)?

Legislated by the *Local Government Act*, the OCP is the VoC's most important bylaw to guide growth; it establishes objectives and guidelines to inform decision making about the future development and land use within the municipal boundaries. It is intended to illustrate how the municipality is planning for 20-years of housing needs; commercial, industrial, institutional, agricultural, recreational/ public utility lands, and gravel/ sand deposits; where there are lands which are subject to hazards or sensitive environmental conditions; and where roadways, utilities, and public facilities will be located. OCPs can also include policies related to the social well-being of residents, protection of the natural environment, alternative forms of transportation, and regional relationships.

The vision and priorities of a community shape the content of OCPs; as such, its development provides an important opportunity to involve residents in visioning, to collectively generate a forward-thinking and adaptable plan for the future.

What is the role of a [Zoning Bylaw](#)?

The ZBL is an implementation tool for the VoC's OCP, adopted as bylaw, that sets out regulations for lands and development within the municipal boundaries. Unlike OCPs, ZBLs provide more specific regulations that govern land use. They are not designed to be high-level or conceptual, but to provide the specific parameters that existing and future development must meet. They are a key tool in implementing the community's vision outlined in the OCP. It is important that ZBLs align with the OCP land use framework to support the effective and coordinated delivery of the community's vision. An overly prescriptive or restrictive ZBL can often result in additional staff time processing rezonings, confusion in the development community, and development that limits growth.

Why is the Village updating the OCP and ZBL?

As mandated by the provincial government, all municipalities in BC were required to prepare Interim Housing Needs Reports in 2024 to determine how much additional housing they need for the next 20 years, and then were required to review and update their OCPs and ZBLs to reflect these needs by December 31, 2025. The VoC's [Interim Housing Needs Report](#) was completed in November 2024 and identified a need for 382 additional housing units in 20 years; now we must update the OCP and ZBL to illustrate how we will accommodate that need.

Outside of the recent provincial requirement, it is also best practice to undertake a comprehensive review of these bylaws to make sure the vision and policies reflect the current conditions and desires of the community. The last update of the OCP was in 2016; as such, this update will provide an opportunity to remove or update anything that may no longer be relevant or working, help us face new challenges, and embrace a preferred future together.