

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



Thank you for your interest in the Village of Clinton Official Community Plan (OCP) and Zoning Bylaw (ZBL) update project!

## Project Overview

The Village of Clinton (VoC) is undertaking a renewal of the Official Community Plan (OCP) and Zoning Bylaw (ZBL), and review of the Development Approval Process to guide the future of Clinton. These projects will play an important role in how Clinton grows and changes over time.

## Why are we updating the OCP and ZBL?

- Best practice suggests an update every 10-ish years to make sure the vision and policies reflect the current conditions and desires of the community.
- As part of the Province's initiative to deliver more homes, all OCPs in BC need to be updated by the end of 2025 to reflect the results of their Housing Needs Assessments
- The VoC's Housing Needs Report was completed in November 2024 and identified a need for 382 additional housing units in 20 years.

## Where are we now?

After engaging with the community in February 2025, we have been busy reviewing the existing OCP and ZBL to identify how we can incorporate what we have heard and make the bylaws clearer, simple, and in alignment with provincial legislation. We are currently preparing the revisions and want to now reconnect with the community to discuss key changes that will be coming in the drafts.

## How can you be involved?

Share your thoughts with us!



Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>

## PROJECT TIMELINE

1. Project Kick-Off and Background Review
2. Visioning and Priority Setting (February)
3. Engagement Round 1 (February)
4. Drafting OCP & ZBL (March – July)
5. Engagement Round 2 (June)
6. Sharing the Drafts (August)
7. Engagement Round 3 (August)
8. Finalization and Adoption (November)





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



## What is an Official Community Plan?

### Role

Intended to guide decisions on planning and land use management, by describing the long-term vision of a community.

### Content

As outlined in the Local Government Act, an OCP must include:

- Statements and map designations addressing:
  - the approximate location, amount, type, and density of **residential development** required to meet anticipated housing needs over a period of at least 20 years;
  - the approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
  - the approximate location and area of **sand and gravel deposits** that are suitable for future sand and gravel extraction;
  - restrictions on the use of **land** that is **subject to hazardous conditions or that is environmentally sensitive to development**;
  - the approximate location and phasing of any **major road, sewer and water systems**;
  - the approximate location and type of present and proposed **public facilities**, including schools, parks and waste treatment and disposal sites;
  - other matters that may, in respect of any plan, be required or authorized by the minister.
- **Housing policies** respecting affordable housing, rental housing and special needs housing.
- **Targets for the reduction of greenhouse gas emissions** in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

...and may include:

- Policies relating to:
  - social needs, social well-being and social development;
  - the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
  - preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity;
  - alternative forms of transportation;
  - transportation demand management
- A regional context statement, consistent with the rest of the plan, of how required content and other matters dealt with in the plan, apply in a regional context.



Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## What is a Zoning Bylaw?

### Role

A Zoning Bylaw is the key implementation tool of the OCP. It is intended to reflect the vision of the community and regulate how land, buildings, and other structures are used.

### Content

As outlined in the Local Government Act, a Zoning Bylaw divides the community into zones, with established boundaries, and then can regulate:

- Use and density of land, buildings, and other structures
- Siting, size and dimensions of buildings and other structures and permitted uses
- Location of uses on the land and within buildings and other structures
- The form of residential tenure (e.g., rental, ownership)
- Shape, dimensions and area of all parcels of land created by subdivision (this can include establishing minimum and maximum parcel sizes)

### Key points

- Should be **specific**, defined boundaries of each zone
- Used to **regulate existing development**
- Each zone has detailed regulations that are applied per legal parcel
- Should identify only what is currently approved for development on that parcel
- Must be to updated to remain in alignment with the OCP



Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



## Key change: Updated OCP elements

### Vision

Clinton is a *close-knit, lively, rural community* located in the traditional territory of the Secwepemc Nation that prioritizes *community well-being* through *quality of life, socialization, affordability, and proximity to nature*.

Showcasing its *Cariboo Gold Rush heritage through its visual character*, Clinton offers *residents of all ages* a wide *range of services, amenities, and community events*, while maintaining its *small-town character*.

### Table of Content

#### Land Acknowledgement

##### Introduction

- Purpose and scope
- Legislative and Regulatory Context
- Interpretation

##### Community Context

- History, local First Nations
- Demographics
- Employment and Economic Influences
- Housing needs assessment

##### Community Vision

- Vision
- Priorities and values
- Goals

#### Land Use Designations

*Land use designations and their policies*

- Land use context
- General development provisions
- Land use plan

##### Key Policy Areas

*Policies not related to specific land use areas*

- Housing
- Economic Development
- Servicing Infrastructure
- Transportation and Mobility
- Social Well-Being
- Natural Environment
- Climate Change

#### Implementation

- Implementation Plan
- Governance

#### Development Permit Area Guidelines

### What we heard during Round 1 of engagement...

#### Small town character

- Tight-knit community
- Affordability
- Proximity to nature
- Visual heritage

#### Enhanced development

- Amenities and services
- Revitalization
- Housing options
- Regulatory alignment

#### Community health and well-being

- Age-friendly
- Access to health care
- Youth and seniors
- Socialization

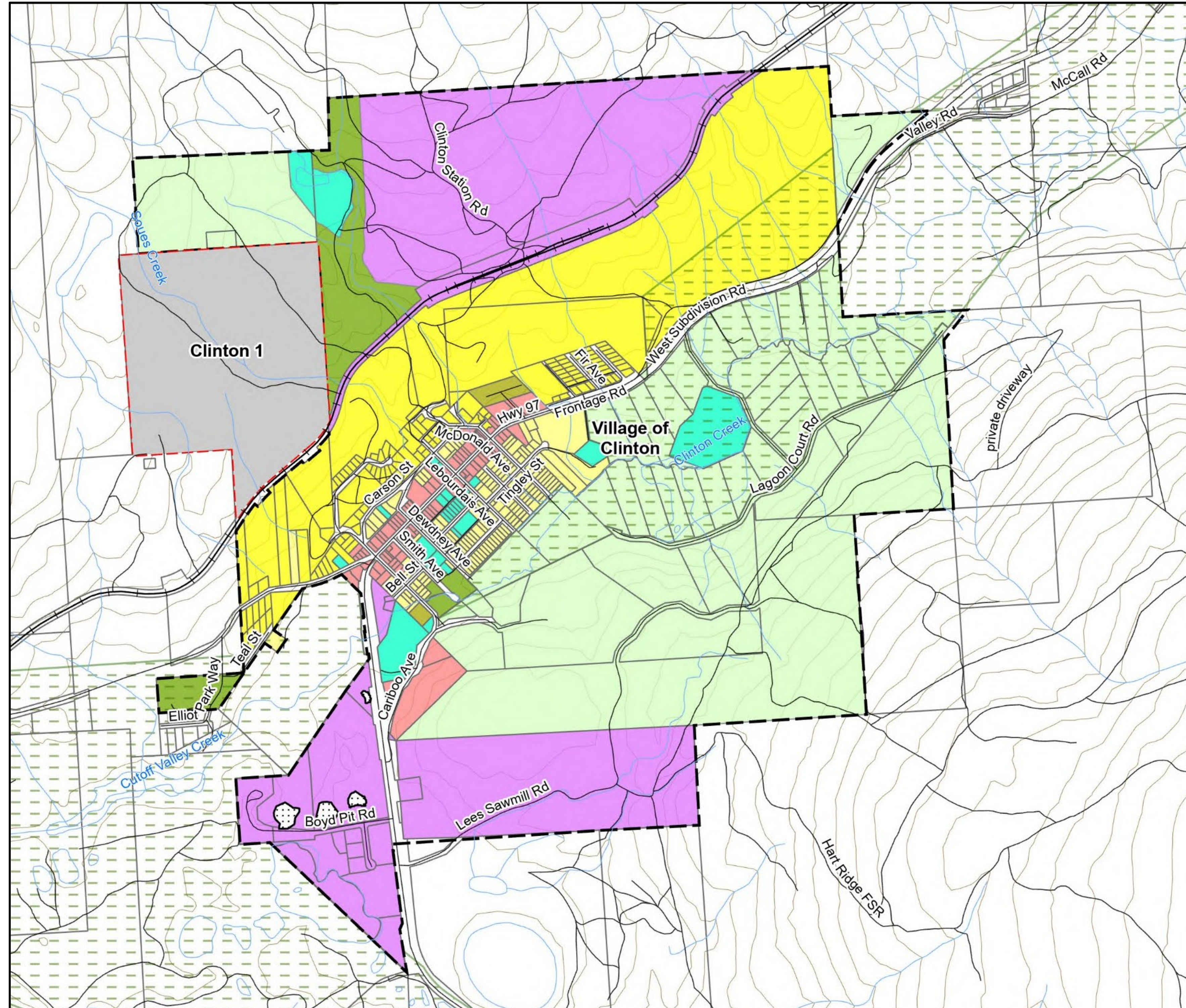


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# EXISTING OCP LAND USE MAP



## Legend

- Commercial
- General Residential
- Low Density Residential
- Mobile Home Park Residential
- Industrial
- Parks and Open Space
- Public and Institutional
- Rural and Agricultural

## Other

- Gravel Pit
- ALR Agricultural Land Reserve
- Contours
- Roads
- Railway Track
- Watercourses
- First Nation Reserve Lands
- Municipal Boundary



**Notes:**  
 1. Coordinate System: NAD 1983 UTM Zone 10N  
 2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

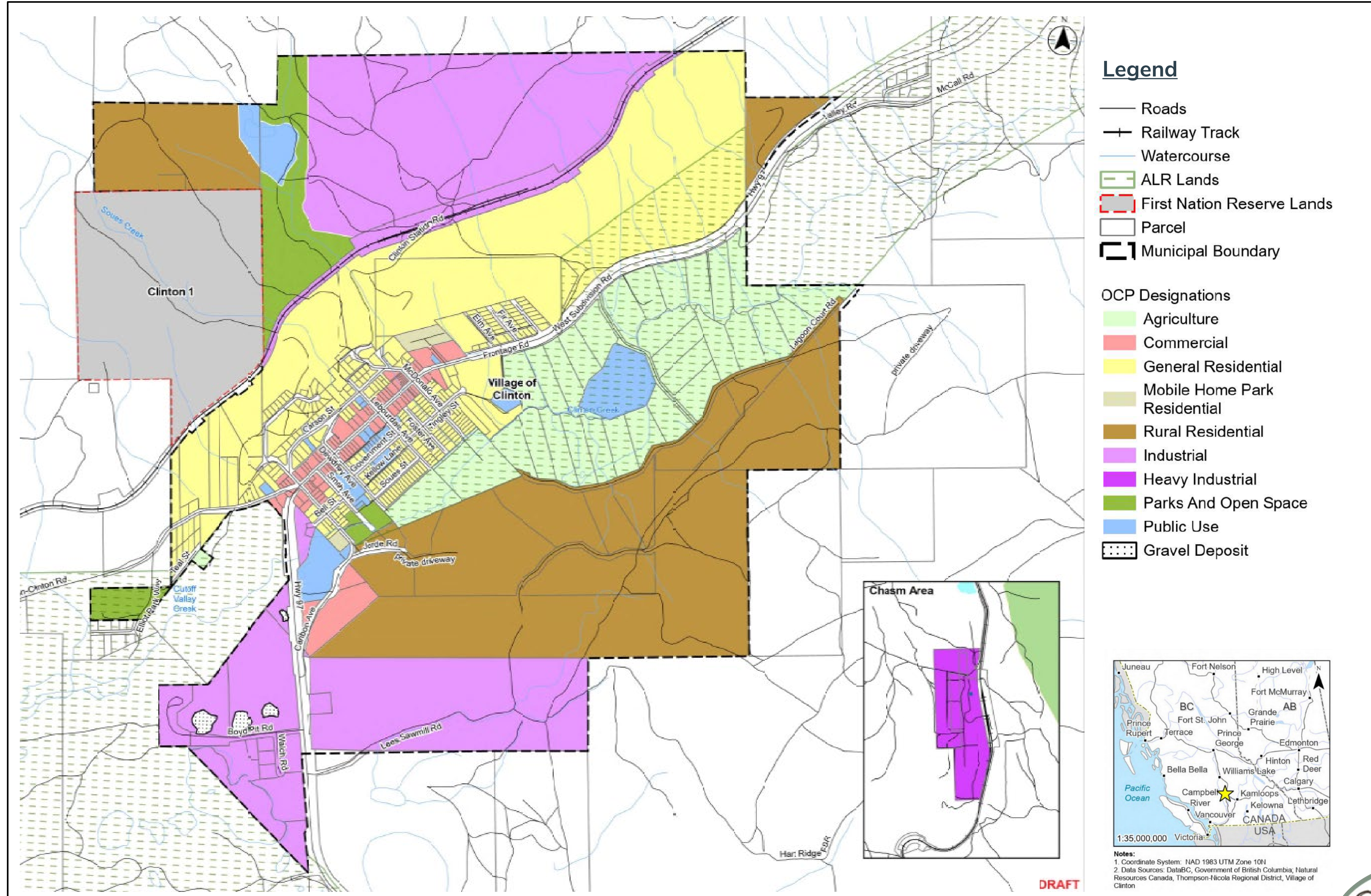


Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>





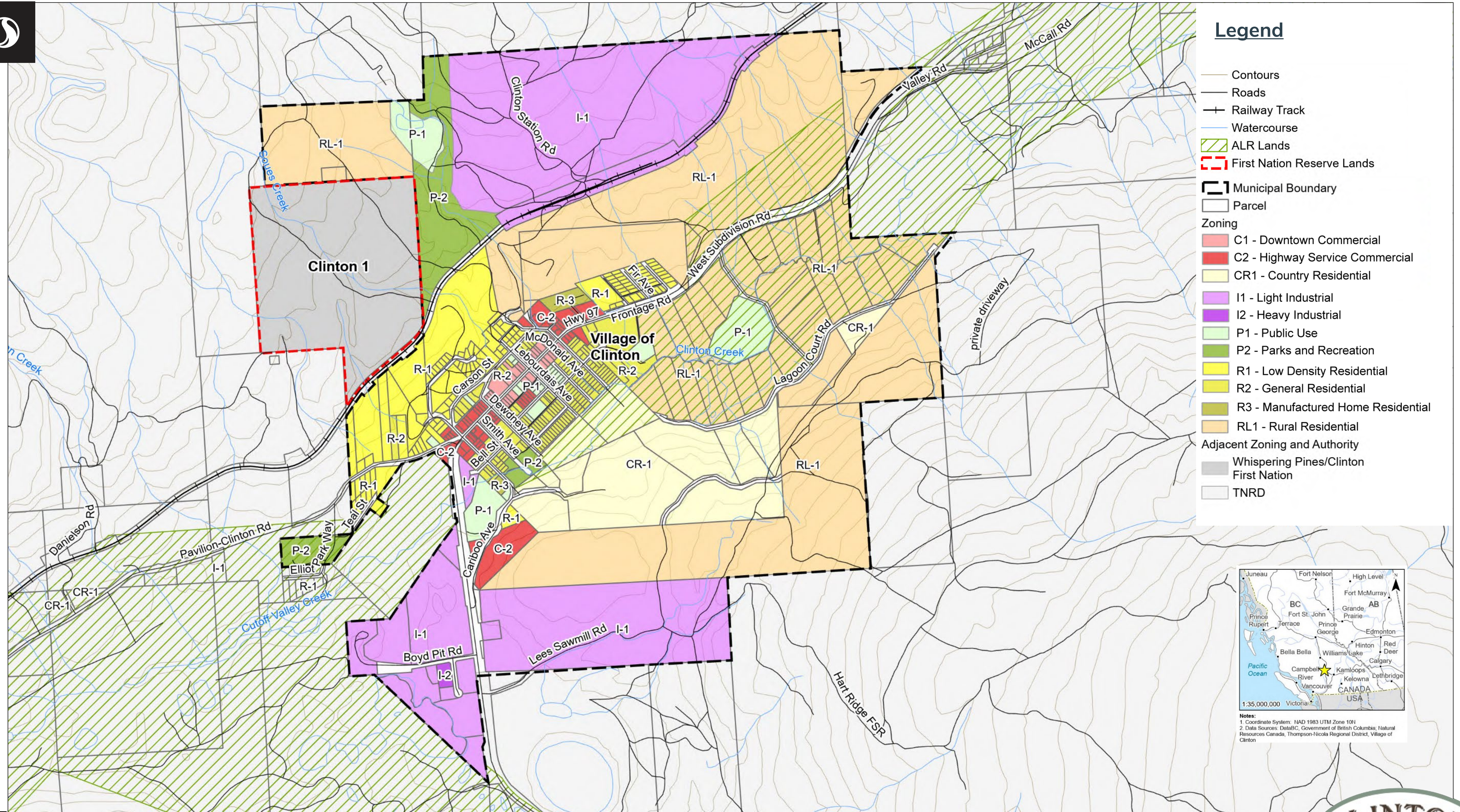
# DRAFT OCP LAND USE MAP (for discussion only)



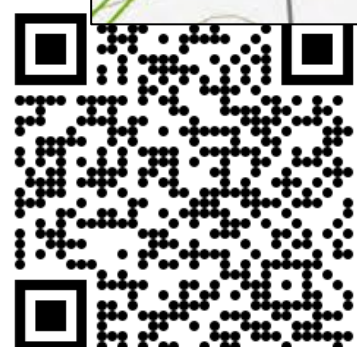
Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>



# EXISTING ZBL MAP



**Notes:**  
 1. Coordinate System: NAD 1983 UTM Zone 10N  
 2. Data Sources: DataBC, Government of British Columbia, Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton



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# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## Key change: New Agriculture Zone

### Purpose

In accordance with the Agricultural Land Commission Act regulations, we are engaging with residents to discuss the introduction of a new Agricultural Zone, to capture all lands in the Agricultural Land Reserve (ALR), as part of the ZBL and OCP update.

### Key changes

- New Agricultural Zone added to the Zoning Bylaw and new Agriculture Land Use Designation added to the Official Community Plan.
- Rezoning to Agriculture anticipated for properties located within the ALR.
- Adding edge planning and buffering regulations to promote compatible land uses along agriculture and urban areas.
- Aligning Village processes with Agricultural Land Commission (ALC) requirements for development and subdivision near the ALR.

### Priorities

**Zoning and OCP Alignment with ALR:** To better ensure zoning and policy work together with ALR regulations and promote long-term agriculture priorities.

**Protecting Farmland:** Reinforce intended uses of the ALR designated lands for farming and food production.

**Providing Clearer Guidelines:** Help landowners and residents understand what is permitted on ALR land.

### What types of activities are permitted in the ALR?

The Agriculture Land Reserve Use Regulations identify appropriate land use activities linked to and compatible with agriculture.

Examples of Farm Uses, and Permitted non-Farm Uses include:

- Residences (with conditions), common farming and ranching, equestrian facilities, wineries & cideries, seasonal agri-tourism activities, conservation & passive recreation lands, pet kennels and more.



Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



## Key change: Clarify the intent and focus of land use areas

### Purpose

Clarify what the preferred, future use of lands are without unintentionally limiting their existing capabilities.

### Key changes

- Illustrate the community vision by showcasing the preferred, future use of land within the Official Community Plan's land use designation map and text.
- Assign zoning for parcels based on their existing uses, as done through the Zoning Bylaw.

- Add a purpose statement to each zone to clarify its purpose.
- Separate potential uses in each zone into "Principal" and "Secondary Use"  
Example:  
Commercial areas would have traditionally commercial use (retail/ restaurant/ hotel/ etc.) as Principal Uses and supportive uses such as residences or storage as Secondary Uses.

### Priorities

**Preserve land for its highest and best use.**

**Direct uses to areas in where they can succeed and be supported** through compatibility with surrounding uses, visibility, and access.

**Support redevelopment that aligns with the vision** by helping applicants more easily understand what the preferred use of different areas in the community are and aligning the OCP and ZBL in ways that allows more supportive rezone processes.

**Allow flexibility** for property owners to adapt to change by allowing a range of different land uses on their parcels.

**Minimize non-conformance issues** by rezoning properties to reflect their existing use, rather than their preferred use unless specifically intended to do so. For example, residential properties in commercial areas will be zoned as residential, to reflect their current use, and shown as commercial in the OCP to illustrate a preferred future use. If/ when an owner would like to redevelop the parcel for commercial use, they will be supported in doing that.



Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



## Key change: Accessory dwelling units and secondary suites

### Purpose

Introduce new dwelling unit options for new and existing residences.

### Key changes

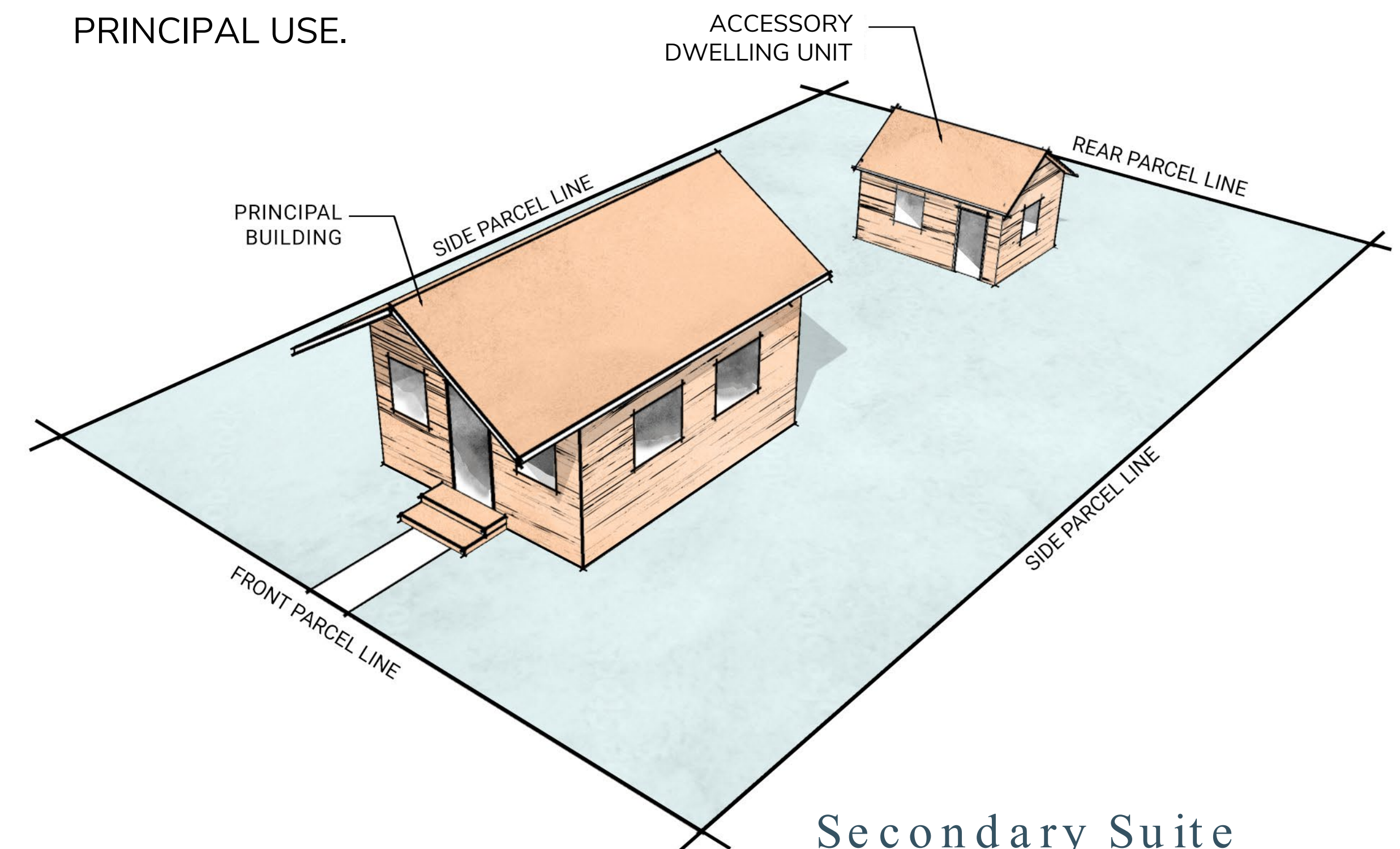
- Allow secondary suites and accessory dwelling units as options for existing single detached residences.
- Will require lot size minimums, parking considerations, and servicing capacity.

### Priorities

- Expand the overall housing stock by increasing the number of dwelling units in Clinton.
- Increase the number of affordable housing options available through introducing more smaller format units.
- Provide homeowners with opportunities to supplement their incomes and offset their housing costs by having rental units on their properties.

### Accessory dwelling unit

means a self-contained DWELLING UNIT that is within an ACCESSORY BUILDING, located on a PARCEL with a different PRINCIPAL USE.



### Secondary Suite

means a self-contained DWELLING UNIT that is within another DWELLING UNIT.



Learn more at <https://village.clinton.bc.ca/local-government/ocp-zbl>





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



What are your thoughts on these other topics?

Reinforcing commercial character along highway

Keeping of animals (e.g., livestock)

Multi-uses (multiple principal uses on a property)

Smaller lot sizes for more housing diversity

Mobile vendors in all zones

Paved parking lots

Greater range of housing types

Pre-fabricated homes

Types of fencing permitted (e.g., deer fencing)

Location of accessory structures on properties

Sea Cans on properties

Daycares in all zones

Office spaces in residential areas





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## SHARE YOUR THOUGHTS

Which elements of the key change shared do you support and why?

Are there other key changes you'd like to see?



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