



Staff Report to Council Regular Meeting

Date: February 11, 2026

From: CAO

Subject: Final Changes to OCP and Zoning Bylaw

Attachments:

Village of Clinton Official Community Plan Bylaw no. 606, 2025

Village of Clinton Zoning Bylaw No. 607, 2025

Recommendations:

That Council gives second reading to Village of Clinton Official Community Plan Bylaw No. 606, 2025

That Council gives third reading to Village of Clinton Official Community Plan Bylaw No. 606, 2025

That Council adopts Village of Clinton Official Community Plan Bylaw No. 606, 2025

That Council gives second reading to Village of Clinton Zoning Bylaw No. 607, 2025

That Council gives third reading to Village of Clinton Zoning Bylaw No. 607, 2025

Background:

Since completing first reading of Village of Clinton Official Community Plan Bylaw No. 606, 2025 and Zoning Bylaw No. 607, 2025, referrals to the Agricultural Land Commission, High Bar First Nation, Interior Health Authority, Ministry of Transportation and Transit, and the Village Solicitor have highlighted necessary changes to the bylaw. The following is a summary of the changes. Minor or textual changes are not included in the below list. Major changes are also highlighted in the bylaws.

Official Community Plan

- Several changes recommended by High Bar First Nation to add wording recognizing our relationship and mutual interests, and acknowledging that more work needs to be done to provide context and detail for what a shared future will look like.
- Added First Nations context to tourism section.
- Added new goal:
 - Agriculture is protected and supported as a foundation of Clinton's rural identity, contributing to local food security, community health, and long-term economic resilience.
- Added new policies:
 - Support collaboration with local farmers, local food bank, ranchers, and First Nations to identify emerging opportunities in agriculture and agri-tourism that fit Clinton's rural scale.
 - Explore small-scale initiatives with partners (e.g., farmers' markets, community gardens, school gardens) that strengthen local food access and community health.
 - Ensure site design promotes safe highway access and minimizes traffic collision risks.

- Only consider Schedule 2 uses if applicants: comply with CSR, prepare spill prevention and emergency response plans, consult with relevant government entities, and take steps to avoid aquifers, floodplains, and sensitive uses.
 - “Integrate green infrastructure (trees, shade, seating, pollinator-friendly landscaping) to improve health, walkability, and visitor comfort.” And “link annual tourism events with local food, heritage, and recreation sectors to maximize year-round draw.”
 - “Incorporate climate resilience elements such as shade trees, water fountains, and snow clearing in winter to ensure year-round comfort and health equity.”
 - “Continue to support and improve Clinton’s diversity of multi-use park types by featuring a mix of open and treed spaces, trails, and varied recreational amenities suitable for a range of ages and abilities”
 - “Consider the Village’s role in positively influencing the determinants of health such as housing, social inclusion, education, food, physical activity, and clean air and water, when making decisions”
 - “Consider partnerships with SD74 and community groups to support student success and resiliency through mentoring, nutrition programs, and volunteer supports.”
 - “Promote education at all ages by encouraging a range of community-led educational programs, after-school programs, and post-secondary/adult education opportunities, such as trade programs”
 - “Collaborate with partners such as Llenllenéy’ten, Pellt’iq’t, Interior Health, and TNRD to improve emergency preparedness and disaster response. This is to build upon the work of the emergency management sub-committee co-developed between Llenllenéy’ten and the Village of Clinton.”
 - “Work with RCMP, Interior Health, Pellt’iq’t, Llenllenéy’ten, and local service providers to strengthen community-based approaches to safety, including mental health crisis response, substance use supports, and culturally safe policing practices”
 - “Continually seek to improve snow/ice clearance policy and practice for sidewalks, crosswalks, and trails.”
 - Policy Amended to: “Design and reconstruct sidewalks to be barrier-free so that they are reliable for use by all members of the community, by including curb ramps, clear width, grades, tactile warning, resting areas, and shading”
 - “explore options for traffic calming, shade, and greenery along the highway corridor to improve pedestrian comfort and economic vitality.”
 - “Include multi-sector partners such as health, Pellt’iq’t, Llenllenéy’ten, and volunteer groups in annual [Emergency Management] exercises.”
 - “Ensure vulnerable groups (e.g., seniors, children, low-income, people with chronic illness) are included in all emergency preparedness planning and measures.”
- Added new action Items:
 - “Maintain open communication with non-profit housing providers, Llenllenéy’ten, Pellt’iq’t, and BC Housing to share information about local needs and opportunities.”
 - “Partner with Interior Health and local business associations to develop “Healthy Business Guidelines” (e.g., smoke-free patios, accessible design, breastfeeding-friendly spaces)”

- “Work with School District 74 and local Indigenous communities to explore farm-to-school and food sovereignty initiatives.”
- “improve green infrastructure throughout the Village, including shade, water fountains, benches, bike racks, cooling stations, and EV charging stations.”
- Soues Creek stream designation removed at the recommendation of a Qualified Environmental Professional.

Zoning Bylaw

- Maximum fine increased to \$50,000. From Solicitor: “There may be times when the offence is so egregious that it is necessary to seek a more substantial fine, and the limit is now \$50k. Also, a municipality now has to pay all of its own legal and other costs for bylaw enforcement, and a prosecution can be about \$12-15k, yet costs are not generally awarded for a prosecution.”
- Several definitions added to improve clarity.
- Updated definition limits time frame for Campground visitors to 28 days in any 6 month period, and clarifies hotels and motels are not for permanent occupation.
- Added the requirement for R4 properties to be connected to municipal water and sewer systems, only if the original property is already connected to those systems.
- Specific Livestock maximums removed. It is more appropriate to have these specifics under the Animal Control Bylaw. An amendment to the animal control bylaw is under development.
- Private pools regulation added; It is not covered under other regulation so standard wording has been added.
- Additional Farm Residence size restriction brought in line with provincial requirements.
- Limited number of additional residence buildings in the A1 zone to one.
- Tennis Court Property added as site-specific zoning to permit multi-family dwelling.
- Changes to Public Use to remove reference to ownership – Ownership cannot be enforced.
- Pentecostal Church rezoned to C1.

Section 477 (6) of the Local government Act states: “Despite section 135 (3) [*at least one day between third reading and adoption*] of the *Community Charter*, a council may adopt an official community plan at the same meeting at which the plan passed third reading”. However, the Zoning bylaw is not eligible for this exemption and must be adopted at a future meeting.

Financial Impacts:

The bylaws are funded through the provincial Housing Capacity Fund.



Brian Doddridge, CAO