



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3319 – Public Consultation & Adoption Requirements (OCP Updates Related to New Zoning Bylaw)**

File #: [Required]

Doc #:

From: Carl Johannsen, RPP, MCIP
Director of Development Services

Date: October 29, 2025

RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3319 (OCP Updates Related to New Zoning Bylaw) to the following organizations and authorities for consultation prior to holding a public hearing on November 17, 2025 in consideration of the requirements set out in Section 475 of the *Local Government Act*.

Katzie First Nation
Kwantlen First Nation
Matsqui First Nation
Semiahmoo First Nation
City of Surrey
Township of Langley
Metro Vancouver
School District No. 35
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3319 in conjunction with the 2025-2029 Financial Plan Bylaw No. 3308 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for Official Community Plan (OCP) Amendment Bylaw No. 3319, which seeks to incorporate updates to the OCP land use map and policies to maintain consistency between the new Zoning Bylaw No. 3300 and the OCP, and include updates related to Provincial housing legislation and the City's *Townhomes and Plexhome Best Practices Guide*.

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for OCP bylaws while Section 477 establishes the adoption procedures.

1. OCP Amendment Bylaw No. 3319

The new Zoning Bylaw No. 3300 is being presented to Council for consideration of adoption and to replace the current Zoning Bylaw No. 2100, which was originally adopted in 1996.

This related OCP Bylaw Amendment Bylaw No. 3319 is also being brought forward for consideration of adoption, as it is necessary for: 1.) maintaining consistency between the Zoning Bylaw and the OCP, which is required by the *Local Government Act (LGA)*; 2.) updating the OCP to align with Provincial housing legislation, including Bill 47 and the establishment of Transit Oriented Areas (TOAs) around SkyTrain stations, and Small Scale Multi Unit Housing (SSMUHs), and 3.) incorporating the *Townhomes and Plexhome Best Practices Guide* into the OCP's Development Permit Area Guidelines.

2. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government "provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected" by an OCP bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. It is therefore recommended that Bylaw No. 3319 be referred to the agencies listed in Part 1 of the recommendation above.

Early and ongoing public consultation related to this proposed OCP amendment bylaw occurred between late 2023 and summer 2025, through the public consultation process for the Zoning Bylaw update and related OCP updates. As described in the [Phase 1 Engagement Summary](#) and the [Phase 2 Engagement Summary](#), two public open houses and two on-line surveys were conducted, with totals of 204 people attending the open houses and 602 people taking the on-line surveys. Both Engagement Summaries detail the outreach efforts and advertising for the open

houses and surveys, and how many ‘views, clicks and shares’ occurred.

Staff has also sent informal notice of the proposed OCP Amendment to the Kwantlen, Katzie, Matsqui and Semiahmoo First Nations, and City of Surrey, Township of Langley, Metro Vancouver, School District No. 35 (SD35) and TransLink.

3. Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 2 of the recommendations above.

The proposed OCP amendments in Bylaw No. 3319 do not commit the City to any new expenditures or unfunded projects, and thus do not require changes or amendments to the Financial Plan. With respect to the regional waste management plans (Metro Vancouver’s Solid and Liquid Waste Management Plans), staff anticipate these proposed amendments will not have any impacts on regional service plans, and staff are awaiting comments from Metro Vancouver staff on the proposed OCP amendments and their potential impact on the regional service plans.

b) Regional Context Statement

The proposed OCP amendments do not necessitate any changes to the City’s Regional Context Statement and Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3319 does not commit the City to any new expenditures or unfunded projects and does not require changes or amendments to the Financial Plan.

ALTERNATIVES:

1. Consider a revised public consultation process.

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Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer