

**To:** Chief Administrative Officer **Date:** March 2, 2026  
**From:** Dan Sommer, Director of Development Services  
**Subject:** **P2026-008 - Official Community Plan Bylaw 6405-2026 - Second Reading and Public Hearing Schedule**

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### **Recommendation(s)**

1. That Official Community Plan Bylaw 6405-2026 be considered for second reading;
2. That Official Community Plan Bylaw 6045-2026 is considered in conjunction with the City's Financial and Waste Management Plans as per section 477(3)(a) of *the Local Government Act*, and
3. That, subject to the Official Community Plan Bylaw receiving second reading, a public hearing be scheduled for April 7, 2026.

### **Purpose**

The purpose of this report is to present Official Community Plan (OCP) Bylaw 6405-2026 to Council for second reading, to satisfy the requirements of section 477 of the *Local Government Act*, and to schedule a date for a public hearing.

This report follows Council's consideration of first reading of the Bylaw at the February 2, 2026 Regular Council meeting and confirms the required referral and consultation processes have been undertaken.

### **Background**

Official Community Plan Bylaw 6405-2026 was introduced on February 2, 2026 to address a procedural matter identified following adoption of the 2025 OCP and to ensure full legislative and procedural certainty. This 2026 OCP Bylaw is substantively the same as the OCP previously adopted by Council, with only three targeted updates:

1. Incorporation of a Regional Context Statement (RCS).
2. Inclusion of the Land Clearing Management Program Development Permit Guidelines (Environmental DPAs E1 and E2) that were previously approved but inadvertently omitted.
3. A minor housekeeping correction to ensure consistent terminology respecting the "Health and Wellness District" land use designation.

In accordance with Council Policy LAN.47 and sections 475 and 476 of the *Local Government Act*, referrals were circulated to affected agencies and authorities. Responses are now being received, and no concerns have been raised to date by those agencies that have responded.

### **Discussion and Analysis**

OCP Bylaw 6405-2026 is substantively the same as the OCP previously adopted by Council. The proposed amendments are limited to incorporation of the RCS which has been endorsed by

Fraser Valley Regional District (FVRD) staff and is to be formally adopted by the Committee and Board, inclusion of the Land Clearing Management Program Development Permit guidelines, and a minor housekeeping correction related to the “Health and Wellness District” terminology. These updates with the new OCP do not alter the overall vision, growth strategy, land use designations, or policy intent of the 2025 OCP.

### Housing and Legislative Compliance

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations identifying the approximate location, amount, type, and density of residential development needed to meet anticipated housing demand for at least 20 years. Municipalities must also consider their most recent Housing Needs Report and include policies addressing the full range of housing needs, including affordable, rental, seniors, family, special needs, supportive housing, and housing located near transportation infrastructure.

The City considered the most recent Housing Needs Report and supporting data in the development of the current OCP. The OCP’s land use designations and policy framework provide sufficient residential capacity to accommodate projected housing needs over the required 20-year planning horizon and include policies on various housing categories.

The City’s OCP satisfies provincial housing planning requirements through its policies and mapping designations, aligns with the identified housing unit projections, and supports housing diversity and supply. The legislative changes introduced by the Province require alignment with Housing Needs Reports, five-year OCP updates, and corresponding zoning alignment. The framework carried forward in OCP Bylaw 6405-2026 meets these requirements.

### **Financial Implications**

Costs associated with processing and adopting the new OCP Bylaw, including staff time, required advertising, and public hearing expenses, can be accommodated within the existing operating budgets. No additional expenditures are anticipated.

In accordance with section 477 of the *Local Government Act*, Council is to consider the municipality’s Financial Plan and applicable Waste Management Plan in conjunction with this OCP Bylaw. This review ensures the proposed land use policies are aligned with the City’s financial capacity and existing service delivery framework.

Staff have reviewed the OCP against the current Financial Plan, including projected revenues, capital priorities, infrastructure investment and servicing implications, as well as the applicable Waste Management Plan. Staff are satisfied that the new OCP is consistent with these plans and will not create financial or servicing conflicts.

### **Communication**

Notice of public hearing will be provided in accordance with the *Local Government Act* and the *Community Charter*, with additional information shared through the City’s website, social media, and City Updates newsletter. Agencies previously circulated under the referral process are considered affected for the purposes of sections 475 and 476 of the Act.

Past public engagement, summarized in section 1.3 of the 2025 OCP, included a comprehensive multi-phase process that informed the vision, land use designations, and policy framework of OCP Bylaw 6350-2025. As the proposed 2026 OCP Bylaw is substantively the same, the community input and policy direction established through that process are carried forward.

## Summary and Conclusion

Official Community Plan Bylaw 6405-2026 is substantively the same as the OCP previously adopted by Council in 2025, with only three limited updates to address procedural certainty, incorporate the FVRD's RCS, include previously approved Development Permit guidelines, and correct minor terminology.

Required referrals have been completed and to date no concerns were raised from those agencies and organizations that have responded. The new OCP continues to satisfy provincial legislative requirements, including alignment with the Housing Needs Report and its 20 year housing planning projections.

It is recommended that Council:

1. Grant second reading to Official Community Plan Bylaw 6405-2026;
2. Confirm that the Bylaw has satisfied section 477 of the *Local Government Act*; and
3. Schedule a date for the required public hearing.

**Report Prepared by:** Dan Sommer, Director of Development Services

**Reviewed by:** Barclay Pitkethly, Deputy Chief Administrative Officer

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer