



Village Update

SPECIAL EDITION

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UPDATES FROM MUNICIPALITY

Village of Lions Bay - Planning Update

Official Community Plan & Zoning Bylaw Refresh

The Village of Lions Bay is pleased to advise that a contract has been awarded to Modus Planning, Design & Engagement to undertake a refresh of the Village's Official Community Plan (OCP) and Zoning Bylaw.

This work represents an important step in ensuring that the Village's planning framework remains current, practical, and aligned with both community priorities and evolving provincial requirements.

The existing Official Community Plan was adopted nearly 20 years ago. Over that time, there have been significant changes in legislation, housing policy, environmental considerations, and the broader context in which municipalities operate. As a result, it is appropriate to revisit the document to ensure it continues to reflect the community's vision in a meaningful and contemporary way.

By comparison, the Zoning Bylaw is approaching 10 years in age. While it remains generally sound, it would benefit from a series of largely administrative updates to improve clarity, legal consistency, and overall functionality for both staff and the public.

For context, the Official Community Plan is the Village's primary policy document. It sets out the long-term vision for land use, growth, environmental stewardship, infrastructure, and community character. The Zoning Bylaw is the regulatory tool that implements that vision. In practical terms, the OCP establishes direction, while the Zoning Bylaw provides the rules that guide how land use occurs. The two documents are intended to work together to ensure transparency, consistency, and fairness in decision-making. The project is fully funded by the Province of British Columbia, with a requirement that the work be completed by December 31, 2026.

Community input will be an important component of this process. A range of engagement opportunities will be provided over the course of the project, including both in-person and online options. Details will be shared as they are confirmed, and residents are encouraged to participate as the process unfolds.

Should you have any questions regarding the project or process, please feel free to stop by the Village Office or contact me directly by email cao@lionsbay.ca.

Further updates will be provided as the project progresses.

Questions & Answers

What is an Official Community Plan (OCP)?

An Official Community Plan is the Village's primary long-range policy document adopted under the *Local Government Act*. It establishes the community's vision and provides policy direction on land use, housing, environmental protection, infrastructure, transportation, and community amenities. It is not regulatory in itself, but it guides how decisions are made and how the community evolves over time. Check this link for more information [Local Government Act](#)

Why do municipalities have OCPs?

OCPs provide a clear and transparent framework for decision-making. They help ensure that growth, infrastructure investment, and environmental stewardship are approached in a coordinated and consistent manner. Importantly, they also provide certainty to residents, property owners, and investors about the intended future direction of the community.

What is the Zoning Bylaw?

The Zoning Bylaw is the municipality's primary regulatory tool. It sets out what uses are permitted on individual properties and establishes requirements such as building height, setbacks, density, and siting. Unlike the OCP, which is policy-based, the Zoning Bylaw is regulatory.

How do the OCP and Zoning Bylaw work together?

The OCP sets the vision and policy direction, while the Zoning Bylaw implements that direction through specific regulations. All zoning must be consistent with the OCP. In this way, the OCP answers "what should happen," and the Zoning Bylaw answers "how it happens."

Why is the Village updating these documents now?

The current OCP is nearly 20 years old, and the Zoning Bylaw is approaching 10 years in age. Over that time, there have been significant changes in provincial legislation, housing policy, environmental expectations, and best practices in planning. Updating these documents ensures that the Village remains compliant, responsive, and well-positioned for the future.

Will this process result in immediate changes to my property rights or zoning?

No. This process is focused on reviewing and updating the overall framework. While changes to policies or zoning regulations may be considered, any amendments would follow a formal process, including Council consideration and opportunities for public input.

Is the Village required to update its OCP?

Yes. The Province has introduced several legislative changes in recent years that require municipalities to review and update their OCP's at least every 5 years, particularly in relation to housing. This project will ensure compliance with those requirements.

What role does the Province play in this process?

The project is fully funded by the Province of British Columbia, with a requirement that the work be completed by December 31, 2026. Provincial legislation (Part 14 of the *Local Government Act*) also sets out the framework within which OCPs and zoning bylaws must operate.

How will the community be involved?

Community input is a key component of the process. Residents will have multiple opportunities to participate through engagement sessions, surveys, and other consultation formats. Feedback received will help inform policy directions and refinements.

What kinds of topics will be considered through this update?

The review will consider a range of planning matters, including housing needs, land use patterns, environmental protection, infrastructure capacity, climate resilience, and the overall character of the community. The intent is not to fundamentally change what Lions Bay is, but to ensure that its planning framework reflects current realities and future needs.

Will this effect land use in the community?

Over time, potentially; planning documents influence how and where in matters pertaining to land use. However, any changes will be carefully considered, guided by community input, and aligned with Council direction.

What are “administrative updates” to the Zoning Bylaw?

Administrative updates typically involve improving clarity, correcting inconsistencies, modernizing language, and streamlining processes. These changes make the bylaw easier to interpret and apply, without necessarily changing the intent of existing regulations.

How long will the process take?

The project will proceed over the course of 2026, with completion required by December 31, 2026. Engagement opportunities and draft materials will be shared at key milestones throughout the process.

Who is leading the work?

The Village has retained Modus Planning, Design & Engagement, a firm with extensive experience in municipal planning, to support staff and Council in undertaking this work.

Who should I contact if I have questions?

Residents are encouraged to contact the Village Office or reach out directly to staff at any time. Questions, comments, and feedback are welcomed throughout the process.



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