

OCP vs Zoning Bylaw

Both address land use, however, the OCP guides land use while the zoning bylaw regulates land use.

Official Community Plan

(visionary - guides land use):

- Provides a community's vision and objectives to guide development for 10+ years.
- Reflects long term needs and desires of the community.
- Outlines policies to achieve the objectives.
- Provides an understanding of the community's goals to assist with decision making.

Zoning Bylaw

(regulatory - regulates land use):

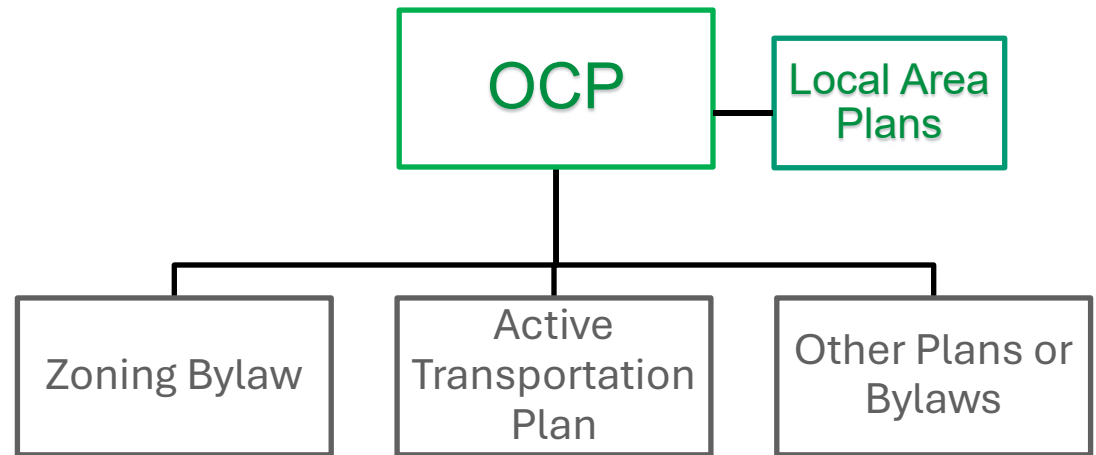
- Is prescriptive and regulates specific land uses, densities and siting including:
 - Uses that are permitted;
 - Minimum lot sizes required;
 - Types of units permitted;
 - Number of units permitted;
 - Building requirements related to siting and height.

Hierarchy of Planning Documents

The Official Community Plan is the community's guiding document that informs all other plans and bylaws.

For example:

The Area C OCP will inform and be consistent with local area plans, zoning bylaws and other planning documents.



OCP Review Process

