



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: March 6, 2026

FROM: Stirling Scory, RPP, MCIP
Senior Planner

MEETING DATE: March 17, 2026

**PUBLIC HEARING – OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 1163, 2026**

RECOMMENDATION:

THAT the report titled “Public Hearing – Official Community Plan Amendment Bylaw No. 1163, 2026” prepared by the Senior Planner, dated March 6, 2026, be received for information.

PURPOSE:

The purpose of this report is to introduce *Official Community Plan Amendment Bylaw No. 1163, 2026*, for a public hearing. The proposed bylaw amendment is to reinsert the existing Residential and Large Lot Residential land use designations in the table under Policy 1.5 Land Use Designations in the 2011 Official Community Plan. The land use designations were unintentionally omitted during changes to Official Community Plan Amendment Bylaw No. 1156, 2025, prior to its adoption on December 2, 2025.

BACKGROUND:

On March 3, 2026, Council gave first and second reading to *Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1163, 2026*, and scheduled a public hearing on March 17, 2026. A copy of the March 3, 2026, staff report is available for review (see Attachment 1).

ANALYSIS:

It is recommended that Bylaw No. 1163 be considered for third reading and adoption at the Council meeting that proceeds the public hearing.

Impacts and implications can be summarized as follows:

Community Impact:	The public may provide comments on the on the proposed amendment bylaw at the Public Hearing.
Financial Implication:	There are no costs associated with the proposed amendment bylaw.
Inter-governmental Relations Impact:	Given the scope of the proposed amendments is to add existing land use designations back into the OCP, Bylaw No. 1163 was not referred to external agencies for review.

ALIGNMENT:

The recommended option aligns with the Town’s following core guiding documents as follows:

Strategic Plan:	<i>Sustainable Development Goal 1: Managed Growth Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i>
	<i>Enhance Liveability Goal 3: Access a broad range of housing options to meet the needs of various ages, family types and incomes.</i>
	<i>Community Engagement and Good Governance Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>
Official Community Plan:	<i>2011 OCP: Community Vision</i>
	<i>Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, culture, ages and economic means.</i> <i>Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.</i>
Other Policy Documents:	N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

- Inform
 Consult
 Involve
 Collaborate
 Empower
 N/A

TIME CRITICAL:

The bylaw amendment is time critical. An OCP is required to designate all lands within its jurisdiction, and to specify how these lands are intended to be used. Omission of the *Residential and Large Lot Residential* land use designations in *Policy LU1.5 Land Use Designations* presents operational and legislative challenges for the Town.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer		

REVIEWED BY:	Initials
Director of Corporate Administration/Deputy CAO	N/A
Director of Finance & Technology	N/A
Director of Development Services	LT
Director of Engineering	N/A
Director of Protective Services	N/A

ATTACHMENTS:

1. Staff Report, March 3, 2026, Official Community Plan Amendment Bylaw No. 1163, 2026



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: February 24, 2026

FROM: Stirling Scory, RPP, MCIP
Senior Planner

MEETING DATE: March 3, 2026

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1163, 2026

RECOMMENDATION:

THAT Council give first and second reading to Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1163, 2026.

AND THAT following second reading, a public hearing date be scheduled for March 17, 2026.

PURPOSE:

The purpose of this report is to introduce *Official Community Plan Amendment Bylaw No. 1163, 2026*, for consideration of first and second reading and schedule a public hearing date. This Official Community Plan (OCP) bylaw amendment is required to add back in the existing *Residential* and *Large Lot Residential* land use designations to the existing Land Use Policy, *Policy 1.5 Land Use Designations*, table in the OCP that were unintentionally omitted following multiple changes to *Official Community Plan Amendment Bylaw No. 1156, 2025*, prior to its adoption on December 2, 2025. This administrative error was recently discovered by staff and needs to be fixed as there are some properties in View Royal that are currently designated *Residential* and *Large Lot Residential* in the OCP.

BACKGROUND:

Last year, Council amended the OCP by adding three new land use designations, including the *Hospital Transit-Oriented Area (HTOA)*, *Neighbourhood Village (NV)*, and *Small-Scale, Multi-Unit Housing (SSMUH)*. These OCP bylaw amendments were to satisfy the housing legislation requirement by the December 31, 2025, deadline, and provide the land use and density necessary to satisfy 20-year housing need in the community. The Town was successful in meeting both requirements with the adoption of the amendment bylaw.

While Council adopted *Amendment Bylaw No. 1156, 2025*, it has come to staff’s attention that the *Residential* and *Large Lot Residential* land use designations are missing from Land Use Policy 1.5 in the OCP. It appears that the two land use descriptions were unintentionally missed following several changes to the land use map prior to the adoption process of *Official Community Plan Amendment Bylaw No. 1156, 2025*, on December 2, 2025.

ANALYSIS:

The *Residential* and *Large Lot Residential* land use designation are long-standing uses in the 2011 OCP, found within land use policy, *LU1.5 Land Use Designations*. The designations are listed below for reference.

Land Use, Form & Character	Examples		
Large Lot Residential <ul style="list-style-type: none"> • <i>Detached Homes</i> • <i>Large Lot and Yards</i> • <i>Up to 2.5 storeys</i> 			
Residential <ul style="list-style-type: none"> • <i>Predominantly detached houses and townhouses</i> • <i>Up to 2.5 storeys</i> • <i>Max FSR 0.6 permitted for appropriate infill.</i> 			

The *Residential* and *Large Lot Residential* land use designations apply to all single-family dwelling properties, and some duplex and townhouse properties, that are not designated *Small-Scale, Multi-Unit Housing (SSMUH)*. Council may recall that in the OCP *Amendment Bylaw No. 1156, 2025*, adopted December 2, 2025, the SSMUH land use reclassified the majority of lands designated *Residential* and *Large Lot Residential* to SSMUH. However, there are some properties that remain designated *Residential* and *Large Lot Residential* on the land use map as they do not qualify for the SSMUH designation, due to a factor of reasons, such as size of the property or not having municipal services (water and sewer).

The proposed *Amendment Bylaw No. 1163, 2026* is attached to this report (see Attachment 1). Council will notice that the *Residential* and *Large Lot Residential* uses have been added to the first two rows of *LU Policy 1.5*. There are no other proposed changes to the descriptions of the land use designations. Adding the two land use designations back into *Land Use Policy 1.5* maintains consistency with the policy and *Schedule L – OCP land use designation map* in the OCP.

Impacts and implications can be summarized as follows:

Community Impact: Following first and second reading of *Amendment Bylaw No. 1163, 2026*, a public hearing date would be set to allow the public to provide comment on the proposed bylaw amendments.

Financial Implication: There are no costs associated with the proposed changes.

Inter-governmental Relations Impact: Given that the proposed amendments identified in this report are to add existing land use designations back into the bylaw, the bylaw will not be sent to external agencies.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

Strategic Plan: *Sustainable Development
Goal 1: Managed Growth
Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.
Enhance Liveability
Goal 3: Access a broad range of housing options to meet the needs of various ages, family types and incomes.*

*Community Engagement and Good Governance
Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.*

Official Community Plan: *2011 OCP: Community Vision

Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, culture, ages and economic means.

Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.*

Other Policy Documents: N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

- Inform
 Consult
 Involve
 Collaborate
 Empower
 N/A

TIME CRITICAL:

The amendment is time critical. An OCP is required to designate all lands within its jurisdiction, and to specify how these lands are intended to be used. Omission of the *Residential* and *Large Lot Residential* land use designations in *Policy LU1.5 Land Use Designations* presents operational and legislative challenges for the Town. It is staff's recommendation to move forward with the amendment bylaw to rectify this administrative error.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer	SS	I concur with the recommendation.

REVIEWED BY:	Initials
Director of Corporate Administration/Deputy CAO	N/A
Director of Finance & Technology	N/A
Director of Development Services	LT
Director of Engineering	N/A
Director of Protective Services	N/A

ATTACHMENTS:

1. Official Community Plan Amendment Bylaw No. 1163, 2026.



TOWN OF VIEW ROYAL BYLAW NO. 1163

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN NO. 811, 2011, TO ADD THE RESIDENTIAL AND LARGE LOT RESIDENTIAL LAND USE DESIGNATIONS BACK INTO LAND USE POLICY 1.5, LAND USE DESIGNATIONS.

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1163, 2026”
2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting “*Policy LU1.5 Land Use Designations*” in its entirety and replacing it with the following:

Policy LU 1.5 Land Use Designations

The OCP establishes the following land use designations, as mapped on Schedule L and listed in the following table.

Land Use, Form & Character*	Examples
<p>Large Lot Residential</p> <ul style="list-style-type: none"> • <i>Detached Homes</i> • <i>Large Lots and Yards</i> • <i>Up to 2.5 storeys</i> 	
<p>Residential</p> <ul style="list-style-type: none"> • <i>Predominantly detached houses and townhouses</i> • <i>Up to 2.5 storeys</i> • <i>Max FSR 0.6 permitted for appropriate infill</i> 	
<p>Small-Scale, Multi-Unit Housing</p> <ul style="list-style-type: none"> • <i>Uses include Detached and Attached Dwellings, such as Detached Residential Duplex,</i> 	

<p><i>Secondary Suite, Garden Suite, Rowhouse, Townhouse, Houseplex, and Apartments.</i></p> <ul style="list-style-type: none"> • <i>Up to 3 storeys</i> • <i>Up to a maximum of 6 dwelling units</i> 	
<p>Mixed Residential</p> <ul style="list-style-type: none"> • <i>Small Lot Detached Houses, Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys/1.25 FSR Permitted</i> • <i>4 Storeys/1.6 FSR Permitted for Apartment Dwellings</i> 	
<p>Neighbourhood Mixed Use</p> <ul style="list-style-type: none"> • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys</i> • <i>1.5 FSR Permitted</i> 	
<p>Neighbourhood Centre</p> <ul style="list-style-type: none"> • <i>Commercial with Apartments</i> • <i>Up to 6 storeys</i> • <i>3.0 FSR Permitted</i> 	
<p>Intensive Mixed Use</p> <ul style="list-style-type: none"> • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i> 	
<p>Commercial</p> <ul style="list-style-type: none"> • <i>Retail, Office, Technology and Service Commercial</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i> 	

<p>Hospital Transit-Oriented Area</p> <ul style="list-style-type: none"> • Uses include Mixed-use with Apartments, Visitor Accommodations, Restaurants, Retail, Office, Institutional (i.e. Hospital), and Civic Use (e.g., daycares, libraries, public gathering and amenity spaces). • Up to 10 Storeys • Up to 3.5 FSR permitted 	
<p>Neighbourhood Village</p> <ul style="list-style-type: none"> • Uses include Small-scale, Mixed-use buildings, such as Multi-unit Housing and community serving Commercial and Civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces). • Up to 6 storeys • Up to 2.5 FSR permitted 	
<p>Park, Open Space, Recreation</p> <ul style="list-style-type: none"> • Local and Regional Parks and Trails • Protected Natural Areas and Open Space 	
<p>Community Facility</p> <ul style="list-style-type: none"> • Government Buildings & Publicly Owned Facilities, including Schools • Community Centres 	
<p>Rural</p> <ul style="list-style-type: none"> • Agricultural, Recreation and Large Lot Residential • Up to 2 Storeys • 1 unit per 10 hectares 	

**Comprehensive
Development Areas (CDAs)**
Areas with unique
Comprehensive
Development designations.



**Allowable density is expressed as a Floor Space Ratio (FSR) for mixed use and commercial land uses. Density for all land uses will be specified in the Zoning Bylaw. Additional density may be determined for development applications with increased community amenities such as affordable housing, public art, child care facilities and park dedication.*

READ A FIRST TIME THIS ____ DAY OF _____, 2026

READ A SECOND TIME THIS ____ DAY OF _____, 2026

PUBLIC HEARING HELD THIS ____ DAY OF _____, 2026

READ A THIRD TIME THIS ____ DAY OF _____, 2026

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS ____ DAY OF _____, 2026.

MAYOR

CORPORATE OFFICER