



Zoning Bylaw Update

Overview

District of Clearwater Zoning Bylaw No. 133 was adopted in 2016 and regulates land use and development through provisions such as permitted uses, density, building form, parking, and other development requirements. Following the adoption of the new Official Community Plan (OCP), the District is undertaking a comprehensive review and update of the Zoning Bylaw to ensure it aligns with the community's long-term vision and current legislative requirements.

Key Focus Areas

Align Zoning Bylaw with OCP

The *Clearwater Official Community Plan*, adopted in 2026, is the District's primary strategic planning document and provides direction for growth and development over the next 25 years. The OCP includes policies related to land use, Truth and Reconciliation, climate adaptation, health and wellness, accessibility and inclusion, economic development, and environmental sustainability. The Zoning Bylaw Update will review and amend existing zoning regulations to ensure they support and implement the policies and objectives of the OCP.

Residential Zoning for Housing

The 2024 *Housing Needs Assessment* identified a need for approximately 453 additional housing units over the next 18 years. The OCP also recognizes the need for a greater variety of housing types and tenures within the community. The Zoning Bylaw Update will explore opportunities and introduce regulations to support a broader range of housing options that respond to current and future housing needs.

Creating a Town Centre Zone

The OCP identifies a new Town Centre that will serve as Clearwater's primary commercial, civic, and mixed-use area. The Town Centre is intended to accommodate a range of uses, including retail stores, restaurants, offices, personal services, accommodations, cultural facilities, civic and institutional uses, and higher density residential development. Mixed use development will be

encouraged, with active commercial uses at street level and residential or office uses located above.

Bylaw Format for Ease of Use

The Zoning Bylaw Update will include a review of the bylaw's organization, structure, formatting, and language to make it easier to read, understand, and apply. The goal is to create a user-friendly document that is accessible to residents, businesses, developers, and staff.

For more information, please contact TRUE Consulting

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