



Official Community Plan (OCP) & Zoning Bylaw Update

Village of Silverton — Council Briefing

Presented Mon Feb 23, 2026, COTW Shared Services Meeting

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Presentation Overview

- What is an Official Community Plan (OCP)?
- What is a Zoning Bylaw?
- Current Planning Framework
- Purpose of the Review and Update
- What Has Changed Since 2010
- Key Policy Areas
- Project Timeline
- Stakeholder & Community Engagement
- Questions & Discussion

What is an Official Community Plan (OCP)?

Why it Matters to Silverton:

The OCP guides Silverton's future by shaping:

- Long-term vision for land use, growth
- Community and economic development
- Housing, environment, infrastructure, heritage, and services

What the OCP is:

- Statutory bylaw under the Local Government Act (LGA Part 14, Dev 4)
- Foundation for zoning and development decisions
- Strategic and inspirational in nature



What is a Zoning Bylaw?



- The Zoning Bylaw is the rulebook that turns the OCP vision into enforceable regulations
- It works by regulating land use, building height, setbacks, density, lot coverage, and parking requirements
- The Zoning Bylaw helps to protect neighbourhood character, supports appropriate developments, prevents land-use conflicts, and provides clarity for residents, property owners, and Council

Why These Documents Matter

Together, the OCP and Zoning Bylaw help ensure Silverton's vision is reflected in clear, fair, and predictable rules that fit our small-village context.

Silverton's Current Planning Framework

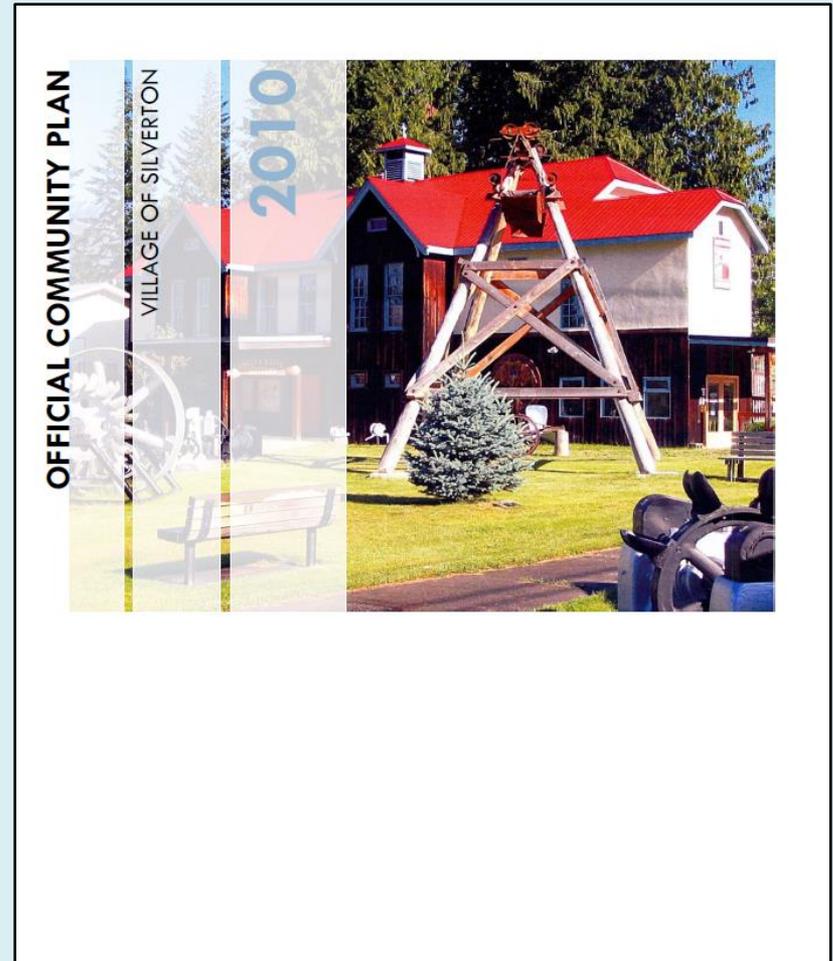
Existing Documents:

- Official Community Plan adopted in 2010
- Zoning Bylaw adopted in 2011

What This Means?

Today these documents are:

- Over 15 years old
- Based on outdated demographics and data
- Written before current housing pressures
- Written prior to modern provincial planning requirements.



Purpose of the OCP & Zoning Bylaw Update

This update ensures Silverton's planning rules reflect today's community and tomorrow's needs.



Purpose of the OCP & Zoning Bylaw Update

COMMUNITY (Why locally)

Responds to Silverton today:

- Reflects current community values
- Uses updated and more accurate demographic information

LEGISLATION (Why we must)

Meets Provincial requirements:

- Complies with updated provincial planning legislation

DECISION-MAKING (Why Council benefits)

Improves how decisions are made:

- Aligns zoning with the OCP
- Provides clear, defensible policy direction for Council
- Reduces uncertainty for applicants and residents

FUTURE (Why it matters long-term)

Prepares Silverton for the future:

- Supports responsible growth and investment

What Has Changed Since 2010

Housing & Population

Housing realities are different today:

- Increased housing costs across the Kootenays
- Fewer long-term rental options
- More seasonal and part-time occupancy
- Aging population and smaller household sizes
- New residents working remotely

Provincial Legislation

Planning requirements have changed:

- Updated Local Government Act requirements
- Mandatory Housing Needs Reports
- Provincial direction to plan proactively for housing
- Greater expectations for climate-aware land use

Environment & Infrastructure

New environmental and infrastructure considerations:

- Climate resilience (heat, wildfire smoke, flooding risk)
- Emergency planning and evacuation considerations
- Aging infrastructure systems
- Increased expectations for active transportation and walkability

Economy & Lifestyle

How people live and work has shifted:

- Remote and hybrid work
- Tourism and recreation pressures
- Home-based businesses
- Desire for small-town living with urban services

Key Policy Areas



Environmental protection and natural hazards



Land Use Framework Map



Economic development and Tourism growth management



Housing needs, diversity and affordability



Community Vision



Climate adaptation and resilience



Flooding and riparian management and protection



Transportation, Mobility, Trails and Parking



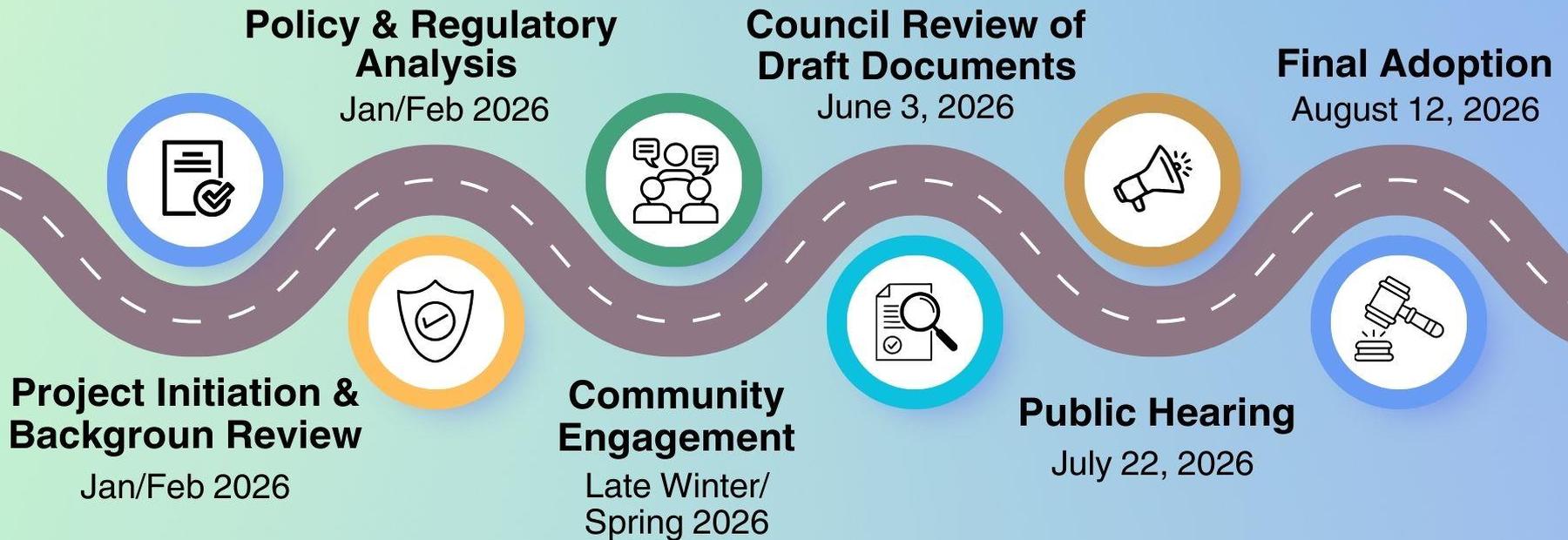
Community character, amenities and heritage



Infrastructure and servicing

Project Timeline

Silverton Official Community Plan (OCP) & Zoning Bylaw Update



Stakeholder & Community Engagement

SILVERTON IS SMALL

- Your VOICE Isn't -

Help Shape Silverton's Next 20 Years

OFFICIAL COMMUNITY PLAN UPDATE

HAVE YOUR SAY

Stakeholder & Community Engagement

✓ Completed

- Mayor & Council Interviews — *Feb 12*
(*Thank you!*)

Engagement & Information Phase

- Council Presentation — *Feb 23*
- Project Webpage & Feedback Form Launch —
by Feb 26
- Utility Bill Mail-out — *March 16*

Consultation Phase

- Statutory Consultations (*School District, First Nations, Agencies*) — *by March 31*
- Public Open House — *April 30*

Adoption Phase

- Public Hearing — *July 22*



Questions & Discussion

*We are early in the process —
your input helps shape the direction of the plan.*

Questions, comments, or reflections?
All perspectives are welcome.

