

Official Community Plan and Zoning Bylaw Update

The District of Logan Lake is excited to announce that we are updating our Official Community Plan and Zoning Bylaw. Over the coming months, we'll be working to update Logan Lake's Official Community Plan and Zoning Bylaw to reflect our community's evolving needs, support economic diversification, and plan for future growth and resilience. This includes looking at options to expand housing; preparing for potential changes at the Highland Valley Copper mine; enhancing our tourism industry; addressing climate challenges; and ensuring meaningful engagement with residents and First Nations. Below, you'll find more details about the planning process and how you can get involved.

What is an Official Community Plan?

An Official Community Plan (OCP) is the most important municipal planning document. It describes a future vision and direction for the community and establishes policies and actions for the municipal government, and the community at-large, to implement and pursue. Creating a new OCP is an opportunity for the community to come together and collectively offer input on how it wants to see the community develop in the future.

More specifically, an Official Community Plan is:



1. A land use plan that provides direction on where certain land uses should be located. In this sense, a map will be prepared that will identify areas where residential, commercial, industrial, parks and institutional development should be located. It will also identify areas of environmental significance and areas where no development should be allowed.
2. A policy document that can include direction for a variety of issues including economic development, environmental sustainability, heritage preservation, transportation and infrastructure, and community services. It also provides, through Development Permit Area Guidelines, guidance for the form and character of development in certain areas such as the downtown as well as guidance for protection of development from hazardous conditions.

An OCP is a visionary document and is meant to reflect the community's aspirations. An OCP should answer the question, "where do we, as a community, want to be in the future?"

What is a Zoning Bylaw?

The Zoning Bylaw helps to implement the OCP. A zoning bylaw is a regulatory tool that addresses site layout and permitted uses for new development. Zoning bylaws regulate land use and address issues such as:

- What land uses are permitted in certain areas of the community
- Placement of buildings on properties including how far they must be from property lines and the road
- Building height, how many units can go on a single lot, and the amount of land that a building can cover
- Whether or not fences are permitted, and, if so, how high, and of what materials they are allowed to be

Why update the OCP and Zoning Bylaw?

It is important to undertake the OCP and Zoning Bylaw update process for several reasons. These include:

- **Age of the existing OCP and Zoning Bylaw** – both the OCP and Zoning Bylaw were last updated in 2010. While amendments have been made to these documents since that time, it is important that a comprehensive update be undertaken periodically.
- **New legislative requirements** – The Province passed several laws in 2023 to encourage increased housing development. These changes require local governments like the District of Logan Lake to create Housing Needs Reports and update their OCPs and Zoning Bylaws to ensure there is enough capacity to accommodate housing needs. The deadline for OCP and Zoning Bylaw updates is December 31, 2025.
- **Need to address economic change and diversification** – The District is preparing for potential changes to the local economy, particularly with respect to Highland Valley Copper (HVC). Whether the mine life is extended or operations wind down in the coming years, it is important that Logan Lake's OCP and Zoning Bylaw support the community through this transition. Additionally, large-scale infrastructure projects in the region – including two wind power generation projects and the Enbridge Sunrise Expansion project – may increase local population and development pressure. The updated plans must reflect these shifts and help guide residential and commercial development accordingly.
- **Desire to build resilience and respond to community needs** – The updated OCP and Zoning Bylaw will reflect Logan Lake's evolving population and priorities, integrate climate change adaptation strategies (including wildfire, drought, and flood preparedness), and incorporate key documents like the 2024 Housing Needs Report and 2023 Council Strategic Plan.
- **Opportunity to engage the community on the future of Logan Lake** – A strong focus on inclusive community engagement will ensure that residents, stakeholders, and local First Nations have meaningful opportunities to shape the plan. This approach will help reflect the identity of Logan Lake and build broad support for the updated OCP and Zoning Bylaw.

What is the project's timeline?

The District's OCP and Zoning Bylaw update is expected to run from spring 2025 to winter 2025. The following timeline shows key events that are planned over the next year:

- **Phase 1: March 2025** - Project Initiation
- **Phase 2: April to June 2025** - Community Engagement
- **Phase 3: June to September 2025** - Create Draft Documents
- **Phase 4: September to December 2025** - Open House, Finalization, and Adoption

How to get involved?

Community engagement will begin in spring 2025 and the final OCP and Zoning Bylaw will be ready for adoption in late fall 2025. We look forward to hearing from community members along the way to ensure that these key documents reflect the community's values and development goals.

Look out for the following engagement opportunities:

- **April 2025**– A community survey will be at key locations in the District and online (use QR code or go to <https://www.surveymonkey.ca/r/Q2VMBPP>). Deadline May 2nd at 4 pm.
- **May 2025**– We will host a series of in-community engagement events including a community open house and meetings with local groups.
- **September 2025** – We will ask for community feedback on the draft documents at a community open house.



Stay tuned to the District of Logan Lake's website for project updates or contact the Village for more information:

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