



**TOWN OF VIEW ROYAL
OFFICIAL COMMUNITY PLAN REVIEW
ADVISORY COMMITTEE MEETING
MONDAY, SEPTEMBER 21, 2026 @ 7:00PM
COUNCIL CHAMBERS**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
(motion to approve)
- 3. MINUTES, RECEIPT & ADOPTION OF**
 - a) Minutes of the Official Community Plan Review Advisory Committee meeting held
March 30, 2026, Pg.2-4
(motion to adopt)
- 4. CHAIR'S REPORT**
- 5. PETITIONS & DELEGATIONS**
- 6. BUSINESS ARISING FROM PREVIOUS MINUTES**
- 7. REPORTS**
- 8. CORRESPONDENCE**
- 9. NEW BUSINESS**
 - a) Official Community Plan Review Advisory Committee Wrap Up
 - i) Staff Presentation..... Pg. 5-7
- 10. TERMINATION**



TOWN OF VIEW ROYAL

MINUTES OF THE OFFICIAL COMMUNITY PLAN REVIEW ADVISORY COMMITTEE MEETING HELD ON MONDAY, MARCH 30, 2026 VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

PRESENT: Mayor Tobias, Chair
Councillor Lemon
K. Abraham
T. Allan
D. Churchill
C. Harris
M. Lloyd
B. Spencer
K. Peatt

REGRETS: N. Holtum

PRESENT ALSO: L. Taylor, Director of Development Services
S. Scory, Senior Planner
L. Curtis, Community Planner/ Recording Secretary

2 members of the public
0 members of the press

1. **CALL TO ORDER** – the Chair called the meeting to order at 6:30 p.m.

2. **APPROVAL OF AGENDA**

MOVED BY: K. Peatt
SECONDED: C. Harris

THAT the agenda be amended to include late items 4.a) and 9.b)
AND THAT the agenda be approved as amended.

CARRIED

3. **MINUTES, RECEIPT & ADOPTION OF**

MOVED BY: K. Abraham
SECONDED: C. Harris

THAT the minutes of the Committee meeting held November 3, 2025, be received.

CARRIED

4. **CHAIR'S REPORT**

a) **Housing for the Under-Housed – A resolution**

The Committee discussed using stronger language and measurable targets for draft policy 6.3.3.b).

MOVED BY: M. Lloyd
SECONDED: D. Churchill

THAT the OCP Advisory Committee recommends to View Royal Council that they include hard targets for the full range of affordable housing as part of the Official Community Plan, Bylaws and Policy, and that a ratio for (non-market versus full market) housing be set and adjusted using best available data.

CARRIED

5. PETITION & DELEGATIONS

6. BUSINESS ARISING FROM PREVIOUS MINUTES

7. REPORTS

7.1 STAFF REPORTS

a) Presentation of Staff Report from the Senior Planner

- i) Official Community Plan Summary Report
- ii) First Draft Official Community Plan (March 2026)
- iii) Western Gateway Special Council Meeting Facilitator Summary

Staff gave a presentation summarizing engagement touchpoints for the Official Community Plan, and key shifts and major changes included in the first draft Plan.

The Committee provided comments on the draft Official Community Plan. Feedback included:

- unsure of the vision for the Western Gateway Corridor and what it could look like (ex. hotel, conference centre, arts centre, light industrial);
- provide graphics to illustrate the vision of the Western Gateway Corridor (i.e. employment and light-industrial uses, and transportation hub and village);
- expressed disappointment that there are few changes to other areas of the community outside of the Transit-Oriented Area, neighbourhood villages and the Western Gateway Community Corridor;
- make the OCP goals more measurable;
- expand the Town's existing health industry and create a regional health hub by attracting health and medical professionals to the community; and
- permit mixed-use developments along arterial roads, including the Island Highway.

MOVED BY: D. Churchill

SECONDED: K. Abraham

THAT the Committee recommend to Council that illustrations and/or graphics be added to the Western Gateway Employment District Corridor land use designation in the draft Official Community Plan to clearly illustrate the vision of this corridor as an employment, entertainment and transportation and mobility hub.

CARRIED

8. CORRESPONDENCE

9. NEW BUSINESS

a) Three alternative Vision statements:

The Committee discussed alternative vision statements proposed by Councillor Lemon. Three alternative vision statements were as follows:

- 1) View Royal is a vibrant regional hub with efficient and sustainable transportation, a destination entertainment precinct, a thriving business area, abundant greenery, and historic roots.

- 2) View Royal is a vibrant community with modern amenities and historic roots where leafy green spaces and an economic hub provide opportunities to work, play, and thrive.
- 3) With a thriving economic landscape, a lively entertainment precinct, and sustainable transportation options, View Royal is a green and historic town of opportunities to work, play and thrive.

The Committee determined that the vision statement currently in the draft Official Community Plan is sufficient to represent View Royal.

b) Verbal Update on Next Steps

The Director of Development Services provided a verbal update on next steps on the draft Official Community Plan. The Director mentioned that there is active engagement on the draft Official Community Plan, which closes on April 15th, 2026. This is the last round of engagement before the final draft Official Community Plan is presented to Committee of the Whole. The Director noted that the public will be given the opportunity to speak to the Official Community Plan during the public hearing. Staff intends to bring the final draft of the Official Community Plan to the Committee of the Whole Meeting in May, and the bylaw in June for introductory bylaw readings and a public hearing.

On March 31, 2026, there will be a Special Council Meeting.

Another OCPAC meeting will be held following adoption of the Official Community Plan to review lessons learned, discuss implementation and celebrate the completion of the Official Community Plan.

10. TERMINATION

There was no motion to close the meeting. Meeting terminated at 9:02 p.m.

CHAIR

RECORDING SECRETARY



Official Community Plan Review Advisory Committee Wrap Up Meeting

Official Community Plan Review Advisory Committee– September 21, 2026



Question #1

What was your biggest learning outcome?

Official Community Plan Review Advisory Committee– September 21, 2026



Question #2

What did the OCP Review Advisory Committee do well?

Official Community Plan Review Advisory Committee– September 21, 2026



Question #3

Do you have any additional feedback that you would like to share on the OCP process?

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Question #4

The OCP must be updated in 5 years to align with the Town's Housing Needs Report, in accordance with the provincial legislation.

Considering the recent OCP update, do you have any suggestions on how to engage with the public on the next update?

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Phase 3 – Development Permit Area Guidelines Review

Form and Character Development Permit Areas

- Intensive Residential – Garden Suite
- Mixed Residential
- Neighbourhood Mixed-Use
- Intensive Mixed-Use
- Commercial

Environmental Protection & Natural Hazard Development Permit Areas

- Natural Watercourse and Shoreline Areas
- Sensitive Terrestrial Ecosystems

Review and Update

- Regional Comparison
- Best Practices Review
- Provincial Acts/Regulation
- Phase 1 & 2 OCP Engagement Feedback

Public Engagement

- Scope to be determined

New Development Permit Areas?

- Wildfire Interface/Hazard Area
- Natural Hazards (e.g., flooding, tsunami, steep slopes)
- Light industrial form and character

Process and Timing

- Requires amendment to the OCP and a Public Hearing
- Time of completion is 2027

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