



8.1 MUNICIPAL ACT

Established under the authority of the Province of British Columbia's Municipal Act, the Official Community Plan (OCP) provides direction for future growth, transportation systems, community development, provision of city services and amenities, agricultural land use, environmental protection and practice, development guidelines, and enhanced social well-being.

The Municipal Act states that all bylaws, e.g. Zoning Bylaw, Subdivision Bylaw, Five-Year Capital Expenditure Program Bylaw, etc., enacted and works undertaken by Council following an OCP's adoption shall be consistent with the provisions of that OCP. This principle also extends to other plans, strategies and programs, e.g. transportation plan, urban design policies, etc., since any works which are inconsistent with the OCP cannot be carried out by the City.

However, it is noted that an existing Zoning Bylaw is not replaced or superseded by the provisions of a new OCP. The specific provisions of the Zoning Bylaw continue to apply in all cases.

In the spring of each year, the Municipal Act requires Council to adopt an annual budget and a 5-year capital expenditure program. Council cannot spend moneys not provided for in the annual budget. An effective OCP will contain policies and programs that reflect the fiscal capacity of the City and be capable of being monitored and adjusted to conform to budgetary constraints.

The Municipal Act also requires the City's OCP to contain a regional context statement acceptable to the Board of the Greater Vancouver Regional District with respect to the Board's regional growth strategy. The regional context statement must be reviewed and resubmitted to the Board for its continued acceptance at least once every five years. The OCP needs to be reviewed every five years at an appropriate level of detail to satisfy this requirement.