



Committee Report – For Information

August 19, 2026

Official Community Plan Updates - 2026

Date of Report	March 23, 2026
Author:	Rishab Gaba, Planner 2
File Reference:	10\5110\20\Provincial Housing Changes\OCP Policy Alignment
Electoral Area/Municipality:	A, B, C, D, F, G, J, & K
Services Impacted	Planning and Land Use S104

1.0 PURPOSE OF REPORT

The purpose of this report is to introduce amendments to the Official Community Plans (OCPs) and Schedule A of land use bylaws. The amendments update residential terminology and policies for example, supporting accessory dwelling units and replacing “multi-family” with “multi-unit” housing. They also remove regulatory details, such as density and minimum lot size provisions, that are better addressed through zoning, while aligning the OCPs with zoning changes adopted in 2024 and recent changes made in 2026. The bylaws to be amended are:

- Electoral Area ‘A’ Comprehensive Land Use Bylaw No. 2315, 2013
- Electoral Area ‘B’ Comprehensive Land Use Bylaw No. 2316, 2013
- Electoral Area ‘C’ Comprehensive Land Use Bylaw No. 2317, 2013
- Electoral Area ‘D’ Comprehensive Land Use Bylaw No. 2435, 2016
- Electoral Area ‘F’ Official Community Plan Bylaw No. 2214, 2011
- Electoral Area ‘G’ Land Use Bylaw No. 2452, 2018
- Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996
- Electoral Area ‘K’ - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009

These updates are part of a broader initiative to align RDCK planning documents with provincial housing legislation, including the *Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44)¹. The amendments primarily address terminology updates and policy clarifications to reflect zoning changes adopted in 2024 and to support clear and effective implementation of residential land use policies across the region.

The amendments include the removal of regulatory provisions from residential policy sections to reinforce the OCP’s role as a policy document, with land use regulations appropriately implemented through zoning bylaws. This approach is intended to improve consistency between the OCP and zoning, support more efficient development review processes, and maintain flexibility to respond to evolving provincial legislative requirements. The proposed OCP bylaw amendments are provided in Attachment A, and concurrence tables highlighting the changes are provided in Attachment B.

¹ Planning and Land Use Management Branch. Small-scale, multi-unit housing. Retrieved from <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives/smale-scale-multi-unit-housing>

2.0 BACKGROUND AND UPDATE

The proposed OCP amendments are required to align with the zoning bylaw amendments adopted to comply with the provisions of the Provincial Bill 44 - *Housing Statutes (Residential Development) Amendment Act*. Bill 44, mandates that all local governments in British Columbia permit Small-Scale Multi-Unit Housing (SSMUH), in residential zones that were previously limited to single detached or duplex housing forms. These changes form part of the Province's "Homes for People" action plan (Spring 2023), which aims to address the province-wide housing supply and affordability challenges.

Pursuant to the SSMUH legislation, The RDCK Board adopted the following zoning amendments through resolutions during June and July 2024:

Resolution 339/24 – Adoption of Electoral Area A Land Use Amendment Bylaw No. 2953, 2024;
Resolution 340/24 – Adoption of Electoral Area B Land Use Amendment Bylaw No. 2954, 2024;
Resolution 343/24 – Adoption of Electoral Area G Land Use Amendment Bylaw No. 2957, 2024;
Resolution 411/24 – Adoption of Electoral Area C Land Use Amendment Bylaw No. 2955, 2024;
Resolution 413/24 – Adoption of Electoral Area D Land Use Amendment Bylaw No. 2956, 2024; and
Resolution 415/24 – Adoption of Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958, 2024.

Official Community Plan Amendments

While zoning bylaws were amended in 2024 to update residential permissions, the *Local Government Act* requires that zoning bylaws be consistent with the applicable Official Community Plans. Recent provincial housing legislation, including the *Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44) reinforce the importance of alignment between zoning regulations and OCP policy direction.

Accordingly, the proposed OCP amendments are intended to ensure consistency with the adopted zoning bylaws, update terminology, and clarify residential land use policies, while maintaining flexibility to respond to future legislative or regulatory changes. As part of the consistency review, certain density references and minimum lot size provisions have been removed from OCP policies where these matters are more appropriately addressed through zoning regulations. This approach helps maintain the OCP's role as a high-level policy document while ensuring detailed development standards are implemented through zoning bylaws.

Previous Consideration by the Board

This matter is not new to the Board, as the zoning amendments required for Bill 44 compliance were previously considered and adopted in 2024. The upcoming OCP bylaw amendments are a continuation of this work, ensuring full policy alignment with the Provincial legislative framework and previously approved zoning regulations.

An information report outlining the proposed approach was presented to the Board in August 2025, along with a Consultation Plan for the Official Community Plan updates, which set out the engagement process for the current amendments.

3.0 NEXT STEPS AND TIMELINE

Staff will undertake the required engagement activities in accordance with the *Local Government Act* and the approved consultation plan for the applicable OCPs and Schedule A of the land use bylaws.

Following completion of the engagement activities, staff will report back to the Rural Affairs Committee (RAC) with a summary of feedback received and a status update. At that time, staff will also present the proposed bylaw

amendments to Committee for consideration and, if supported, for initiation of the public hearing process.

Respectfully submitted,
Rishab Gaba, Planner 2

CONCURRENCE

Planning Manager – Nelson Wight **Approved**

General Manager of Development Services and Community Sustainability – Amy Wilson **Approved**

Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENTS:

Attachment A – OCP Bylaw Amendments

Attachment B – Concurrence Tables

The following table is provided to assist in locating proposed amendments and corresponding concurrence tables by Electoral Area.

Table 1 Page Reference Table

Electoral Area	Attachment A – OCP Bylaw Amendments (Page No.)	Attachment B – Concurrence Tables (Page No.)
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REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3041

A Bylaw to amend Electoral Area 'A' Comprehensive
Land Use Bylaw No. 2315, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013* be amended as follows:

- A. That the Background subsection of section 5.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-Unit and Mixed Use Residential designations in the Plan Area.

- B. That the Suburban Residential (RS) Policies subsection of section 5.0 Residential be amended as follows:

20. Directs that the principal use shall be single detached or duplex housing.

21. Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.

22. Supports an accessory dwelling unit as an accessory use.

- C. That the Country Residential (RC) Policies subsection of section 5.0 Residential be amended as follows:

25. Directs that the principal use shall be single detached or duplex housing.

Attachment A

26. Supports an accessory dwelling unit as an accessory use.
28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.
- D. That the Rural Residential (RR) Policies subsection of section 5.0 Residential be amended as follows:
29. directs that the principal use shall be single detached or duplex housing.
32. Supports an accessory dwelling unit as an accessory use.
35. Supports that the clustering of development of single detached housing subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.
- E. That the Multi-Family Residential (RM) Policies subsection of section 5.0 Residential be amended as follows:
- Multi-Unit Residential (RM) Policies
36. Directs that the principal use be single detached, duplex or multi-unit housing.
37. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.
38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.
39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.
40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.
- F. That the Natural Environment Policies subsection of Section 10.0 Natural Environment be amended as follows:
- 18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker

Attachment A

suite may be considered subject to compliance where necessary with Section 56 of the Community Charter;

- G. That the Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area subsection of Section 16.0 Development Permit Areas be amended as follows:

Area

The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Unit Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.

- 3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3041, 2025."**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3042

A Bylaw to amend Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' Official Community Plan of *Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013* be amended as follows:
 - A. That the Suburban Residential (RS) Policies subsection of section 4.0 Residential be amended as follows:
 14. Directs that the principal use shall be single detached or duplex housing.
 - B. That the Country Residential (RC) Policies subsection of section 4.0 Residential be amended as follows:
 18. Directs that the principal use shall be single detached or duplex housing.
 - C. That the Rural Residential (RR) Policies subsection of section 4.0 Residential be amended as follows:
 21. Directs that the principal use shall be single detached or duplex housing.
 - D. That the Multi-Unit Residential (RH) Policies subsection of section 4.0 Residential be amended as follows:
 24. Directs that the principal use be single detached, duplex or multi-unit housing.
 - E. That the Erickson subsection of section 14.0 Community Specific Policies be amended as follows:
 6. Supports the provision of alternative housing in the form of accessory dwelling unit, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.

Attachment A

- F. That the Canyon subsection of section 14.0 Community Specific Policies be amended as follows:

15. Supports the provision of alternative housing in the form of accessory dwelling unit, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.

- G. That the Lister, Rykert, Riverview and Huscroft subsection of section 14.0 Community Specific Policies be amended as follows:

24. Supports the provision of alternative housing in the form of accessory dwelling unit, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.

- 2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **“Electoral Area ‘B’ Comprehensive Land Use Amendment Bylaw No. 3042, 2025**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3043

A Bylaw to amend Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to: Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013* be amended as follows:

- A. That the Background subsection of section 4.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Unit Residential designations in the Plan area.

Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Unit Residential (R6).

- B. That the Suburban Residential (RS) Policies subsection of section 4.0 Residential be amended as follows:

10. Directs that the principal use shall be single detached or duplex housing.

- C. That the Country Residential (RC) Policies subsection of section 4.0 Residential be amended as follows:

13. Directs that the principal use shall be single detached or duplex housing.

14. Supports an accessory dwelling unit as an accessory use.

- D. That the Rural Residential (RR) Policies subsection of section 4.0 Residential be amended as follows:

17. directs that the principal use shall be single detached or duplex housing.

- E. That the Multi-Unit Residential (RH) Policies subsection of section 4.0 Residential be amended as follows:

20. Directs that the principal use be single detached, duplex or multi-unit housing.

21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.

22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject to the provision of community water and/or waste water disposal.

23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.

24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).

- F. That the Natural Environment Policies subsection of Section 9.0 Natural Environment be amended as follows:

19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.

- 3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3043, 2025."**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

Attachment A

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

DRAFT

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3044

A Bylaw to amend Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016

WHEREAS it is deemed expedient to amend Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016* be amended as follows:

- A. That the Background subsection of section 7.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Remote Residential and Multi-Unit Residential designations in the Plan area.

- B. That the Suburban Residential (RS) Policies subsection of section 7.0 Residential be amended as follows:

15. Directs that the principal use shall be single detached or duplex housing.

- C. That the Country Residential (RC) Policies subsection of section 7.0 Residential be amended as follows:

17. Directs that the principal use shall be single detached or duplex housing.

- D. That the Rural Residential (RR) Policies subsection of section 5.0 Residential be amended as follows:

21. Directs that the principal use shall be agricultural, single detached or duplex housing.

- E. That the Multi-Family Residential (RM) Policies subsection of section 7.0 Residential be amended as follows:

Multi-Unit Residential (RM) Policies

23. Directs that the principal use be single detached, duplex or multi-unit housing.
24. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.
25. Directs that multi-unit developments be restricted to two-stories and be subject to the provision of community water and/or sewage.
26. Encourages that multi-unit developments may include accessory or incidental commercial use.
- F. That the Ainsworth subsection of Section 18.0 Community Specific Policies be amended as follows:
4. Recognizes that single detached residential land use will remain the dominant form of land use within the town-site, with the exception of designated commercial and resort commercial areas.
- G. That the Woodbury subsection of Section 18.0 Community Specific Policies be amended as follows:
17. Recognizes that Woodbury will remain primarily single detached residential with opportunity for appropriate home-based business and commercial use.
- H. That the Fletcher Creek subsection of Section 18.0 Community Specific Policies be amended as follows:
23. Recognizes that Fletcher Creek will remain primarily single detached residential with opportunity for home-based businesses within residential areas and designated areas for light industry.
- I. That the Mirror Lake subsection of Section 18.0 Community Specific Policies be amended as follows:
28. Recognizes that Mirror Lake will remain primarily a single detached residential and rural community.
32. Requires that home-based businesses, including tourist accommodation be restricted as accessory to single detached residential use.
- J. That the Pineridge and 0 Avenue subsection of Section 18.0 Community Specific Policies be amended as follows:
38. Recognizes that Pineridge and 0 Avenue will remain primarily single detached residential, with water availability being considered at the time of zoning.

Attachment A

- K. That the Allen Division subsection of Section 18.0 Community Specific Policies be amended as follows:

60. Recognized that Allen Division will remain primarily suburban residential with a mix of housing types, primarily oriented toward single detached and duplex housing.

- L. That the Schroeder Creek subsection of Section 18.0 Community Specific Policies be amended as follows:

86. Recognizes that Schroeder Creek will remain primarily single detached residential.

87. Supports that home-based businesses and accessory tourist accommodation be restricted as an accessory to single detached residential use, and that decisions regarding land use amendments or development applications be considered based on the existing history, peaceful and private character, and social characteristics of the community.

- 3** This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4** This Bylaw may be cited as “**Electoral Area ‘D’ Comprehensive Land Use Amendment Bylaw No. 3044, 2025**”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3045

A Bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

WHEREAS it is deemed expedient to amend the Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 That Schedule 'A' of *Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011* be amended as follows:

A. That the section 11.5 High Density Residential be amended as follows:

.1 h. encourages entry level and affordable housing choices through various mechanisms including secondary suite, duplexes in appropriate locations, and small house/small lot options;

.7 Directs that High Density Residential designations provide for multi-unit housing such as triplexes, fourplexes, townhouses, condominiums, and apartments.

B. That the section 20.1 Background be amended as follows:

6. establishment of objectives for the form and character of commercial, industrial or multi-unit residential development

C. That the Designation subsection of the section 20.3 Commercial, Industrial, and High Density Residential Development Permit (CIHDRDP) Area be amended as follows:

The CIHDRDP Area is designated under Section 488(1) (f), (h) and (e) of the Local Government Act to establish objectives for the form and character of commercial, industrial and multi-unit residential development, and the promotion of energy and water conservation.

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

Attachment A

- 3 This Bylaw may be cited as “Electoral Area ‘F’ Official Community Plan Amendment Bylaw No. 3045, 2025”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3046

A Bylaw to amend Electoral Area 'G' Land Use Bylaw No. 2452, 2018

WHEREAS it is deemed expedient to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' Official Community Plan of *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* be amended as follows:
 - A. That the General Residential Policies subsection of section 3.0 Residential be amended as follows:
 10. Will increase housing diversity and choice in the community through allowing for accessory dwelling unit to increase the number of dwellings available for rental occupancy and to single occupancy households.
 - B. That the Town-site Residential (RS) Policies subsection of section 3.0 Residential be amended as follows:
 17. Directs that the principal use be single detached, duplex or multi-unit housing.
 18. Will allow for accessory buildings and structures, accessory dwelling unit, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.
 - C. That the Country Residential (RC) Policies subsection of section 3.0 Residential be amended as follows:
 22. Directs that the principal use shall be single detached or duplex housing.
 23. Will allow for accessory buildings and structures, accessory dwelling unit, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.
 - D. That the Rural Residential (RR) Policies subsection of section 3.0 Residential be amended as follows:

Attachment A

25. Directs that the principal use shall be single detached or duplex housing, horticulture or portable sawmills.

26. Will allow for accessory buildings and structures, accessory dwelling unit, accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.

E. That the Multi-Unit Residential (RH) Policies subsection of section 5.0 Residential be amended as follows:

29. Directs that the principal use shall be multi-unit housing or manufactured home parks.

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

3 This Bylaw may be cited as **“Electoral Area ‘G’ Land Use Amendment Bylaw No. 3046, 2025**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3047

A Bylaw to amend Kootenay - Columbia Rivers
Official Community Plan Bylaw No. 1157, 1996

WHEREAS it is deemed expedient to amend the Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' of *Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* be amended as follows:
 - A. That the 3.2.2 Suburban Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.2.2 Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.
 - 3.2.2.3 Supports an accessory dwelling unit as an accessory use.

One dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).
 - 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required.
 - B. That the 3.2.3 Country Residential 1 Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.3.2 Supports an accessory dwelling unit as an accessory use.
 - 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.
 - C. That the 3.2.4 Country Residential 2 Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.4.2 one single detached or duplex housing shall be permitted per lot. In addition, if a lot is developed with a single detached housing, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.

Attachment A

- D. That the 3.2.5 Rural Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:

3.2.5.2 Supports an accessory dwelling unit as an accessory use.

3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.

- E. That the 3.2.6 Remote Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:

3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares.

3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.

- F. That the section 3.4 Agricultural Policies be amended as follows:

3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.

- G. That the 3.7 Parks and Recreation be amended as follows:

3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.

- H. That the 3.10.10 Deer Park and Little Cayuse Creek subsection of section 3.10 Specific Community Policies be amended as follows:

3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.

Attachment A

- I. That the 3.10.11 Renata, Brooklyn and Coykendahl subsection of section 3.10 Specific Community Policies be amended as follows:

3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.

- J. That the 4.1.1 Designation Category subsection of section 4.1 Development Permit Area #1 be amended as follows:

All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.

- K. That the 4.1.2 Justification subsection of section 4.1 Development Permit Area #1 be amended as follows:

The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses.

The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.

- L. That the 4.1.4 Exemptions subsection of section 4.1 Development Permit Area #1 be amended as follows:

4.1.4.2 single detached and duplex housing and accessory buildings and structures;

- 2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **"Kootenay - Columbia Rivers Official Community Plan Amendment Bylaw No. 3047, 2025"**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

Attachment A

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3048

A Bylaw to amend Electoral Area 'K' - The Arrow Lakes
Official Community Plan Bylaw No. 2022, 2009

WHEREAS it is deemed expedient to amend the Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 That Schedule 'A' of *Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009* be amended as follows:

A. That the Country Residential (R2) Policies subsection of section 7.0 Residential be amended as follows:

1. Directs that the principal use shall be single detached or duplex housing.

B. That the Rural Residential (R3) Policies subsection of section 7.0 Residential be amended as follows:

1. Directs that the principal use shall be single detached or duplex housing.

C. That the Burton subsection of section 18.0 Community Specific Policies be amended as follows:

Discourages industrial development in the community aside from home based business and cottage industries in association with the principal use of single detached residential

D. That the Category subsection of section Development Permit Area #3 –Resort Commercial Development Permit (RCDP) Area be amended as follows:

All lands designated Tourist Commercial (C2) as shown in Schedule B, are designated as a Development Permit Areas pursuant to Section 488(1)(f) of the Local Government Act, for the purpose of providing guidelines for the form and character of commercial and multi-unit housing uses.

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **“Electoral Area ‘K’ - The Arrow Lakes Official Community Plan Amendment Bylaw No. 3048, 2025”**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

Concurrence Table

Amendments to Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi-Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
5.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-family and Mixed Use Residential designations in the Plan Area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-Unit and Mixed Use Residential designations in the Plan Area.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	20. Directs that the principal use shall be one-family or two-family dwellings.	AMEND Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	21. Directs that the recommended minimum lot size should be 2000 square metres of site area where serviced by a community water system, unless a lot is serviced by a	AMEND 21. Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.	In accordance with Zoning Regulations

Concurrence Table

	community sewer system whereby the minimum lot size should be 700 square metres.			
5.0 RESIDENTIAL Suburban Residential (RS) Policies	22. Directs that one-family or two-family dwelling units should be permitted per 2000 square metres of site area where serviced by community water supply. In areas where there is no associated zoning, this minimum lot size may vary if the area needed for an on-site septic system is less.	AMEND 22. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.	
5.0 RESIDENTIAL Country Residential (RC) Policies	25. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 25. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.	
5.0 RESIDENTIAL Country Residential (RC) Policies	26. Directs that a one-family or two-family dwelling should be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 26. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.	
5.0 RESIDENTIAL Country Residential (RC) Policies	28. Encourages the clustering of strata lots subject to density that should not exceed one unit per hectare of total lot area and subject to the protection of green-space through issuance of a Development Permit.	AMEND 28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.	In accordance with Zoning Regulations.	

Concurrence Table

5.0 RESIDENTIAL Rural Residential (RR) Policies	29. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 29. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
5.0 RESIDENTIAL Rural Residential (RR) Policies	32. Directs that one-family or two-family dwelling unit should be permitted per lot and one additional dwelling should be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 32. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Rural Residential (RR) Policies	35. Supports that the clustering of development of single detached dwellings subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.	AMEND 35. Supports that the clustering of development of single detached housing subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.	Clarify and modernize.
5.0 RESIDENTIAL	Multi-Family Residential (RM) Policies	AMEND Multi-Unit Residential (RM) Policies	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	36. Directs that the principal use be single family, two-family or multi-family residential.	AMEND 36. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	37. Supports that Multi-family Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row	AMEND 37. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row	Clarify and modernize.

Concurrence Table

	housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.	housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.	
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	38. Directs that all Multi-family Residential developments shall be serviced by a community water system and community sewer system.	AMEND 38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	39. Supports that Multi-family Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.	AMEND 39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	40. Will require that applications for new Multi-family Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of multi-family residential development.	AMEND 40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.	Clarify and modernize.
10.0 NATURAL ENVIRONMENT Natural Environment Policies	18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be	AMEND 18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to	Clarify and modernize.

Concurrence Table

	considered subject to compliance where necessary with Section 56 of the Community Charter;	compliance where necessary with Section 56 of the Community Charter;	
16.0 DEVELOPMENT PERMIT AREAS Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area Area	The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Family Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.	AMEND The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Unit Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.	Clarify and modernize.

Concurrence Table

Amendments to Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

Amendments to Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
4.0 RESIDENTIAL Suburban Residential (RS) Policies	14. Directs that the principal use shall be single-family or two-family dwellings.	AMEND 14. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Country Residential (RC) Policies	18. Directs that the principal use shall be single-family or two-family dwellings.	AMEND 18. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Rural Residential (RR) Policies	21. Directs that the principal use shall be single-family or two-family dwellings	AMEND 21. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	24. Directs that the principal use be single-family, two-family or multi-unit residential	AMEND 24. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
14.0 COMMUNITY SPECIFIC POLICIES Erickson	6. Supports the provision of alternative housing in the form of accessory dwellings, such a garage suites and carriage housing, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	AMEND 6. Supports the provision of alternative housing in the form of accessory dwelling unit , to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	Update term.

Concurrence Table

14.0 COMMUNITY SPECIFIC POLICIES Canyon	15. Supports the provision of alternative housing in the form of accessory dwellings, such as garage suites and carriage housing, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	AMEND 15. Supports the provision of alternative housing in the form of accessory dwelling unit , to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	Update term.
14.0 COMMUNITY SPECIFIC POLICIES Lister, Rykert, Riverview and Huscroft	24. Supports the provision of alternative housing in the form of accessory dwellings, such as garage suites and carriage housing, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	AMEND 24. Supports the provision of alternative housing in the form of accessory dwelling unit , to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	Update term.

Concurrence Table

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi- Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
4.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Family Residential designations in the Plan area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi- Unit Residential designations in the Plan area.	Clarify and modernize.
4.0 RESIDENTIAL Background	Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Family Residential (R6).	AMEND Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi- Unit Residential (R6).	Clarify and modernize.
4.0 RESIDENTIAL Suburban Residential (RS) Policies	10. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 10. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.

Concurrence Table

4.0 RESIDENTIAL Country Residential (RC) Policies	13. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 13. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Country Residential (RC) Policies	14. Will allow for one dwelling unit per parcel and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 14. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
4.0 RESIDENTIAL Rural Residential (RR) Policies	17. Directs that the principal use shall be one-family or two-family dwelling.	AMEND 17. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	20. Directs that the principal use be one-family, two-family or multi-family residential.	AMEND 20. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	21. Supports that multi-family residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing developments, fractional, strata and row housing developments.	AMEND 21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	Clarify and modernize.
4.0 RESIDENTIAL	22. Directs that multi-family residential developments be restricted to a maximum of two-	AMEND 22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject	Clarify and modernize.

Concurrence Table

Multi-Unit Residential (RH) Policies	stories and be subject to the provision of community water and/or waste water disposal.	to the provision of community water and/or waste water disposal.	
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	23. Encourages that multi-family residential developments may include accessory or incidental commercial use.	AMEND 23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	24. Recognizes that multi-family residential policies will be applicable to both Manufactured Home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	AMEND 24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	Clarify and modernize.
9.0 NATURAL ENVIRONMENT Natural Environment Policies	19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance where necessary with the Local Government Act.	AMEND 19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.	Clarify and modernize.

Concurrence Table

Amendments to Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi-Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
7.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Remote Residential and Multi-Family Residential designations in the Plan area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Remote Residential and Multi-Unit Residential designations in the Plan area.	Clarify and modernize.
7.0 RESIDENTIAL Suburban Residential (RS) Policies	15. Directs that the principal use shall be single detached or duplex dwellings.	AMEND 15. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
7.0 RESIDENTIAL Country Residential (RC) Policies	17. Directs that the principal use shall be single detached or duplex dwellings	AMEND 17. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.

Concurrence Table

7.0 RESIDENTIAL Rural Residential (RR) Policies	19. Directs that the principal use shall be single detached or duplex dwellings.	AMEND 19. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
7.0 RESIDENTIAL Remote Residential (RR) Policies	21. Directs that the principal use shall be agricultural, single detached or duplex dwellings.	AMEND 21. Directs that the principal use shall be agricultural, single detached or duplex housing .	Clarify and modernize.
7.0 RESIDENTIAL	Multi-Family Residential (RM) Policies	AMEND Multi-Unit Residential (RM) Policies	Clarify and modernize.
7.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	23. Directs that the principal use be single family, duplex or multi-family residential.	AMEND 23. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
7.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	24. Supports that multi-family residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	AMEND 24. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	Clarify and modernize.
7.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	25. Directs that multi-family developments be restricted to two-stories and be subject to the provision of community water and/or sewage.	AMEND 25. Directs that multi-unit developments be restricted to two-stories and be subject to the provision of community water and/or sewage.	Clarify and modernize.

Concurrence Table

7.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	26. Encourages that multi-family developments may include accessory or incidental commercial use.	AMEND 26. Encourages that multi-unit developments may include accessory or incidental commercial use.	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Ainsworth	4. Recognizes that single family residential land use will remain the dominant form of land use within the town-site, with the exception of designated commercial and resort commercial areas.	AMEND 4. Recognizes that single detached residential land use will remain the dominant form of land use within the town-site, with the exception of designated commercial and resort commercial areas.	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Woodbury	17. Recognizes that Woodbury will remain primarily single family residential with opportunity for appropriate home-based business and commercial use.	AMEND 17. Recognizes that Woodbury will remain primarily single detached residential with opportunity for appropriate home-based business and commercial use.	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Fletcher Creek	23. Recognizes that Fletcher Creek will remain primarily single family residential with opportunity for home-based businesses within residential areas and designated areas for light industry.	AMEND 23. Recognizes that Fletcher Creek will remain primarily single detached residential with opportunity for home-based businesses within residential areas and designated areas for light industry.	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Mirror Lake	28. Recognizes that Mirror Lake will remain primarily a single family residential and rural community.	AMEND 28. Recognizes that Mirror Lake will remain primarily a single detached residential and rural community.	Clarify and modernize.

Concurrence Table

18.0 COMMUNITY SPECIFIC POLICIES Mirror Lake	32. Requires that home-based businesses, including tourist accommodation be restricted as accessory to single family residential use.	AMEND 32. Requires that home-based businesses, including tourist accommodation be restricted as accessory to single detached residential use.	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Pineridge and 0 Avenue	38. Recognizes that Pineridge and 0 Avenue will remain primarily single family residential, with water availability being considered at the time of zoning.	AMEND 38. Recognizes that Pineridge and 0 Avenue will remain primarily single detached residential, with water availability being considered at the time of zoning.	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Allen Division	60. Recognized that Allen Division will remain primarily suburban residential with a mix of housing types, primarily oriented toward single family residential and duplex dwellings.	AMEND 60. Recognized that Allen Division will remain primarily suburban residential with a mix of housing types, primarily oriented toward single detached and duplex housing .	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Schroeder Creek	86. Recognizes that Schroeder Creek will remain primarily single family residential.	AMEND 86. Recognizes that Schroeder Creek will remain primarily single detached residential.	Clarify and modernize.

Concurrence Table

18.0 COMMUNITY SPECIFIC POLICIES Schroeder Creek	87. Supports that home-based businesses and accessory tourist accommodation be restricted as an accessory to single family residential use, and that decisions regarding land use amendments or development applications be considered based on the existing history, peaceful and private character, and social characteristics of the community.	AMEND 87. Supports that home-based businesses and accessory tourist accommodation be restricted as an accessory to single detached residential use, and that decisions regarding land use amendments or development applications be considered based on the existing history, peaceful and private character, and social characteristics of the community.	Clarify and modernize.
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Concurrence Table

Amendments to Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

Amendments to Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
11.5 High Density Residential	.1 h. encourages entry level and affordable housing choices through various mechanisms including carriage houses (accessory dwelling, typically above garages), duplexes in appropriate locations, and small house/small lot options;	AMEND .1 h. encourages entry level and affordable housing choices through various mechanisms including secondary suite , duplexes in appropriate locations, and small house/small lot options;	Update term.
11.5 High Density Residential	.7 Directs that High Density Residential designations provide for multi-family residential dwellings such as triplexes, fourplexes, townhouses, condominiums, and apartments.	AMEND .7 Directs that High Density Residential designations provide for multi-unit housing such as triplexes, fourplexes, townhouses, condominiums, and apartments.	Clarify and modernize.
20.1 Background	6. establishment of objectives for the form and character of commercial, industrial or multi-family residential development	AMEND 6. establishment of objectives for the form and character of commercial, industrial or multi-unit residential development	Clarify and modernize.
20.3 Commercial, Industrial, and High Density Residential Development	The CIHDRP Area is designated under Section 488(1) (f), (h) and (e) of the Local Government Act to establish objectives for the form and character of commercial, industrial and multi-	AMEND The CIHDRP Area is designated under Section 488(1) (f), (h) and (e) of the Local Government Act to establish objectives for the form and character of commercial, industrial and multi-unit	Clarify and modernize.

Concurrence Table

Permit (CIHDRDP) Area Designation:	family residential development, and the promotion of energy and water conservation.	residential development, and the promotion of energy and water conservation.	
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Concurrence Table

Amendments to Electoral Area 'G' Land Use Bylaw No. 2452, 2018

Amendments to Electoral Area 'G' Land Use Bylaw No. 2452, 2018 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
3.0 RESIDENTIAL General Residential Policies	10. Will increase housing diversity and choice in the community through allowing for accessory dwellings such as: secondary suites, cottages, carriage houses and garage suites to increase the number of dwellings available for rental occupancy and to single occupancy households.	AMEND 10. Will increase housing diversity and choice in the community through allowing for accessory dwelling unit to increase the number of dwellings available for rental occupancy and to single occupancy households.	Update term.
3.0 RESIDENTIAL Town-site Residential (RS) Policies	17. Directs that the principal use shall be one-family, two-family or multi-family dwellings.	AMEND 17. Directs that the principal use be single detached, duplex or multi-unit housing.	Clarify and modernize.
3.0 RESIDENTIAL Town-site Residential (RS) Policies	18. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	AMEND 18. Will allow for accessory buildings and structures, accessory dwelling unit , accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	Update term.
3.0 RESIDENTIAL Country Residential (RC) Policies	22. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 22. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.

Concurrence Table

3.0 RESIDENTIAL Country Residential (RC) Policies	23. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	AMEND 23. Will allow for accessory buildings and structures, accessory dwelling unit , accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	Update term.
3.0 RESIDENTIAL Rural Residential (RR) Policies	25. Directs that the principal use shall be one-family or two-family dwellings, horticulture or portable sawmills.	AMEND 25. Directs that the principal use shall be single detached or duplex housing , horticulture or portable sawmills.	Clarify and modernize.
3.0 RESIDENTIAL Rural Residential (RR) Policies	26. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.	AMEND 26. Will allow for accessory buildings and structures, accessory dwelling unit , accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.	Update term.
3.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	29. Directs that the principal use shall be multi-family dwellings or manufactured home parks.	AMEND 29. Directs that the principal use shall be multi-unit housing or manufactured home parks.	Clarify and modernize.

Concurrence Table

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.2 The minimum lot size shall be 2000 square metres.	AMEND 3.2.2.2 Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.	In accordance with Zoning Regulations
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.3 One dwelling unit shall be permitted per 2000 square metres of site area except one dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	AMEND 3.2.2.3 Supports an accessory dwelling unit as an accessory use. One dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required where the minimum lot size for a single detached dwelling shall be 700 square metres.	AMEND 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required.	Clarify and modernize.

Concurrence Table

3.2 General Residential Policies	3.2.3.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 3.2.3.2 Supports an accessory dwelling unit as an accessory use.	In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.3 Country Residential 1 Policies	3.2.3.4 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2 General Residential Policies 3.2.4 Country Residential 2 Policies	3.2.4.2 One single detached dwelling or duplex shall be permitted per lot. In addition, if a lot is developed with a single detached dwelling, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	AMEND 3.2.4.2 one single detached or duplex housing shall be permitted per lot. In addition, if a lot is developed with a single detached housing, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	Clarify and modernize.

Concurrence Table

3.2 General Residential Policies	3.2.5.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 3.2.5.2 Supports an accessory dwelling unit as an accessory use.	In accordance with Zoning Regulations.
3.2.5 Rural Residential Policies			
3.2 General Residential Policies	3.2.5.5 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on non-agricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2 General Residential Policies	3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares. One single detached dwelling or duplex is permitted and one additional single detached dwelling or duplex shall be permitted per every additional four (4) hectares of lot area.	AMEND 3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares.	Clarify and modernize.
3.2.6 Remote Residential Policies			
3.2 General Residential Policies	3.2.6.5 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2.6 Remote Residential Policies			

Concurrence Table

3.4 Agricultural Policies	3.4.14 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	AMEND 3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	Clarify and modernize.
3.7 Parks and Recreation	3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance with Section 734 of the Municipal Act.	AMEND 3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.	Clarify and modernize.
3.10 Specific Community Policies 3.10.10 Deer Park and Little Cayuse Creek	3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwelling. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m ² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m ² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.

Concurrence Table

3.10 Specific Community Policies 3.10.11 Renata, Brooklyn and Coykendahl	3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwellings. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.
4.1 Development Permit Area #1 4.1.1 Designation Category	All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the natural protection of the environment, and for the form and character of commercial, industrial and multi-family uses.	AMEND All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.	Clarify and modernize.

Concurrence Table

4.1 Development Permit Area #1 4.1.2 Justification	The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multifamily development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	AMEND The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	Clarify and modernize.
4.1 Development Permit Area #1 4.1.4 Exemptions	4.1.4.2 single family and two family dwellings and accessory buildings and structures;	AMEND 4.1.4.2 single detached and duplex housing and accessory buildings and structures;	Clarify and modernize.

Concurrence Table

Amendments to Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009
 Amendments to Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
7.0 RESIDENTIAL Country Residential (R2) Policies	1. Directs that the principal use shall be single detached or duplex dwellings.	AMEND 1. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
7.0 RESIDENTIAL Rural Residential (R3) Policies	1. Directs that the principal use shall be single detached or duplex dwellings.	AMEND 1. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Burton	Discourages industrial development in the community aside from home based business and cottage industries in association with the principal use of single family residential	AMEND • Discourages industrial development in the community aside from home based business and cottage industries in association with the principal use of single detached residential	Clarify and modernize.
Development Permit Area #3 – Resort Commercial Development Permit (RCDP) Area Category	All lands designated Tourist Commercial (C2) as shown in Schedule B, are designated as a Development Permit Areas pursuant to Section 488(1)(f) of the Local Government Act, for the purpose of providing guidelines for the form and character of commercial and multifamily uses.	AMEND All lands designated Tourist Commercial (C2) as shown in Schedule B, are designated as a Development Permit Areas pursuant to Section 488(1)(f) of the Local Government Act, for the purpose of providing guidelines for the form and character of commercial and multi-unit housing uses.	Clarify and modernize.