



Committee Report

August 20, 2025

Consultation Plan - Official Community Plan Updates

July 30, 2025

Rishab Gaba, Planner 2

Date of Report

Author:

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 STAFF RECOMMENDATION

That the Board endorse the proposed consultation plan for the Official Community Plan updates, as outlined in the Consultation Plan - Official Community Plan Updates report, dated July 30, 2025, and incorporate the suggestions provided by the Rural Affairs Committee during its meeting held on August 20, 2025.

2.0 BACKGROUND/HISTORY

The purpose of this report is to introduce the Consultation Plan for the proposed Official Community Plan (OCP) amendments required to align with the zoning bylaw amendments previously 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 forms¹. These changes form part of the Province's "Homes for People" action plan (Spring 2023)², 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;

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/small-scale-multi-unit-housing>

² Housing and Municipal Affairs. (2023, April). *BC Gov News*. Retrieved from <https://news.gov.bc.ca/releases/2023HOUS0019-000436>

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 have been updated to permit SSMUH, the *Local Government Act* (LGA) stipulates that zoning bylaws must be consistent with Official Community Plans (OCPs) following the temporary exemption period that expires on December 31, 2025. Therefore, OCP amendments are now required to be in full alignment with the adopted zoning bylaws and the provincial housing legislation.

List of Official Community Plans to be amended:

- 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

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.

3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

Section 475 of the *Local Government Act* establishes the statutory obligation for local governments to provide one or more opportunities for consultation with persons, organizations, and authorities it considers appropriate when it proposes to adopt or amend an Official Community Plan (OCP). This consultation must be early and ongoing to ensure that affected parties and stakeholders are adequately informed and engaged throughout the bylaw amendment process.

While the Regional District has completed the zoning bylaw amendments required to comply with Provincial Bill 44 – Housing Statutes (Residential Development) Amendment Act, the OCPs must now be amended to ensure consistency with the updated zoning framework and provincial housing requirements. Failure to undertake these OCP amendments would result in misalignment between the Regional District's policy documents and its regulatory framework, which will lead to procedural risks, non-compliance with provincial legislation, and potential challenges in development approval processes.

The opportunity exists to integrate the new Small-Scale Multi-Unit Housing (SSMUH) policies into the OCPs in a manner that reflects both provincial requirements and local community objectives. A Consultation Plan is necessary to guide this process, providing clarity and transparency on how the Regional District will meet its statutory duties under Section 475 of the LGA.

3.1 Alignment to Board Strategic Plan

By establishing a Consultation Plan in accordance with Section 475 of the *Local Government Act* (LGA), the Regional District ensures that its planning processes are transparent, accessible, and responsive to both legislative requirements and community expectations. The Plan supports the Board's strategic priority of Organizational

Excellence, which includes the commitment to “continue to update our policies and processes to be responsive and adaptable, and to prioritize communication, transparency, and accessibility.”

3.2 Legislative Considerations

Local Government Act (LGA)

Section 475 (Consultation During development of OCP): The Board must ensure early and ongoing consultation with persons, organizations, and authorities it considers appropriate before adopting or amending an OCP. This includes consultation with affected First Nations, school boards, and other public agencies, as well as the opportunity for input from the Agricultural land Commission.

Part 14 (Planning and Land Use Management): Provides the framework for the preparation and amendment of OCPs, zoning bylaws, and related planning instruments.

RDCK Planning Procedures and Fees Bylaw No. 2457, 2015

Schedule ‘C’ (Land Use Amendment Procedure): Establishes the steps for processing OCP amendments, including referrals to internal departments, external agencies, and the Advisory Planning and Heritage Commissions.

Advisory Planning and Heritage Commissions Bylaw No. 1477, 2003

Section 7: Authorizes the Board or Electoral Area Director to refer OCP amendments, and related planning matters to the Advisory Planning and Heritage Commissions (APHC) for review and recommendations.

Sections 11.1 and 11.3: Establish the APHC’s mandate to provide advice on community planning, OCP amendments, ensuring community perspectives are considered.

3.3 What Are the Risks

Failure to proceed with the Official Community Plan (OCP) amendments without adopting a Consultation Plan presents risk related to non-compliance with Section 475 of the *Local Government Act (LGA)*.

4.0 PROPOSED SOLUTION

To address the legislative requirements under Section 475 of the *Local Government Act (LGA)* a Consultation Plan has been prepared (Refer to attachment A). The proposed solution involves adopting this Consultation Plan to guide the OCP amendment process by outlining the consultation objectives, engagement methods, key stakeholders, and timeline for implementation. The plan ensures early and ongoing consultation with affected persons, organizations, First Nations, and agencies, as mandated by the LGA, and provides a transparent framework for gathering community and stakeholder input.

4.1 Financial Considerations of the Proposed Solution

The initiatives related to the implementation of Small-Scale Multi-Unit Housing (SSMUH) and subsequent Official Community Plan (OCP) amendments are fully supported through the Capacity Funding for Local Government Housing Initiatives, as provided by the Province of British Columbia. The Regional District has received a total grant allocation of \$279,143.00, of which \$154,503.09 remains unutilized (as of Jan 2025) and is available to support this next phase of work, including the development and execution of the OCP Consultation Plan.

4.2 Risks with the Proposed Solution

The adoption of the Consultation Plan carries minimal financial risk due to the availability of provincial grant funding allocated for SSMUH initiatives. However, there are process and perception risks that must be managed. A key risk is that the consultation process may invite comments and suggestions unrelated to the scope of the OCP amendments. This could create a misperception that zoning and other policy changes are under consideration, which is not the case. To mitigate this, the engagement activities will include clear messaging at

multiple stages to emphasize that the current consultation relates solely to aligning the OCPs with those adopted changes.

4.3 Resource Allocation and Workplan Impact

The OCP Consultation Plan will be led by Rishab Gaba, Planner II, with support from the Planning Services team. The consultation process—including all required engagement activities, stakeholder referrals, and reporting, followed by first, second and third readings and final adoption—is designed to meet the deadline of Dec, 2025

4.4 Public Benefit and Stakeholder Engagement of Proposed Solution

The upcoming OCP amendments are subject to the consultation requirements set out under Section 475 of the *Local Government Act*. This section mandates that during the development, repeal, or amendment of an Official Community Plan, the local government must provide one or more opportunities for consultation with persons, organizations, and authorities it considers will be affected. In accordance with Section 475(2), the Regional District must specifically consider consultation with adjacent regional districts and municipalities, First Nations, school boards, improvement district boards, and the provincial and federal governments and their agencies. Where applicable, consultation with the Agricultural Land Commission will also be undertaken.

The Consultation Plan developed for these OCP amendments includes early and ongoing engagement with stakeholders, referrals to the Advisory Planning and Heritage Commissions (APHC), direct outreach to First Nations and relevant agencies, and opportunities for community feedback through online and in-person engagement. This process ensures that affected parties are informed and can provide input in a manner that meets or exceeds the minimum requirements of the LGA.

4.5 Leveraging Technology

The proposed OCP Consultation Plan leverages digital tools and platforms to enhance communication, accessibility, and efficiency throughout the engagement process. The RDCK Engage Platform will be the primary online hub for consultation materials, allowing residents and stakeholders to review information, and provide feedback in a user-friendly environment. A direct link from the RDCK website will ensure that all consultation resources, timelines, and updates are easily accessible to the public.

4.6 Measuring Success

Progress updates will be provided to the Board, with a status report and the “What We Heard” summary at the September 2025 RAC meeting. This will ensure that the Board is informed of consultation outcomes, emerging issues, and next steps.

5.0 OPTIONS SUMMARY

Option 1

That the Board endorse the proposed consultation plan for the Official Community Plan updates, as outlined in the Consultation Plan - Official Community Plan Updates report, dated July 30, 2025, and incorporate the suggestions provided by the Rural Affairs Committee during its meeting held on August 20, 2025.

Option 2

That the Board take no further action with respect to the proposed consultation plan for the Official Community Plan updates, as outlined in the Consultation Plan - Official Community Plan Updates report, dated July 30, 2025.

6.0 RECOMMENDATION

That the Board endorse the proposed consultation plan for the Official Community Plan updates, as outlined in the Consultation Plan - Official Community Plan Updates report, dated July 30, 2025, and incorporate the suggestions provided by the Rural Affairs Committee during its meeting held on August 20, 2025.

Respectfully submitted,

Rishab Gaba, Planner 2

CONCURRENCE

Planning Manager – Nelson Wight

General Manager Development & Sustainability – Sangita Sudan

Chief Administrative Officer – Stuart Horn

ATTACHMENTS:

Attachment A – Consultation Plan

Consultation Plan

Official Community Plan Updates - 2025



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Consultation Objectives

- **Ensure Legislative Compliance:** Fulfill statutory consultation requirements under Section 475 of the BC *Local Government Act* (LGA), including early and ongoing consultation with persons, organizations, and authorities potentially affected by the OCP amendments.
- **Promote Transparency and Accessibility:** Provide clear, timely, and accurate information on the purpose and scope of the OCP amendments, emphasizing alignment with adopted zoning changes in accordance with Bill 44 (Housing Statutes Amendment Act).
- **Gather Community and Stakeholder Input:** Create meaningful opportunities for residents, First Nations, agencies, and advisory bodies to review and provide feedback on the proposed amendments.



Engagement Methods

S.NO.	Action/Tool	Description / Steps	Format
1	Referrals to First Nations, school boards, agencies, improvement districts (as per section 475 & 476 of LGA)	Send referral package with changes and draft bylaw. Allow 30 days for response.	Direct email
2	APHC meetings	Provide answers to proposed amendments and rationale. Seek feedback.	In-person or virtual
3	Develop project webpage on RDCK Engage Platform	Central info hub with draft bylaw, Comment box, and contact.	https://engage.rdck.ca/
4	Post draft bylaw and notification on RDCK website	Publish draft bylaw with plain-language summary on Engage Platform. Notification and link on RDCK website	Web (Engage and RDCK website)
5	Reserved Staff Office Hours	Public (Group or one-one) discussion with staff about the changes.	Phone or Zoom, Office visit
6	Annotated draft or summary PDF	Highlight changed sections of the OCP with callouts	Annotated PDF
7	Open comment form/box	Simple form/comment box allowing public to write concerns/questions on RDCK Engage.	Web form on Engage



Key Stakeholders

Transportation - West Kootenay

Agricultural Land Commission

Municipal Affairs & Housing

Interior Health HBE Team, Nelson

Regional Agrologist

Utilities (Fortis, BC Hydro, Nelson Hydro, Columbia)

Ministry of Water, Land and Resources Stewardship

Regional Directors (A, B, C, D, F, G, J, & K)

Alternative Directors (A, B, C, D, F, G, J, & K)

APHC Area A

APHC Area B

APHC Area C

APHC Area D

APHC Area G

APHC Area J

Improvement Districts

Wynndel Irrigation District

Kitchener Improvement District

North Canyon Improvement District

Orde Creek Improvement District

Rykert Irrigation District

South Canyon Improvement District

Creston Dyking District

Nicks Island Dyking District

Nasookin Improvement District

Sitkum Creek Improvement District

Bonnington Improvement District

Bourke Creek Improvement District

Clayton Creek Improvement District

Leecrest Improvement District

Ridgewood Improvement District

Taghum Improvement District

Whitehead Waterworks District

Glade Irrigation District

Playmor Junction Improvement District

Voykin Improvement District

Brilliant Waterworks District

Ootischenia Improvement District

Poupore Improvement District

Robson-Raspberry Improvement District

Armstrong Bay Improvement District

Duck Lake Dyking District

Fletcher Creek Improvement District

Krestova Improvement District

Playmor Junction Improvement District

Procter Creek Improvement District

Reclamation Dyking District

Trout Lake Improvement District



Key Stakeholders

Municipalities and Regional Districts

Town of Creston
Village of Kaslo
City of Nelson
Village of Salmo
City of Castlegar
Village of Nakusp
Regional District of East Kootenay
Columbia Shuswap Regional District
Regional District of North Okanagan
Regional District of Kootenay Boundary

RDCK Fire Services
RDCK Emergency Services
RDCK Building Services
RDCK Utility Services

First Nations

KTUNAXA NATION COUNCIL
YAQAN NU?KIY (LOWER KOOTENAY)
?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
?AKISQNUK (COLUMBIA LAKE)
?AQ'AM (ST. MARY'S)
OKANAGAN NATION ALLIANCE
K?K'ER'MÍWS (LOWER SIMILKAMEEN)
SNPÍNTKTN (PENTICTON)
STQA?TKW?WT (WEST BANK)
SUKNAQÍNX (OKANAGAN)
SWÍWS (OSOYOOS)
SPAXOM?N (UPPER NICOLA)
SHUSWAP NATION TRIBAL COUNCIL
KENPÉSQT (SHUSWAP)
QW?EWT (LITTLE SHUSWAP)
SEXQELTQÍN (ADAMS LAKE)
SKEMTSIN (NESKONLITH)
SPLATSÍN (SPLATSÍN FIRST NATION)
SINIXT CONFEDERACY

School Districts

School District No. 8
School District No. 10
School District No. 20



Tentative Timelines

