



*Targeted updates to align OCP
policies with adopted zoning
changes*

Official Community Plan (OCP) Updates – 2026

Why are we updating the OCPs?

- The Province, through Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, requires local governments to allow Small-Scale Multi-Unit Housing (SSMUH) in certain residential zones.
- The RDCK amended its zoning bylaws in 2024 and again in 2026 to respond to Bill 44 and complete related housekeeping amendments.
- The RDCK is now proposing updates to seven OCP/land-use bylaws to keep OCP policies consistent with those zoning changes.
- This is a focused update to specific residential policies. It is not a full rewrite of the OCPs and does not propose new zoning changes.



What is SSMUH?

Small-scale, multi-unit housing (SSMUH) describes a range of buildings and housing units that can provide attainable housing for middle-income families.

Examples of SSMUH include:

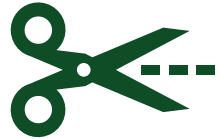
- Secondary suites in single-family dwellings
- Detached accessory dwelling units (ADUs), like garden suites or laneway homes



What are the changes?



Update OCP policies to **reflect zoning changes already adopted** by the RDCK.



Remove regulatory provisions from OCP policies where those matters are more appropriately addressed through zoning bylaws.



Use clearer, more consistent and modernized **language**.

How could these changes affect you?



More housing options that respond to local needs and support affordability.



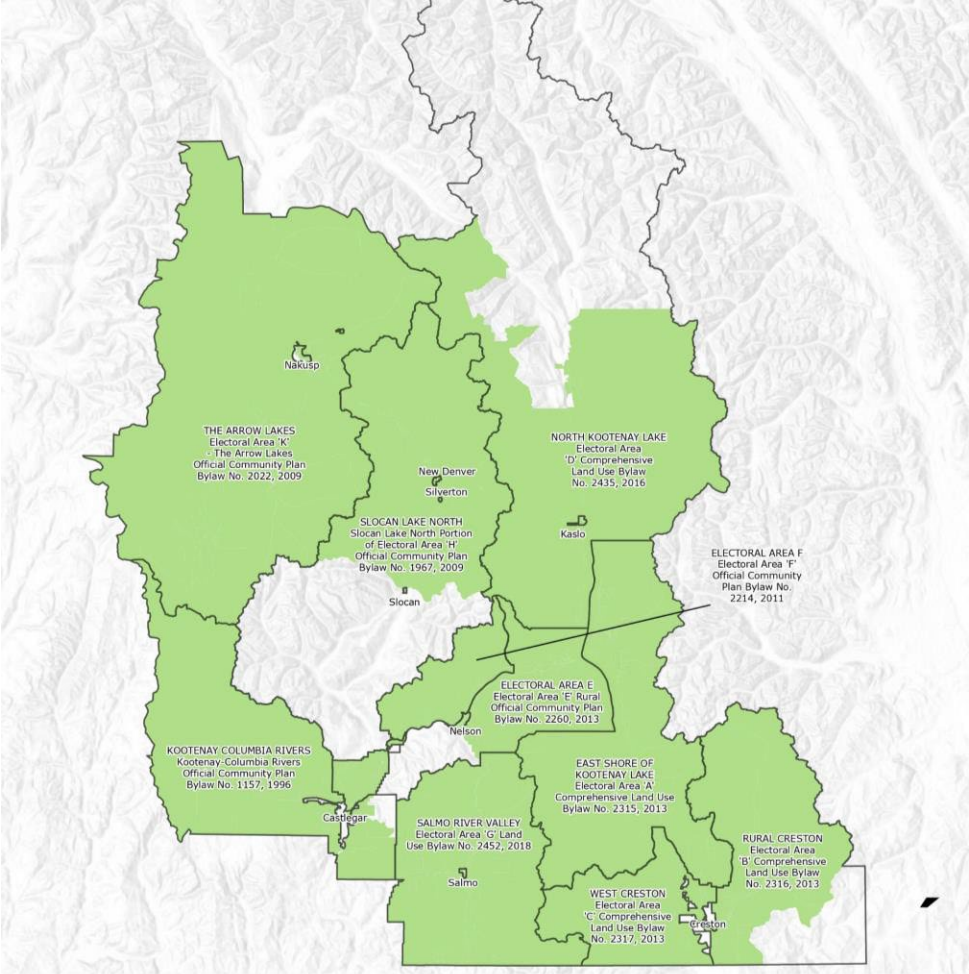
More flexibility for small-scale housing, while respecting the existing character of communities.



Continued consideration of **water and sewer servicing, environmental conditions, and form and character requirements**, where applicable.

Affected Bylaws

<u>Area A</u>	<u>Electoral Area ‘A’ Comprehensive Land Use Bylaw No. 2315, 2013</u>
<u>Area B</u>	<u>Electoral Area ‘B’ Comprehensive Land Use Bylaw No. 2316, 2013</u>
<u>Area C</u>	<u>Electoral Area ‘C’ Comprehensive Land Use Bylaw No. 2317, 2013</u>
<u>Area F</u>	<u>Electoral Area ‘F’ Official Community Plan Bylaw No. 2214, 2011</u>
<u>Area G</u>	<u>Electoral Area ‘G’ Land Use Bylaw No. 2452, 2018</u>
<u>Area J</u>	<u>Kootenay-Columbia Rivers OCP Bylaw No. 1157, 1996</u>
<u>Area K</u>	<u>Electoral Area ‘K’ – The Arrow Lakes OCP Bylaw No. 2022, 2009</u>



Refer RDCK Web Map:

<https://gis.rdck.bc.ca/portal/apps/webappviewer/index.html?id=e15a66aba317469481f584a71350f2ad/>



RDCK Areas with OCP

- Electoral Areas
- Official Community Plan Coverage



Thursday, February 8, 2024
Datum/Projection: NAD83/UTM Zone11N
Created By: Chenoa McLean

The map data shown are approximate representations for reference purposes only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from the use of this map.



Electoral Area A

Key OCP Updates

- Terms modernized for clarity and consistency:
 - **One-family dwellings** TO **single detached housing**.
 - **Two-family dwellings** TO **duplex housing**.
 - **Multi-family residential** TO **multi-unit housing**.
 - **Multi-family** TO **multi-unit**.
 - **Single detached dwelling** (in Environmental Reserve) TO **Caretaker suite**
- Supports an accessory dwelling unit as an accessory use
- Removes or clarifies regulatory details, such as minimum lot size and density, where these matters are more appropriately addressed through zoning.



Electoral Area B

Key OCP Updates

- Terms modernized for clarity and consistency:
 - **Single-family dwellings** TO **single detached housing**.
 - **Two-family dwellings** TO **duplex housing**.
 - **Multi-family residential** TO **multi-unit housing**.
 - **Accessory dwellings, garage suites and carriage housing** TO **accessory dwelling unit**



Electoral Area C

Key OCP Updates

- Terms modernized for clarity and consistency:
 - **One-family dwellings** TO **single detached housing**.
 - **Two-family dwellings** TO **duplex housing**.
 - **Multi-family** TO **multi-unit**.
 - **Multi-family residential** TO **multi-unit housing**.
 - **Single detached dwelling** (in Environmental Reserve) TO **Caretaker suite**
- Supports an accessory dwelling unit as an accessory use
- Removes or clarifies regulatory details, such as density, where these matters are more appropriately addressed through zoning.



Electoral Area F

Key OCP Updates

- Terms modernized for clarity and consistency:
 - **Multi-family residential dwellings** TO **multi-unit housing**.
 - **Multi-family** TO **multi-unit**.
 - **Carriage houses, accessory dwelling** TO **secondary suite**



Electoral Area G

Key OCP Updates

- Terms modernized for clarity and consistency:
 - **One-family dwellings** TO **single detached housing**.
 - **Two-family dwellings** TO **duplex housing**.
 - **Multi-family dwellings** TO **multi-unit housing**.
 - **Accessory dwellings, secondary suites, cottages, carriage houses and garage suites** TO **accessory dwelling unit**



Kootenay-Columbia Rivers OCP (Area J) Key Updates

- Terms modernized for clarity and consistency:
 - **Single detached dwellings** TO **single detached housing**.
 - **Single family dwellings** TO **single detached housing**
 - **Single detached dwelling** (in parks and Recreation) TO **Caretaker suite**
 - **Duplex dwellings** TO **duplex housing**.
 - **Two family dwellings** TO **duplex housing**
 - **multiresidential dwellings** TO **multi-unit housing**.
 - **Multi-family** TO **multi-unit housing**.
- Supports an accessory dwelling unit as an accessory use
- Removes or clarifies regulatory details, such as minimum lot size and density, where these matters are more appropriately addressed through zoning.



Electoral Area K – The Arrow Lakes OCP Key Updates

- Terms modernized for clarity and consistency:
 - **Single detached dwellings** TO **single detached housing**.
 - **Duplex dwellings** TO **duplex housing**.
 - **Multifamily** TO **multi-unit housing**.



Learn more:

<https://engage.rdck.ca/projects/official-community-plan-updates-2026>





Thank You