



*Ensuring consistency with zoning
bylaws and provincial housing
requirements*

Official Community Plan (OCP) Updates – 2025

Why are we updating the OCPs?

- The Province, through Bill 44: *Housing Statutes (Residential Development) Amendment Act, 2023*, requires all local governments to permit Small-Scale Multi-Unit Housing (SSMUH) in residential zones.
- The RDCK amended its zoning bylaws in 2024 to meet the SSMUH requirements under Bill 44. It is now proposing amendments to eight OCP/land-use bylaws to align with these 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 already adopted zoning changes** that allow small-scale multi-unit housing.



Revise density policies so that the maximum units per lot and minimum lot sizes align with zoning.



Use clearer, more consistent, and modernized language, and ensure policy alignment:

- Change terminology (for example, “multi-family residential” to “multi-unit residential”).
- Adjust community-specific policies to align with new residential definitions and housing types.
- Update development permit area descriptions where needed for clarity.



What this means for you

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**More opportunities for housing forms
that respond to local needs and
contribute to affordability**

**Gently increase housing supply while
maintaining community context**



**Continue referencing water and sewer
servicing, environmental
considerations, and form and character
guidelines where applicable**

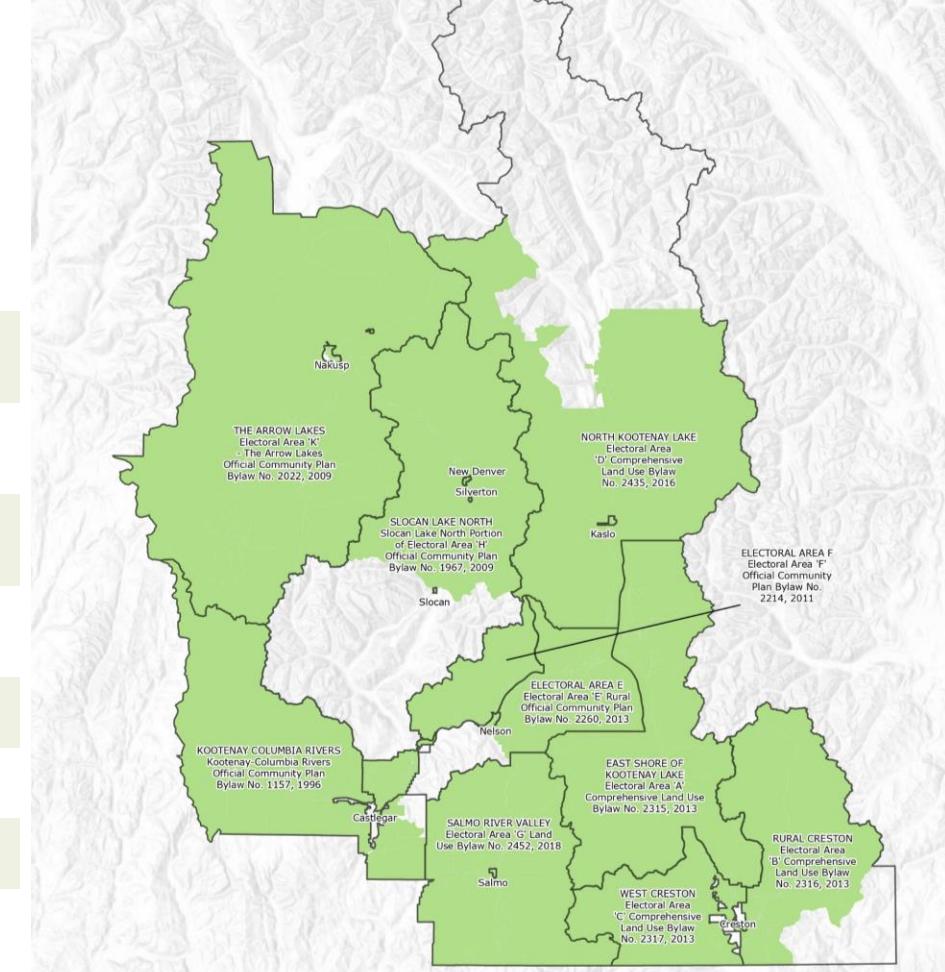


Affected Bylaws

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

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

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**
- Updated minimum lot sizes to match zoning for suburban Residential Areas (4,000 m² with community water; 1,000 m² with community water and sewer).
- Maximum 2 dwellings per lot in suburban, country, and rural residential areas, with only one single detached home or duplex as primary use.



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**
- Maximum 2 dwellings per lot in country residential areas, with only one single detached home or duplex as primary use.



Electoral Area D

Key OCP Updates

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



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

- Maximum 2 dwellings per lot in most suburban, country, and rural residential areas, with only one single detached home or duplex as primary use.
- 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**.



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:

**engage.rdck.ca/official-community-
plan-updates-2025**



rdck.ca



Thank You