



*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**

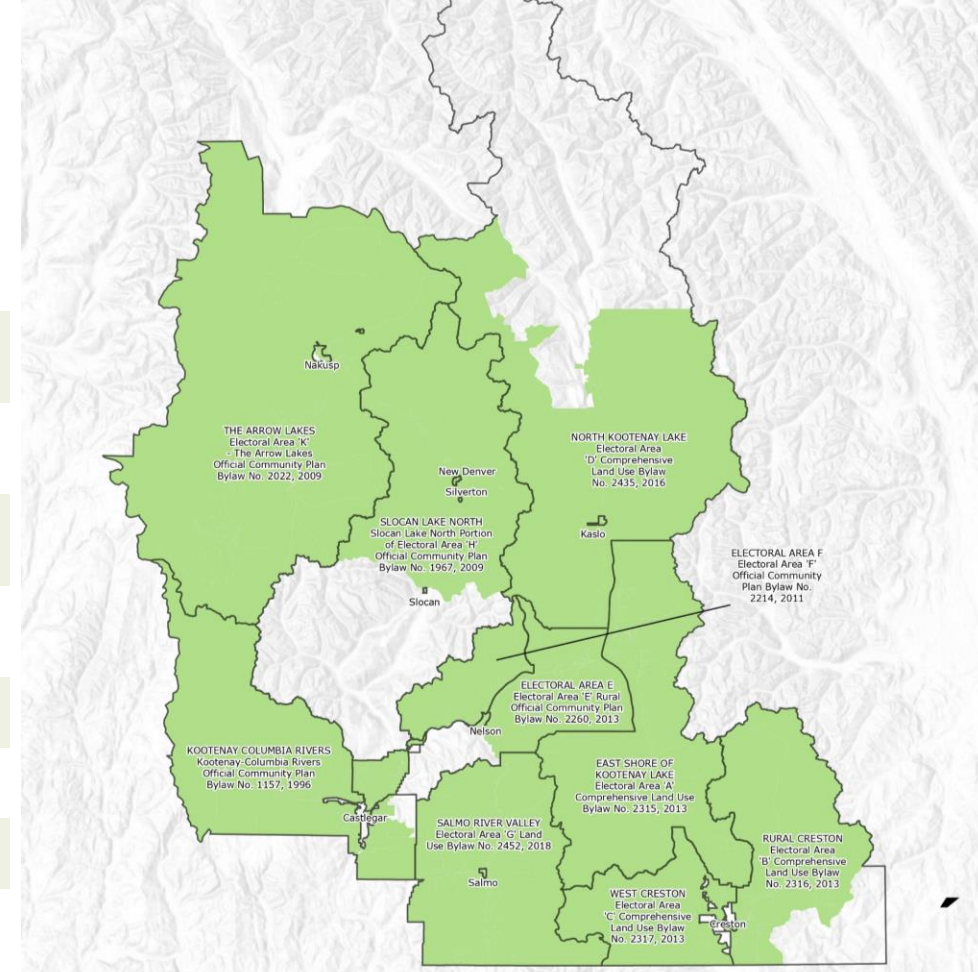


Affected Bylaws

<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 D</u>	<u>Electoral Area 'D' Comprehensive Land Use Bylaw No. 2435, 2016</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

0 20 40
Kilometres

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.



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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





Thank You