

Official Community Plan (OCP) Updates – 2025

Ensuring consistency with zoning bylaws and provincial housing requirements

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.

Electoral Areas:

A	B	C	D
F	G	J	K

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:

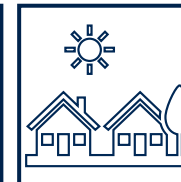
- Change terminology (for example, “multi-family residential” to “multi-unit residential”).
- Adjust community-specific policies to align with new residential definitions and housing types.
- Update development permit area descriptions where needed for clarity.

What this means for you



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

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

Learn more

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