

OCP Bylaw Amendments

Referral Form

Amendment to 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 '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 J)
Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009

Date: August 24, 2026

You are requested to comment on the attached Bylaw Amendment for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (**PRIOR TO September 24, 2026**). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF THE BYLAW AMENDMENT:

The proposed amendments update the Official Community Plans and Schedule A of applicable land use bylaws to align policy with residential zoning changes adopted in 2024 and related updates made in 2026. The amendments form part of the RDCK's ongoing response to provincial housing legislation, including Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023.

The amendments modernize residential terminology, support accessory dwelling units, clarify residential policy direction, and remove regulatory details such as density and minimum lot size provisions where those matters are more appropriately addressed through zoning.

Amendment Bylaw	Official Community Plan Bylaw
Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3041, 2025	Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013
Electoral Area 'B' Comprehensive Land Use Amendment Bylaw No. 3042, 2025	Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013
Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3043, 2025	Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013
Electoral Area 'F' Official Community Plan Amendment Bylaw No. 3045, 2025	Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011
Electoral Area 'G' Land Use Amendment Bylaw No. 3046, 2025	Electoral Area 'G' Land Use Bylaw No. 2452, 2018
Kootenay - Columbia Rivers Official Community Plan Amendment Bylaw No. 3047, 2025	Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996
Electoral Area 'K' - The Arrow Lakes Official Community Plan Amendment Bylaw No. 3048, 2025	Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009

Link to the full text of existing bylaws : <https://www.rdck.ca/development-sustainability/development-community-sustainability-services/community-planning/official-community-plans-comprehensive-land-use-bylaw-zoning-bylaws/>

Enclosed with this referral package are the following documents:

- Drafts of the proposed bylaw amendment;
- Concurrence Tables, which present a side-by-side comparison of the current policies and the proposed amendments, including rationale; and
- A map identifying Electoral Areas within the RDCK that are currently subject to Official Community Plans (OCPs).

LEGAL DESCRIPTION & GENERAL LOCATION:

The proposed bylaw amendments apply to the communities in Electoral Area 'A', 'B', 'C', 'F', 'G', 'J', and 'K' of the Regional District of Central Kootenay (RDCK), which are subject to the Official Community Plans. The area includes various communities, as illustrated in Attachment C.

AREA OF PROPERTY AFFECTED

n/a

ALR STATUS

The proposed amendments apply to properties both within and outside the ALR.

APPLICANT/AGENT:

RDCK Planning Department

Please provide your response via email.

If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

Rishab Gaba, PLANNER 2

REGIONAL DISTRICT OF CENTRAL KOOTENAY

- ☒ TRANSPORTATION West Kootenay
- ☐ HABITAT BRANCH
- ☒ FRONT COUNTER BC (FLNRORD)
- ☒ AGRICULTURAL LAND COMMISSION
- ☐ REGIONAL AGROLOGIST
- ☐ ENERGY & MINES
- ☒ MUNICIPAL AFFAIRS & HOUSING
- ☒ INTERIOR HEALTH HBE Team, Nelson
- ☐ KOOTENAY LAKES PARTNERSHIP
- ☒ SCHOOL DISTRICT NO. 8, 10, 20
- ☒ WATER SYSTEM OR IRRIGATION DISTRICT
- ☒ UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐ I ☐ J ☐ K

ALTERNATIVE DIRECTORS FOR:

☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐ I ☐ J ☐ K

☐ APHC AREA A, B, C, D, G, J

☒ RDCK FIRE SERVICES

☒ RDCK EMERGENCY SERVICES

☒ RDCK BUILDING SERVICES

☒ RDCK UTILITY SERVICES

☐ RDCK REGIONAL PARKS

FIRST NATIONS

- ☒ KTUNAXA NATION COUNCIL (ALL REFERRALS)
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?IT (TOBACCO PLAINS)
 - ?AKISQNUK (COLUMBIA LAKE)
 - ?AQ'AM (ST. MARY'S)
- ☒ OKANAGAN NATION ALLIANCE
 - ☐ C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - ☒ K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - ☒ SNPÍNTKTN (PENTICTON)
 - ☒ STQA?TKWƏ?WT (WEST BANK)
 - ☒ SUKNAQÍN (OKANAGAN)
 - ☒ SWÍWS (OSOYOOS)
 - ☒ SPAXOMƏN (UPPER NICOLA)
- ☒ SHUSWAP NATION TRIBAL COUNCIL
 - ☒ KENPÉSQT (SHUSWAP)
 - ☒ QW?EWT (LITTLE SHUSWAP)
 - ☒ SEXQELTQÍN (ADAMS LAKE)
 - ☐ SIMPCW ((SIMPCW)
 - ☒ SKEMTSIN (NESKONLITH)
 - ☒ SPLATSÍN (SPLATSÍN FIRST NATION)
 - ☐ SKEETCHSTN INDIAN BAND
 - ☐ TK'EMLUPS BAND
- ☒ SINIXT CONFEDERACY

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: **RISHAB GABA**, PLANNER 2
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1548
Email: rgaba@rdck.bc.ca

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3041

A Bylaw to amend Electoral Area 'A' Comprehensive
Land Use Bylaw No. 2315, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013* be amended as follows:
 - A. That the Background subsection of section 5.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-Unit and Mixed Use Residential designations in the Plan Area.
 - B. That the Suburban Residential (RS) Policies subsection of section 5.0 Residential be amended as follows:
 20. Directs that the principal use shall be single detached or duplex housing.
 21. Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.
 22. Supports an accessory dwelling unit as an accessory use.
 - C. That the Country Residential (RC) Policies subsection of section 5.0 Residential be amended as follows:
 25. Directs that the principal use shall be single detached or duplex housing.

Attachment A

26. Supports an accessory dwelling unit as an accessory use.

28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.

- D. That the Rural Residential (RR) Policies subsection of section 5.0 Residential be amended as follows:

29. directs that the principal use shall be single detached or duplex housing.

32. Supports an accessory dwelling unit as an accessory use.

35. Supports that the clustering of development of single detached housing subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.

- E. That the Multi-Family Residential (RM) Policies subsection of section 5.0 Residential be amended as follows:

Multi-Unit Residential (RM) Policies

36. Directs that the principal use be single detached, duplex or multi-unit housing.

37. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.

38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.

39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.

40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.

- F. That the Natural Environment Policies subsection of Section 10.0 Natural Environment be amended as follows:

18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker

Attachment A

suite may be considered subject to compliance where necessary with Section 56 of the Community Charter;

- G. That the Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area subsection of Section 16.0 Development Permit Areas be amended as follows:

Area

The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Unit Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.

- 3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'A' Comprehensive Land Use Amendment Bylaw No. 3041, 2025."**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3042

A Bylaw to amend Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' Official Community Plan of *Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013* be amended as follows:
 - A. That the Suburban Residential (RS) Policies subsection of section 4.0 Residential be amended as follows:
 14. Directs that the principal use shall be single detached or duplex housing.
 - B. That the Country Residential (RC) Policies subsection of section 4.0 Residential be amended as follows:
 18. Directs that the principal use shall be single detached or duplex housing.
 - C. That the Rural Residential (RR) Policies subsection of section 4.0 Residential be amended as follows:
 21. Directs that the principal use shall be single detached or duplex housing.
 - D. That the Multi-Unit Residential (RH) Policies subsection of section 4.0 Residential be amended as follows:
 24. Directs that the principal use be single detached, duplex or multi-unit housing.
 - E. That the Erickson subsection of section 14.0 Community Specific Policies be amended as follows:
 6. Supports the provision of alternative housing in the form of accessory dwelling unit, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.

Attachment A

- F. That the Canyon subsection of section 14.0 Community Specific Policies be amended as follows:

15. Supports the provision of alternative housing in the form of accessory dwelling unit, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.

- G. That the Lister, Rykert, Riverview and Huscroft subsection of section 14.0 Community Specific Policies be amended as follows:

24. Supports the provision of alternative housing in the form of accessory dwelling unit, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.

- 2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **“Electoral Area ‘B’ Comprehensive Land Use Amendment Bylaw No. 3042, 2025**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3043

A Bylaw to amend Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Multi-Family Residential in Table 1: Land Use Consistency Table be amended to:
Multi-Unit Residential
- 2 That Schedule 'A' Official Community Plan of *Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013* be amended as follows:

- A. That the Background subsection of section 4.0 Residential be amended as follows:

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Unit Residential designations in the Plan area.

Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Unit Residential (R6).

- B. That the Suburban Residential (RS) Policies subsection of section 4.0 Residential be amended as follows:

10. Directs that the principal use shall be single detached or duplex housing.

- C. That the Country Residential (RC) Policies subsection of section 4.0 Residential be amended as follows:

13. Directs that the principal use shall be single detached or duplex housing.

14. Supports an accessory dwelling unit as an accessory use.

- D. That the Rural Residential (RR) Policies subsection of section 4.0 Residential be amended as follows:

Attachment A

17. directs that the principal use shall be single detached or duplex housing.

- E. That the Multi-Unit Residential (RH) Policies subsection of section 4.0 Residential be amended as follows:

20. Directs that the principal use be single detached, duplex or multi-unit housing.

21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.

22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject to the provision of community water and/or waste water disposal.

23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.

24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).

- F. That the Natural Environment Policies subsection of Section 9.0 Natural Environment be amended as follows:

19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.

- 3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as **"Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 3043, 2025."**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

Attachment A

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

DRAFT

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3045

A Bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

WHEREAS it is deemed expedient to amend the Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 That Schedule 'A' of *Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011* be amended as follows:

A. That the section 11.5 High Density Residential be amended as follows:

.1 h. encourages entry level and affordable housing choices through various mechanisms including secondary suite, duplexes in appropriate locations, and small house/small lot options;

.7 Directs that High Density Residential designations provide for multi-unit housing such as triplexes, fourplexes, townhouses, condominiums, and apartments.

B. That the section 20.1 Background be amended as follows:

6. establishment of objectives for the form and character of commercial, industrial or multi-unit residential development

C. That the Designation subsection of the section 20.3 Commercial, Industrial, and High Density Residential Development Permit (CIHDRDP) Area be amended as follows:

The CIHDRDP Area is designated under Section 488(1) (f), (h) and (e) of the Local Government Act to establish objectives for the form and character of commercial, industrial and multi-unit residential development, and the promotion of energy and water conservation.

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

Attachment A

- 3 This Bylaw may be cited as “**Electoral Area ‘F’ Official Community Plan Amendment Bylaw No. 3045, 2025**”

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3046

A Bylaw to amend Electoral Area 'G' Land Use Bylaw No. 2452, 2018

WHEREAS it is deemed expedient to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' Official Community Plan of *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* be amended as follows:
 - A. That the General Residential Policies subsection of section 3.0 Residential be amended as follows:
 10. Will increase housing diversity and choice in the community through allowing for accessory dwelling unit to increase the number of dwellings available for rental occupancy and to single occupancy households.
 - B. That the Town-site Residential (RS) Policies subsection of section 3.0 Residential be amended as follows:
 17. Directs that the principal use be single detached, duplex or multi-unit housing.
 18. Will allow for accessory buildings and structures, accessory dwelling unit, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.
 - C. That the Country Residential (RC) Policies subsection of section 3.0 Residential be amended as follows:
 22. Directs that the principal use shall be single detached or duplex housing.
 23. Will allow for accessory buildings and structures, accessory dwelling unit, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.
 - D. That the Rural Residential (RR) Policies subsection of section 3.0 Residential be amended as follows:

Attachment A

25. Directs that the principal use shall be single detached or duplex housing, horticulture or portable sawmills.

26. Will allow for accessory buildings and structures, accessory dwelling unit, accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.

E. That the Multi-Unit Residential (RH) Policies subsection of section 5.0 Residential be amended as follows:

29. Directs that the principal use shall be multi-unit housing or manufactured home parks.

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

3 This Bylaw may be cited as **“Electoral Area ‘G’ Land Use Amendment Bylaw No. 3046, 2025**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3047

A Bylaw to amend Kootenay - Columbia Rivers
Official Community Plan Bylaw No. 1157, 1996

WHEREAS it is deemed expedient to amend the Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' of *Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* be amended as follows:
 - A. That the 3.2.2 Suburban Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.2.2 Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.
 - 3.2.2.3 Supports an accessory dwelling unit as an accessory use.

One dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).
 - 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required.
 - B. That the 3.2.3 Country Residential 1 Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.3.2 Supports an accessory dwelling unit as an accessory use.
 - 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.
 - C. That the 3.2.4 Country Residential 2 Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.4.2 one single detached or duplex housing shall be permitted per lot. In addition, if a lot is developed with a single detached housing, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.

Attachment A

- D. That the 3.2.5 Rural Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:

3.2.5.2 Supports an accessory dwelling unit as an accessory use.

3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.

- E. That the 3.2.6 Remote Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:

3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares.

3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.

- F. That the section 3.4 Agricultural Policies be amended as follows:

3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.

- G. That the 3.7 Parks and Recreation be amended as follows:

3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.

- H. That the 3.10.10 Deer Park and Little Cayuse Creek subsection of section 3.10 Specific Community Policies be amended as follows:

3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.

Attachment A

- I. That the 3.10.11 Renata, Brooklyn and Coykendahl subsection of section 3.10 Specific Community Policies be amended as follows:

3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.

- J. That the 4.1.1 Designation Category subsection of section 4.1 Development Permit Area #1 be amended as follows:

All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown on Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.

- K. That the 4.1.2 Justification subsection of section 4.1 Development Permit Area #1 be amended as follows:

The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses.

The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.

- L. That the 4.1.4 Exemptions subsection of section 4.1 Development Permit Area #1 be amended as follows:

4.1.4.2 single detached and duplex housing and accessory buildings and structures;

- 2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **"Kootenay - Columbia Rivers Official Community Plan Amendment Bylaw No. 3047, 2025"**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

Attachment A

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3048

A Bylaw to amend Electoral Area 'K' - The Arrow Lakes
Official Community Plan Bylaw No. 2022, 2009

WHEREAS it is deemed expedient to amend the Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 That Schedule 'A' of *Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009* be amended as follows:

A. That the Country Residential (R2) Policies subsection of section 7.0 Residential be amended as follows:

1. Directs that the principal use shall be single detached or duplex housing.

B. That the Rural Residential (R3) Policies subsection of section 7.0 Residential be amended as follows:

1. Directs that the principal use shall be single detached or duplex housing.

C. That the Burton subsection of section 18.0 Community Specific Policies be amended as follows:

Discourages industrial development in the community aside from home based business and cottage industries in association with the principal use of single detached residential

D. That the Category subsection of section Development Permit Area #3 –Resort Commercial Development Permit (RCDP) Area be amended as follows:

All lands designated Tourist Commercial (C2) as shown in Schedule B, are designated as a Development Permit Areas pursuant to Section 488(1)(f) of the Local Government Act, for the purpose of providing guidelines for the form and character of commercial and multi-unit housing uses.

2 This Bylaw shall come into force and effect upon its adoption.

Attachment A

CITATION

- 3** This Bylaw may be cited as **“Electoral Area ‘K’ - The Arrow Lakes Official Community Plan Amendment Bylaw No. 3048, 2025”**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

Concurrence Table

Amendments to Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi-Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'A' Comprehensive Land Use Bylaw No. 2315, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
5.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-family and Mixed Use Residential designations in the Plan Area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential, Multi-Unit and Mixed Use Residential designations in the Plan Area.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	20. Directs that the principal use shall be one-family or two-family dwellings.	AMEND Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
5.0 RESIDENTIAL Suburban Residential (RS) Policies	21. Directs that the recommended minimum lot size should be 2000 square metres of site area where serviced by a community water system, unless a lot is serviced by a	AMEND 21. Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.	In accordance with Zoning Regulations

Concurrence Table

	community sewer system whereby the minimum lot size should be 700 square metres.		
5.0 RESIDENTIAL Suburban Residential (RS) Policies	22. Directs that one-family or two-family dwelling units should be permitted per 2000 square metres of site area where serviced by community water supply. In areas where there is no associated zoning, this minimum lot size may vary if the area needed for an on-site septic system is less.	AMEND 22. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Country Residential (RC) Policies	25. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 25. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.
5.0 RESIDENTIAL Country Residential (RC) Policies	26. Directs that a one-family or two-family dwelling should be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 26. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Country Residential (RC) Policies	28. Encourages the clustering of strata lots subject to density that should not exceed one unit per hectare of total lot area and subject to the protection of green-space through issuance of a Development Permit.	AMEND 28. Encourages the clustering of strata lots, subject to density requirements and the protection of green-space through issuance of a Development Permit.	In accordance with Zoning Regulations.

Concurrence Table

5.0 RESIDENTIAL Rural Residential (RR) Policies	29. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 29. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
5.0 RESIDENTIAL Rural Residential (RR) Policies	32. Directs that one-family or two-family dwelling unit should be permitted per lot and one additional dwelling should be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 32. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
5.0 RESIDENTIAL Rural Residential (RR) Policies	35. Supports that the clustering of development of single detached dwellings subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.	AMEND 35. Supports that the clustering of development of single detached housing subject to the maintenance of buffers will be considered and encouraged upon application to the Regional Board and subject to density requirements.	Clarify and modernize.
5.0 RESIDENTIAL	Multi-Family Residential (RM) Policies	AMEND Multi-Unit Residential (RM) Policies	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	36. Directs that the principal use be single family, two-family or multi-family residential.	AMEND 36. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	37. Supports that Multi-family Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row	AMEND 37. Supports that Multi-Unit Residential includes developments consisting of more than five (5) units per hectare in seniors housing developments, co-operative housing, apartments, fractional, strata and row	Clarify and modernize.

Concurrence Table

	housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.	housing developments; and that the density provisions for manufactured home parks coincide with the applicable RDCK Manufactured Home Park Bylaw for developments consisting of more than three (3) units.	
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	38. Directs that all Multi-family Residential developments shall be serviced by a community water system and community sewer system.	AMEND 38. Directs that all Multi-Unit Residential developments shall be serviced by a community water system and community sewer system.	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	39. Supports that Multi-family Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.	AMEND 39. Supports that Multi-Unit Residential may include fractional interest and strata developments that may also include an accessory or incidental commercial use.	Clarify and modernize.
5.0 RESIDENTIAL Multi-Family Multi-Unit Residential (RM) Policies	40. Will require that applications for new Multi-family Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of multi-family residential development.	AMEND 40. Will require that applications for new Multi-Unit Residential developments shall require the establishment of an appropriate Development Permit area for the form and character of Multi-Unit residential development.	Clarify and modernize.
10.0 NATURAL ENVIRONMENT Natural Environment Policies	18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be	AMEND 18 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to	Clarify and modernize.

Concurrence Table

	considered subject to compliance where necessary with Section 56 of the Community Charter;	compliance where necessary with Section 56 of the Community Charter;	
16.0 DEVELOPMENT PERMIT AREAS Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area Area	The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Family Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.	AMEND The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (RS), Country Residential (RC), Multi-Unit Residential (RM), and Mixed Use Residential (RMU) on Schedule 'A.1'.	Clarify and modernize.

Concurrence Table

Amendments to Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

Amendments to Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
4.0 RESIDENTIAL Suburban Residential (RS) Policies	14. Directs that the principal use shall be single-family or two-family dwellings.	AMEND 14. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Country Residential (RC) Policies	18. Directs that the principal use shall be single-family or two-family dwellings.	AMEND 18. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Rural Residential (RR) Policies	21. Directs that the principal use shall be single-family or two-family dwellings	AMEND 21. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	24. Directs that the principal use be single-family, two-family or multi-unit residential	AMEND 24. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
14.0 COMMUNITY SPECIFIC POLICIES Erickson	6. Supports the provision of alternative housing in the form of accessory dwellings, such a garage suites and carriage housing, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	AMEND 6. Supports the provision of alternative housing in the form of accessory dwelling unit , to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	Update term.

Concurrence Table

14.0 COMMUNITY SPECIFIC POLICIES Canyon	15. Supports the provision of alternative housing in the form of accessory dwellings, such as garage suites and carriage housing, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	AMEND 15. Supports the provision of alternative housing in the form of accessory dwelling unit , to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	Update term.
14.0 COMMUNITY SPECIFIC POLICIES Lister, Rykert, Riverview and Huscroft	24. Supports the provision of alternative housing in the form of accessory dwellings, such as garage suites and carriage housing, to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	AMEND 24. Supports the provision of alternative housing in the form of accessory dwelling unit , to allow for greater flexibility and affordability of housing choice, subject to approval by the Agricultural Land Commission, where required.	Update term.

Concurrence Table

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

Section Number	Existing Item / Wording	Change	Rationale
TABLE 1: LAND USE CONSISTENCY TABLE Residential Designations:	Multi-Family Residential	AMEND Multi-Unit Residential	Clarify and modernize.

Amendments to Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
4.0 RESIDENTIAL Background	This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Family Residential designations in the Plan area.	AMEND This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Unit Residential designations in the Plan area.	Clarify and modernize.
4.0 RESIDENTIAL Background	Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Family Residential (R6).	AMEND Zoning types applicable to this section include Suburban Residential (R1), Country Residential (R2), Rural Residential (R3), Rural Resource (R4), Manufactured Home Park (R5) and Multi-Unit Residential (R6).	Clarify and modernize.
4.0 RESIDENTIAL Suburban Residential (RS) Policies	10. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 10. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.

Concurrence Table

4.0 RESIDENTIAL Country Residential (RC) Policies	13. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 13. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Country Residential (RC) Policies	14. Will allow for one dwelling unit per parcel and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 14. Supports an accessory dwelling unit as an accessory use	In accordance with Zoning Regulations.
4.0 RESIDENTIAL Rural Residential (RR) Policies	17. Directs that the principal use shall be one-family or two-family dwelling.	AMEND 17. directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	20. Directs that the principal use be one-family, two-family or multi-family residential.	AMEND 20. Directs that the principal use be single detached, duplex or multi-unit housing .	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	21. Supports that multi-family residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing developments, fractional, strata and row housing developments.	AMEND 21. Supports that multi-unit residential includes developments consisting of more than five (5) units per hectare (2.47 acres) in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.	Clarify and modernize.
4.0 RESIDENTIAL	22. Directs that multi-family residential developments be restricted to a maximum of two-	AMEND 22. Directs that multi-unit residential developments be restricted to a maximum of two-stories and be subject	Clarify and modernize.

Concurrence Table

Multi-Unit Residential (RH) Policies	stories and be subject to the provision of community water and/or waste water disposal.	to the provision of community water and/or waste water disposal.	
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	23. Encourages that multi-family residential developments may include accessory or incidental commercial use.	AMEND 23. Encourages that multi-unit residential developments may include accessory or incidental commercial use.	Clarify and modernize.
4.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	24. Recognizes that multi-family residential policies will be applicable to both Manufactured Home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	AMEND 24. recognizes that multi-unit residential policies will be applicable to both manufactured home Park Zoning (R5) and Multi-Unit Residential Zoning (R6).	Clarify and modernize.
9.0 NATURAL ENVIRONMENT Natural Environment Policies	19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance where necessary with the Local Government Act.	AMEND 19 b. development acceptable on private land designated 'Environmental Reserve' shall include: trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance where necessary with the Local Government Act.	Clarify and modernize.

Concurrence Table

Amendments to Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

Amendments to Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
11.5 High Density Residential	.1 h. encourages entry level and affordable housing choices through various mechanisms including carriage houses (accessory dwelling, typically above garages), duplexes in appropriate locations, and small house/small lot options;	AMEND .1 h. encourages entry level and affordable housing choices through various mechanisms including secondary suite , duplexes in appropriate locations, and small house/small lot options;	Update term.
11.5 High Density Residential	.7 Directs that High Density Residential designations provide for multi-family residential dwellings such as triplexes, fourplexes, townhouses, condominiums, and apartments.	AMEND .7 Directs that High Density Residential designations provide for multi-unit housing such as triplexes, fourplexes, townhouses, condominiums, and apartments.	Clarify and modernize.
20.1 Background	6. establishment of objectives for the form and character of commercial, industrial or multi-family residential development	AMEND 6. establishment of objectives for the form and character of commercial, industrial or multi-unit residential development	Clarify and modernize.
20.3 Commercial, Industrial, and High Density Residential Development	The CIHDRP Area is designated under Section 488(1) (f), (h) and (e) of the Local Government Act to establish objectives for the form and character of commercial, industrial and multi-	AMEND The CIHDRP Area is designated under Section 488(1) (f), (h) and (e) of the Local Government Act to establish objectives for the form and character of commercial, industrial and multi-unit	Clarify and modernize.

Concurrence Table

Permit (CIHDRDP) Area Designation:	family residential development, and the promotion of energy and water conservation.	residential development, and the promotion of energy and water conservation.	
--	---	--	--

Concurrence Table

Amendments to Electoral Area 'G' Land Use Bylaw No. 2452, 2018

Amendments to Electoral Area 'G' Land Use Bylaw No. 2452, 2018 Schedule 'A' Official Community Plan

Section	Existing Item / Wording	Change	Rationale
3.0 RESIDENTIAL General Residential Policies	10. Will increase housing diversity and choice in the community through allowing for accessory dwellings such as: secondary suites, cottages, carriage houses and garage suites to increase the number of dwellings available for rental occupancy and to single occupancy households.	AMEND 10. Will increase housing diversity and choice in the community through allowing for accessory dwelling unit to increase the number of dwellings available for rental occupancy and to single occupancy households.	Update term.
3.0 RESIDENTIAL Town-site Residential (RS) Policies	17. Directs that the principal use shall be one-family, two-family or multi-family dwellings.	AMEND 17. Directs that the principal use be single detached, duplex or multi-unit housing.	Clarify and modernize.
3.0 RESIDENTIAL Town-site Residential (RS) Policies	18. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	AMEND 18. Will allow for accessory buildings and structures, accessory dwelling unit , accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	Update term.
3.0 RESIDENTIAL Country Residential (RC) Policies	22. Directs that the principal use shall be one-family or two-family dwellings.	AMEND 22. Directs that the principal use shall be single detached or duplex housing.	Clarify and modernize.

Concurrence Table

3.0 RESIDENTIAL Country Residential (RC) Policies	23. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	AMEND 23. Will allow for accessory buildings and structures, accessory dwelling unit , accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.	Update term.
3.0 RESIDENTIAL Rural Residential (RR) Policies	25. Directs that the principal use shall be one-family or two-family dwellings, horticulture or portable sawmills.	AMEND 25. Directs that the principal use shall be single detached or duplex housing , horticulture or portable sawmills.	Clarify and modernize.
3.0 RESIDENTIAL Rural Residential (RR) Policies	26. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.	AMEND 26. Will allow for accessory buildings and structures, accessory dwelling unit , accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.	Update term.
3.0 RESIDENTIAL Multi-Unit Residential (RH) Policies	29. Directs that the principal use shall be multi-family dwellings or manufactured home parks.	AMEND 29. Directs that the principal use shall be multi-unit housing or manufactured home parks.	Clarify and modernize.

Concurrence Table

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.2 The minimum lot size shall be 2000 square metres.	AMEND 3.2.2.2 Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.	In accordance with Zoning Regulations
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.3 One dwelling unit shall be permitted per 2000 square metres of site area except one dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	AMEND 3.2.2.3 Supports an accessory dwelling unit as an accessory use. One dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required where the minimum lot size for a single detached dwelling shall be 700 square metres.	AMEND 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required.	Clarify and modernize.

Concurrence Table

3.2 General Residential Policies	3.2.3.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 3.2.3.2 Supports an accessory dwelling unit as an accessory use.	In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.3 Country Residential 1 Policies	3.2.3.4 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2 General Residential Policies 3.2.4 Country Residential 2 Policies	3.2.4.2 One single detached dwelling or duplex shall be permitted per lot. In addition, if a lot is developed with a single detached dwelling, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	AMEND 3.2.4.2 one single detached or duplex housing shall be permitted per lot. In addition, if a lot is developed with a single detached housing, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	Clarify and modernize.

Concurrence Table

3.2 General Residential Policies	3.2.5.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 3.2.5.2 Supports an accessory dwelling unit as an accessory use.	In accordance with Zoning Regulations.
3.2.5 Rural Residential Policies			
3.2 General Residential Policies	3.2.5.5 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on non-agricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2 General Residential Policies	3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares. One single detached dwelling or duplex is permitted and one additional single detached dwelling or duplex shall be permitted per every additional four (4) hectares of lot area.	AMEND 3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares.	Clarify and modernize.
3.2.6 Remote Residential Policies			
3.2 General Residential Policies	3.2.6.5 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2.6 Remote Residential Policies			

Concurrence Table

3.4 Agricultural Policies	3.4.14 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	AMEND 3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	Clarify and modernize.
3.7 Parks and Recreation	3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance with Section 734 of the Municipal Act.	AMEND 3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.	Clarify and modernize.
3.10 Specific Community Policies 3.10.10 Deer Park and Little Cayuse Creek	3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwelling. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.

Concurrence Table

3.10 Specific Community Policies 3.10.11 Renata, Brooklyn and Coykendahl	3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwellings. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.
4.1 Development Permit Area #1 4.1.1 Designation Category	All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-family uses.	AMEND All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.	Clarify and modernize.

Concurrence Table

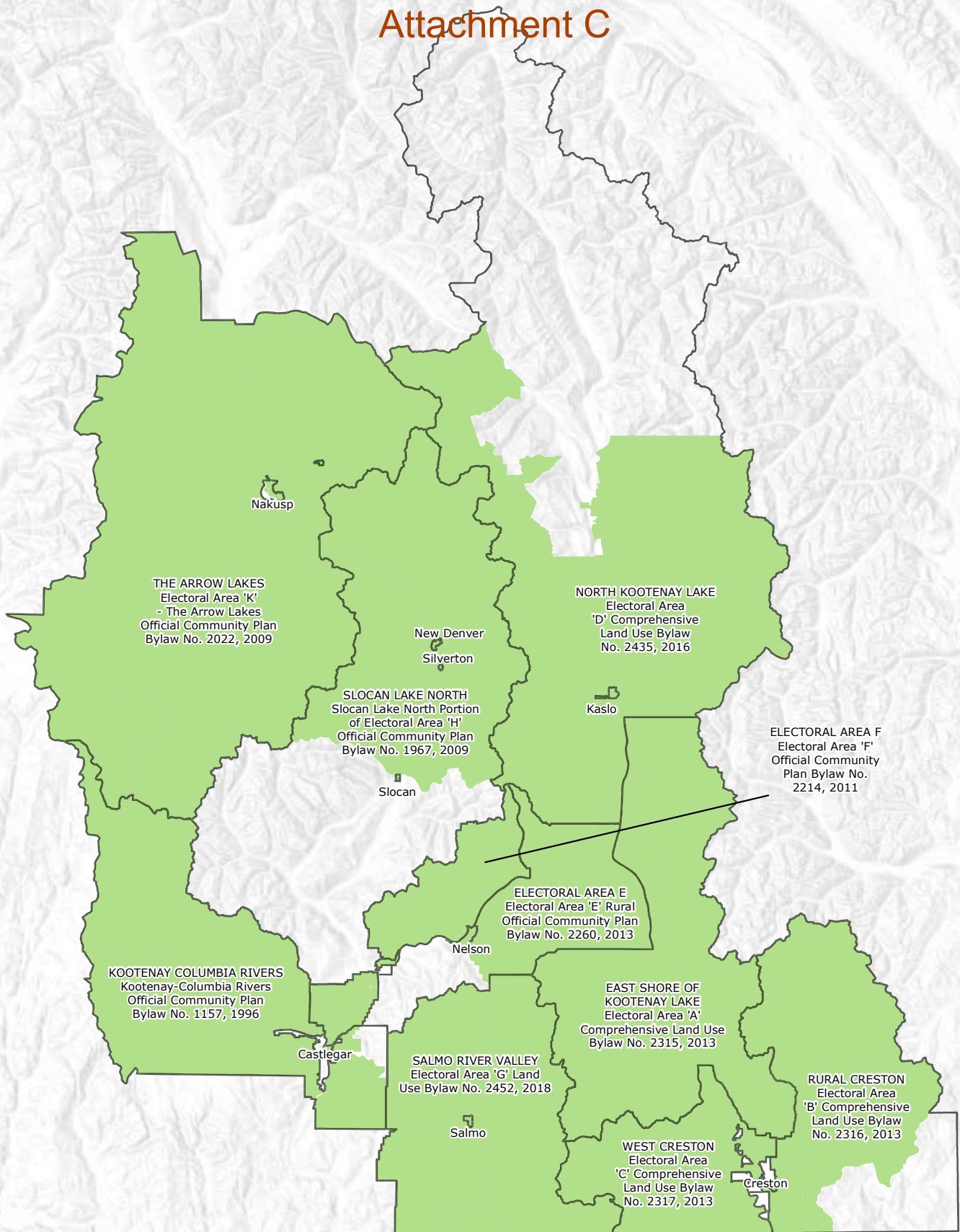
4.1 Development Permit Area #1 4.1.2 Justification	The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multifamily development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	AMEND The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	Clarify and modernize.
4.1 Development Permit Area #1 4.1.4 Exemptions	4.1.4.2 single family and two family dwellings and accessory buildings and structures;	AMEND 4.1.4.2 single detached and duplex housing and accessory buildings and structures;	Clarify and modernize.

Concurrence Table

Amendments to Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009
 Amendments to Electoral Area 'K' - The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
7.0 RESIDENTIAL Country Residential (R2) Policies	1. Directs that the principal use shall be single detached or duplex dwellings.	AMEND 1. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
7.0 RESIDENTIAL Rural Residential (R3) Policies	1. Directs that the principal use shall be single detached or duplex dwellings.	AMEND 1. Directs that the principal use shall be single detached or duplex housing .	Clarify and modernize.
18.0 COMMUNITY SPECIFIC POLICIES Burton	Discourages industrial development in the community aside from home based business and cottage industries in association with the principal use of single family residential	AMEND • Discourages industrial development in the community aside from home based business and cottage industries in association with the principal use of single detached residential	Clarify and modernize.
Development Permit Area #3 – Resort Commercial Development Permit (RCDP) Area Category	All lands designated Tourist Commercial (C2) as shown in Schedule B, are designated as a Development Permit Areas pursuant to Section 488(1)(f) of the Local Government Act, for the purpose of providing guidelines for the form and character of commercial and multifamily uses.	AMEND All lands designated Tourist Commercial (C2) as shown in Schedule B, are designated as a Development Permit Areas pursuant to Section 488(1)(f) of the Local Government Act, for the purpose of providing guidelines for the form and character of commercial and multi-unit housing uses.	Clarify and modernize.

Attachment C



RDCK Areas with OCP

- Electoral Areas
- Official Community Plan Coverage

0 20 40
Kilometres

Thursday, February 8, 2024
Datum/Projection: NAD83/UTM Zone 11N
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.