

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: July 15, 2025
Meeting Type: Regular Council Meeting

Prepared by: Brian Zurek, Manager of Long Range Planning
Department: Planning and Development

Title: Official Community Plan Amendment | Housing Needs Policy | OCP00063
Description: Proposed Housing Policy Changes to Comply with Local Government Act (Bill 44) Legislation

RECOMMENDATION

THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be read a first time;
AND THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be considered in conjunction with the District's financial plan and waste management plan;
AND THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be read a second time;
AND FURTHER THAT Official Community Plan Amendment (OCP00063) Bylaw 1289, 2025 be forwarded to Public Hearing.

EXECUTIVE SUMMARY

The purpose of the report is to describe specific amendments required to bring the Official Community Plan (OCP) into compliance with the Local Government Act (Bill 44). The District is required to update the OCP by December 21, 2025 to include housing policies that address three classes of housing need:

- family housing,
- shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness, and
- housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

The draft OCP bylaw is included as Attachment A. A marked-up version of current OCP policy is included as Attachment B. Subsequent to the proposed amendment before Council, there are no further OCP amendments required to comply with Bill 44 legislation at this time.

The provincial mandate to review and update the OCP for Bill 44 is separate from general review and update of the OCP underway currently. The general review of the OCP is scheduled to conclude by July 2026.

The recommendation in this report does not fetter Council's decision-making authority to consider further amendments as part of the general review of the OCP which is currently under way and anticipated to be concluded by July 2026.

BACKGROUND

Local Government Act (Bill 44) Requirements

In the fall of 2023, the Province passed local government housing legislation to facilitate the more residential development in municipalities across BC. The District's progress toward the legislative requirements is summarized in Table 1.

TABLE 1. Local Government Act Housing Legislation Requirements

Housing-Related Action Required	Required Completion Date	Status
Remove the requirement for public hearings where proposed rezonings are consistent with the OCP	November 30, 2023	Complete
Implement zoning for small-scale multiple-housing	June 30, 2024	Complete
Develop an interim housing needs report	January 1, 2025	Complete
Confirm that the OCP and Zoning Bylaw support the 20-year need for housing	December 31, 2025	Complete
Update the OCP to align with housing legislation*	December 31, 2025	Draft
Align density bonusing in Zoning Bylaw with provincial housing mandate	June 30, 2026	2026
Update the housing needs report	December 31, 2028 (+ every 5 years thereafter)	2028
Update the OCP and Zoning Bylaw	December 31, 2030 (+ every 5 years thereafter)	2030

***subject of this report**

To comply with the current mandate, by December 31, 2025 the District is required to:

- review and update, if required, OCPs to include statements and associated mapping designations (location, type, and density of residential development) to meet the anticipated 20-year need for housing;
- align Zoning Bylaws with OCPs (pre-zoning use and density of residential development), if required, to meet the anticipated 20-year need for housing; and
- ensure that OCPs include housing policies respecting each of the seven classes of housing needs required by the most recent housing needs report:
 1. affordable housing
 2. rental housing
 3. special needs housing
 4. seniors' housing
 5. family housing
 6. shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness (homelessness shelters / housing)
 7. housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation (transportation network housing).

As a result of the Bill 44 requirements staff have reviewed existing future land use designations, and the potential development capacity of lands zoned for residential development. Based on the review, staff determined that the District has sufficient lands identified in the OCP and Zoning Bylaw (Attachment C). Amendments to the OCP future land use designations or Zoning Bylaw are not needed at this time to comply with Bill 44 requirements.

Additionally, staff reviewed the existing housing policies against the seven classes of housing as required by Bill 44. Staff determined that OCP policies for three classes of housing need are needed at this time to be compliant with provincial legislation:

- family housing,
- homelessness shelters / housing, and
- transportation network housing.

General OCP Review and Update

The provincial mandate to review and update the OCP for Bill 44 is separate from general review and update of the OCP which is underway. The general review of the OCP is scheduled to conclude by July 2026.

The work of the general OCP review will include the evaluation of OCP policy, including housing and the proposed amendments. Council and the community will have an opportunity to build on, modify, or eliminate policy subject

to provincial legislative requirements. The general OCP review will be informed by public engagement and additional analysis (land capacity, demographics).

Staff have initiated the Bill 44 OCP review prior to the first phase of general OCP engagement (September 2025). Limiting overlap between the provincially mandated (Bill 44) review and the Council-initiated general review of the OCP will allow each process to proceed independently and reduce the potential for confusion.

DISCUSSION/ANALYSIS

Policy Analysis

The OCP contains housing policies (Section 7) that consider a broad range of housing goals. Existing housing policies address housing demand, tenure, affordability, and building forms (single and multi-family development).

Staff identified broad and general alignment between policies in this section and the seven classes of housing need identified in the District's Interim Housing Needs Report. Analysis of existing policies is included as Attachment D.

The current OCP policies addressing affordable housing, rental housing, special needs housing, and seniors' housing comply with provincial legislation for four of the seven classes of housing identified by Bill 44.

The existing OCP policies do not address family housing, homelessness shelters / housing, or transportation network housing as required by Bill 44. To align OCP housing policy with provincial legislation, draft policy is proposed for Council's consideration (Attachments A and B).

Policy Implications

Adopting the proposed housing policy will bring the District into compliance with provincial legislation. The amendments will not obligate District to develop specific classes of housing, for example, housing for seniors, families, or for individuals experiencing homelessness. Instead, the provincial mandate requires the District to identify the potential to develop housing to meet the needs of the entire community.

Because affordable, non-market, or other forms of subsidized housing is not typically supplied by the market, the provision of these forms of housing would rely on partnerships with the provincial government, non-profit organizations, government agencies, or regional governments to diversify the housing supply in the community. For example, the District is planning with regional governments to deliver housing and associated support services to meet the needs of the unhoused in the region. Through proactive planning regional cooperation, the District can positively influence the development of housing in Lake Country.

Additionally, the proposed amendments are limited to OCP housing policy, and do not impact development potential (future land use) of land in the District. Council would be required to authorize any proposed residential uses not currently authorized through land use designations or zoning regulations. Council retains discretion over the regulation of land use within the District.

Authority to Amend the OCP

Nothing in the staff recommendation to adopt housing policy would fetter Council's decision-making authority when considering amendments as part of the general review of the OCP. Council retains the authority to determine the scope and content of the OCP.

Financial Plan and Waste Management Plan

The District must consider the proposed OCP amendments in conjunction with the Financial Plan and the Waste Management Plan. No impacts to either the Financial Plan or the Waste Management Plan are anticipated at this time.

Next Steps

Should Council support the proposed amendments, the proposal would be scheduled for a public hearing and third reading of the amendment bylaw. Following third reading and final adoption, staff would notify the province that the District's OCP is compliant with Bill 44 legislation.

The general OCP update and review would continue through the review and approval process. The target date for approval of the general update is July 2026.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

As noted previously, the proposed OCP amendments are not anticipated to impact the District's Financial Plan.

COMMUNICATION

- This application has received initial review by staff.
- Referrals for the proposal have been circulated.
- Prior to any future scheduled Public Hearing, District and applicant notifications are to occur in accordance with Development Approval Procedures Bylaw 1227, 2024.

ALTERNATE RECOMMENDATIONS

1. THAT Official Community Plan Amendment (Housing Needs Policy) Bylaw 1289, 2025 be read a first time subject to conditions identified by Council;
2. THAT Official Community Plan Amendment (Housing Needs Policy) Bylaw 1289, 2025 be deferred pending additional information identified by Council.

Respectfully Submitted.

Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	Official Community Plan Amendment (OCP000063) – Bill 44 Housing Policy.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A – OCP00063 – Bylaw 1289-1.pdf - Attachment B - OCP00063 – OCP Housing Policy Redline Markup.pdf - Attachment C - OCP00063 – Residential Capacity Summary Tables.pdf - Attachment D - OCP00063 – Existing OCP Housing Policy Analysis.pdf
Final Approval Date:	Jul 10, 2025

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - Jul 9, 2025 – 7:43 PM

Reyna Seabrook, Director of Corporate Services - Jul 10, 2025 - 11:39 AM

Paul Gipps, Chief Administrative Officer - Jul 10, 2025 - 11:59 AM

Makayla Ablitt, Legislative & FOI Coordinator - Jul 10, 2025 - 12:16 PM