

**COUNCIL REPORT**

**To:** Mayor and Council

**From:** Administration

**Date:** June 3, 2024

**Subject:** Housing Legislation Changes

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**RECOMMENDATION:**

THAT Council receive this report for information;

AND THAT Council waives the requirement for a public hearing.

**BACKGROUND:**

At the Regular Council Meeting of May 27, 2024, staff brought forward a report outlining the proposed changes to Zoning Bylaw No. 1368 to comply with Provincial changes. The Province requires that a minimum of 1 secondary suite and/or 1 detached accessory dwelling unit must be permitted in the single-family residential zones. The District's zoning bylaw currently meets this minimum requirement in all applicable zones. The changes that must be made regard setbacks, non-serviced lots, as well as parking.

**Required Regulation Changes:**

The Province has set lot regulations that they wish every local government to adopt to support secondary suites and accessory dwelling units. Below are the changes that are outlined in Zoning Amendment Bylaw No. 1517.

<b>Policy</b>	<b>Provincial Regulation</b>	<b>Current District Regulation</b>
Rear Setback	Minimum of 6 metres for principal buildings. Minimum of 1.5 metres for Accessory Dwelling Units (ADUs)	Generally 6.0 metres for principal buildings 1.2 metres for accessory buildings.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings At least 8 metres for ADUs	Generally 10.7 metres for principal buildings 4.8 metres for accessory buildings.

Off-Street Parking Requirements	One space per dwelling unit	Generally 2 spaces per dwelling unit (principal use)
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\*To mitigate the risk of groundwater contamination where lots are less than 1 hectare and not connected to community sewer infrastructure, only attached suites will be permitted (Public Health Act).

Section 4.22 – Suites in the District’s Zoning Bylaw will be required to be updated to meet these new regulations.

### **WAIVING PUBLIC HEARING**

Local governments must not hold a public hearing on a zoning bylaw update proposed for the sole purpose of complying with the new legislation.

### **NEXT STEPS:**

- Legal referral has been made. Any proposed changes will come to the June 24, 2024 meeting for incorporation prior to adoption.
- Distribute notice that there will be no public hearing for the Zoning Bylaw Amendment.
- Bring forward final bylaw amendment to the June 24, 2024 meeting.
- Submit the bylaw to the Province of BC by June 30, 2024.

### **COUNCIL PRIORITIES:**

#### **Community and Social Development**

- Our investment in the municipality's services and infrastructure, our commitment to principles of social equity and well-being, and our belief in the value of resident engagement, creates a healthy community in which everyone feels valued and enjoys a high quality of life.

### **RESPECTFULLY SUBMITTED:**

Emily Kaehn, Director of Corporate Services

**Reviewed By:** Corporate and Financial Services

**Approved By:** Chief Administrative Officer