



## REQUEST FOR DECISION

### SSMUH (Bill 44 Housing Statutes Amendment Act) Electoral D Zoning Amendments & North Britannia Extension Update

**Meeting Date:** January 29, 2025

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**To:** SLRD Board

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#### **RECOMMENDATIONS:**

THAT Bylaw No. 1887-2025, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1887-2025", be read a first, second and third time.

THAT Bylaw No. 1887-2025, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1887-2025", be adopted.

#### **KEY ISSUES/CONCEPTS:**

The *Local Government Act* was amended on December 7, 2023, to require local governments to update their zoning bylaws to allow secondary suites or accessory dwelling units (ADUs) in all single-family zones and where applicable, permit a minimum of 3-6 units of small-scale, multi-unit housing (SSMUH) in zones otherwise restricted to single-family dwellings or duplexes. Zones restricted to single-family dwellings or duplexes as of December 7, 2023, are referred to as *Restricted Zones* in the legislation. SLRD zoning bylaws were amended to comply with the SSMUH requirements, with amendment bylaws adopted on June 26, 2024. The SLRD also submitted an extension application for North Britannia, given water capacity and fire protection service issues.

The Province has since determined that the SLRD Master Planned Communities of Britannia Beach, Furry Creek and Porteau Cove are not subject to the additional densities (3-6 dwelling units) as they are not considered within an urban containment boundary for the purposes of the SSMUH legislation. As such, the North Britannia extension is no longer required. The Electoral Area D Zoning Bylaw also requires an amendment to remove additional densities that were added to the Furry Creek Neighbourhood – specifically the FCR3 and CD3 Zones.

Ministerial Order No. M113, passed on May 10, 2024, now exempts all zoning bylaws made for the purpose of SSMUH from Section 52(3)a) approval under the *Transportation Act* as long as they are limited to residential use and the density does not exceed the minimum required density under the SSMUH legislation and regulations. As such Ministry of Transportation and Infrastructure (MOTI) approval is not required for the subject Amendment Bylaw. Additionally, public hearings are prohibited with respect to zoning bylaws associated with the implementation of the SSMUH legislation. Notice was provided in the *Pique* (January 17<sup>th</sup> and 24<sup>th</sup> editions) and *Squamish Chief* (January 16<sup>th</sup> and 23<sup>rd</sup> editions) Newsmagazines.

The Amendment Bylaw No. 1887-2025 is being presented for consideration of three reading and adoption.

**RELEVANT BYLAWS:**

[SLRD Electoral Area D Zoning Bylaw](#)  
[SLRD Electoral Area D Official Community Plan Bylaw](#)  
[SLRD Regional Growth Strategy Bylaw No. 1062, 2008](#)

**PROVINCIAL DOCUMENTS:**

[Provincial Policy Manual & Site Standards](#)  
[SSMUH – Toolkit for Local Governments \(March 2024\)](#)  
[Local Government Housing Initiatives Small Scale Multi-Unit Housing - Extensions](#)  
[Local Government Housing Initiatives Small Scale Multi-Unit Housing Policy Update:](#)  
[Controlled Access Highways Referrals](#)

**BACKGROUND**

The Province of British Columbia has enacted Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023 (Bill 44) as part of the overarching Homes for People action plan to address the housing crisis. It sets out new requirements for local governments with respect to small-scale multi-residential housing (SSMUH). Local governments were required to adopt zoning bylaws that align with the SSMUH legislation by June 30, 2024. Additionally, local governments must ensure new or amended bylaws adopted on or after June 30, 2024, comply with this legislation and must consider the Provincial Policy Manual & Site Standards document when they do so. Public hearings are prohibited with respect to zoning bylaws associated with the implementation of the SSMUH legislation.

**The SLRD adopted the SSMUH Amendment Bylaws at the June 26, 2024 SLRD Board meeting. See previous reports linked below for further background.**

Previous Reports:

[Small scale, multi-unit housing legislation \(Bill 44\) SSMUH – February 24, 2024 SLRD Board Area A – First, Second and Third Readings Report](#)  
[Area B – First, Second and Third Readings Report](#)  
[Area C – First, Second and Third Readings Report](#)  
[Area D – First, Second and Third Readings Report](#)  
[SSMUH \(Bill 44 Housing Statutes Amendment Act\) Electoral Area A, B, C & D Zoning Amendments \(Adoption\) Report](#)

Legislation Overview

A minimum of **one secondary suite or one detached ADU** must be permitted on lots zoned for single-family use. Local governments may decide to permit either a secondary suite or ADU, or both a secondary suite and an ADU on a lot (note only secondary suites not ADUs should be permitted on parcels under 1 hectare that are not serviced by local government sewer systems).

Additionally, **three to six dwelling units** must be allowed on each parcel of land zoned for single-family or duplex use that is:

- wholly or partly within an urban containment boundary established by a regional growth strategy; and
- connected to local government water and sewerage services.

Previously, SLRD staff had interpreted that the SSMUH legislation required additional densities (3-6 dwelling units) in the SLRD Master Planned Communities. This presented challenges for the existing neighbourhoods of North Britannia (due to water servicing capacity issues) and Furry Creek (due to existing statutory building schemes and covenants). It is also noted that significant development and densities are being planned for and provided under the Comprehensive Development Zones of Porteau Cove (CD1), Britannia South (CD2) and Furry Creek (CD3).

## **ANALYSIS**

The following section provides analysis of new information. For analysis of the SSMUH in relation to SLRD bylaws and plans, see previous reports linked above.

### North Britannia Extension

The SLRD submitted an extension application for North Britannia, following the April 24, 2024 Board meeting. This application identified the Britannia Beach Residential Zones (BBR1 and BBR2) as unable to comply with the required densities as set out in the SSMUH legislation and requested an extension under category 2 (see below). The application identified limited water reservoir capacity, limited fire service, and highlighted the proposed new SSMUH densities (secondary suites or ADUs rather than 3-4 units). The application also highlighted the development opportunities already approved or in process in Howe Sound East (Furry Creek Neighbourhood, South Britannia Neighbourhood, Porteau Cove Neighbourhood) – all yet to be developed.

SLRD staff received confirmation from the Province in mid-December 2024 that the SLRD Master Planned Communities (Britannia Beach, Furry Creek and Porteau Cove) are not subject to the additional densities (3-6 dwelling units) as they are not considered within an urban containment boundary for the purposes of the SSMUH legislation. As such, the North Britannia Extension application is no longer necessary and has been retracted.

### SLRD Master Planned Communities & Urban Containment Boundary

Based on this new information, the Electoral Area D Zoning Bylaw also requires an amendment to remove additional densities (3-4 dwelling units) that were added to the Furry Creek Neighbourhood – specifically the FCR3 and CD3 Zones.

Amendment Bylaw No. 1887-2025 removes the additional densities added to the Furry Creek neighbourhood. Revisions include removing the 3-4 dwelling unit provisions from the FCR3 Zone and CD3 Zone. See Appendix A for details. Note secondary suites are now allowed in all residential zones and an additional accessory dwelling unit is allowed in some residential zones (dependent on location, size and servicing).

### **Zoning Amendment Summary:**

- It is proposed that the FCR3 Zone continue to permit single family dwellings, secondary suites, duplex, lock-off suites and accessory dwelling units – with a maximum of 2 dwellings units per parcel.
- The CD3 Zone is unaffected as townhouses and apartments are already provided for under the zoning.

**REGIONAL GROWTH STRATEGY ALIGNMENT/IMPACTS:**

The Regional Growth Strategy (RGS) supports development and increased densities within the Comprehensive Development Zones in the SLRD Master Planned Communities. Through the comprehensive development planning process, servicing, fire protection, transportation and community amenities are secured – allowing for the development of complete communities and smart growth. Amendment Bylaw No. 1887-2025 is aligned with the RGS Bylaw by focusing additional densities to the comprehensive development zones.

**STRATEGIC PLAN ALIGNMENT/IMPACTS:**

Climate Action & Sustainability

Amendment Bylaw No. 1887-2025 is aligned with the SLRD Board's Climate Action and Sustainability Strategic Priority Area, and in particular the environmental sustainability priority and economic sustainability priority.

Emergency Planning, Response & Recovery

Amendment Bylaw No. 1887-2025 is aligned with the SLRD Board's Emergency Planning, Response & Recovery Strategic Priority Area, and in particular the fire services review priority.

**OPTIONS:**

Option 1 (PREFERRED OPTION)

Give three readings to Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1887-2025

Adopt Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1887-2025

Option 2

Refer back to staff for more information or revision before adopting the bylaw.

**FOLLOW UP ACTION:** If approved by the Board, refer bylaw to staff for consolidation.

**ATTACHMENTS:**

**Appendix A:** Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1887-2025

Prepared by: C. Dewar, Senior Planner

Reviewed by: K. Needham, Director of Planning & Development Services

Approved by: H. Paul, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1887-2025**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

**NOW THEREFORE**, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1887-2025”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:
  - (a) By replacing the Section 10.3.3.1 and Section 10.3.3.2 in the FCR3 Zone with the following updated **Regulations**:

<b>COLUMN I Matter to be Regulated</b>		<b>COLUMN II Regulations</b>
.1	Minimum <i>parcel area</i> for bare land subdivisions	<ul style="list-style-type: none"> <li>• where a <i>parcel</i> is serviced by a community water and sewerage system: 5,000 m<sup>2</sup></li> <li>• where a <i>parcel</i> is not serviced by a community water and sewerage system: 1 ha</li> </ul>
.2	Maximum number of <i>dwelling units</i> per parcel	<ul style="list-style-type: none"> <li>• 1 <i>single family dwelling</i> and 1 <i>secondary suite</i>, lock-off suite or <i>accessory dwelling unit</i>; or</li> <li>• 1 duplex</li> </ul>

- (b) By deleting Section 16.3.13.6 .

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

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Jen Ford  
Chair

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Angela Belsham  
Corporate Officer