



Request for Decision

Zoning Amendment Bylaw No. 1853-2024 (Electoral Area C)
Bill 44 Housing Amendments

Meeting Date: April 24, 2024

To: SLRD Board

RECOMMENDATIONS:

THAT Bylaw No. 1853-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853-2024”, be introduced and given first, second, and third reading.

THAT pursuant to Section 52(3)(a) of the *Transportation Act*, Bylaw No. 1853-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853-2024”, be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

RELEVANT POLICIES:

SLRD Policies and Bylaws

[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)

[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999](#)

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

Provincial Policies and Legislation

[Local Government Act](#)

[Provincial Policy Manual & Site Standards](#)

KEY INFORMATION:

This report is being presented to the Board to introduce Amendment Bylaw No. 1853-2024. This bylaw proposes to amend the Electoral Area C Zoning Bylaw No. 765, 2002 in accordance with fall 2023 amendments under the *Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44) to the *Local Government Act*. These zoning bylaw amendments are required and must be completed prior to June 30, 2024.

Bylaw No. 1853-2024 addresses the following required changes:

- Parcels where a secondary suite and/or accessory dwelling unit must be permitted; and

- Parcels where additional density must be permitted (there are no parcels in Area C to which this applies).

This bylaw amendment focuses specifically on residential primary zones that are directly impacted by the legislative changes. Some amendments such as new height provisions will be brought forward for other zones in Area C under separate cover at a future meeting.

The bylaw introduces a new definition for accessory dwelling unit (ADU) and specific ADU provisions to support the amended housing provisions. This definition will replace auxiliary dwelling unit, creating consistency in all SLRD bylaws and mirroring the language used in Provincial legislation. The amendment bylaw also includes minor changes based on recommended site standards.

Notice

For zoning bylaws for which public hearings are prohibited, notice must be published prior to first reading of bylaw. Notice has been provided as per the *LGA*. This includes:

- Newspaper Ads placed in the April 11 and 18 editions of Pique Newsmagazine, the April 11 and 18 editions of the Squamish Chief and the April 10 and 17 editions of the Bridge River Lillooet News; and
- A Notice posted on the SLRD website, with information also available at the SLRD office front desk.

No standard agency referrals are proposed given that these Small-Scale Multi-Unit Housing (SSMUH) amendments are non-negotiable requirements of the Province.

BACKGROUND AND ANALYSIS:

The Electoral Area C Zoning Bylaw No. 765, 2002 must be amended in accordance with the new housing legislation. Local Governments have until June 30, 2024 to amend zoning bylaws in accordance with the new residential provisions in the *Local Government Act*.

In order to determine appropriate amendments, staff considered the following:

- Review of existing residential zoning provisions;
- Existing servicing;
- Parcel sizes;
- Designations under the Regional Growth Strategy (RGS); and
- Provincial Site standards.

Each of these considerations is summarized in the following section. In addition, staff looked at definition changes and new or amended provisions where necessary to support this work.

Zone Review

All zones in Electoral Area C have been reviewed to determine necessary amendments. Changes proposed to residential primary zones are outlined in the table in Appendix A.

The following zones do not have any changes proposed:

- **AGR1 (Agriculture 1):** Residential use governed by other Provincial legislation
- **C1 Zone (Community Commercial):** Not a residential primary zone
- **TC Zone (Tourist Commercial):** Not a residential primary zone
- **C2 Zone (Mixed Use Commercial and Multiple-Unit Residential):** Already zoned for a site-specific intensive multi-family development
- **MHP Zone (Mobile Home Park Zone):** Already zoned for a form of intensive residential use
- **I1 (Light Industrial):** Not a residential primary zone
- **I2 (Resource Industrial):** Not a residential primary zone
- **I3 Zone (Independent Power Project):** No residential uses
- **PA1 (Public Assembly and Institutional):** Not a residential primary zone
- **CWP Zone (Community Watershed Protection):** No residential uses

The intent of Bill 44 is to address restricted zones, where the current permitted residential use is limited to single family dwellings and the use is primarily residential.

Existing Servicing

In Area C, the SLRD operates community water services in D'Arcy, Devine, and Pemberton North. However, there are no SLRD community sewer services in Area C. In order for parcels under 1ha to be considered appropriate to zone for ADUs under Bill 44, they must be serviced with both community water and sewer.

There are three parcels within Area C that border the Village of Pemberton and are designated Urban under the Squamish-Lillooet Regional District RGS. It is understood that these parcels are being contemplated for future inclusion in the Village of Pemberton municipal boundaries and may become the locations for future multi-family residential developments. These parcels are not currently included in water and sewer services by the Village of Pemberton.

Accessory Dwelling Units, Secondary Suites, and Parcel Sizes

Under the new legislation, Local Governments must permit either an ADU or secondary suite, and may decide to permit both. This does not apply for agricultural, commercial, public assembly and institutional, and industrial zoned parcels.

As noted earlier in this report, only secondary suites and not ADUs are to be permitted on properties less than 1 hectare in size that are not serviced by both water and sewer systems operated by a Local Government.

The following summarizes the number of unserviced parcels for which both a secondary suite and an ADU will be permitted under the amended zoning:

- ~500 parcels over 1ha with RR1 zoning including subzones (not including road dedications, statutory right of ways, and other non-standard PIDs)
- 1 parcel with RR2 zoning
- 3 parcels with RR3 zoning

There are some residential primary zones that currently permit residential uses but do not allow for either a secondary suite or an ADU. These zones are proposed to be amended to allow at least one of these uses, as outlined in the Proposed Amendments section.

Broadly, it is proposed that the Gross Floor Area (GFA) provisions for ADUs and Secondary Suites be amended from a maximum GFA of 90m² to a maximum GFA of 110m². This is intended to support the provision of long-term rental spaces that are a suitable size for small families. This change will apply to all zones in which these uses are permitted and is being recommended in all electoral areas.

Detailed provisions for ADUs have been developed and are proposed to be added to the General Regulations. These provisions will apply to all zones in which ADUs are permitted.

Urban Containment Boundary and Multi-Family Residential

As mentioned earlier in this report, in Electoral Area C there are three parcels designated Urban in the RGS. All of these lots have RR1 zoning.

Under Bill 44, the zoning for these lots should allow for a secondary suite and/or ADU. All of these parcels are exempt from the SSMUH requirements for additional density (3 or more units) due to their size. Land that is within a zone in respect of which the minimum lot size that may be created by subdivision is 4,050m² (0.405ha) and any parcel of land that is larger than 4,050m² is exempt.

Site Standards

The [Provincial Policy Manual](#) includes site standards that apply to lots where a secondary suite and/or an ADU will be permitted.

Applicable zones in the Area C Zoning Bylaw have been reviewed for consistency with the following recommended standards:

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Electoral Area C ZB Current Regulation	Recommended Amendments
Front Lot Line Setback	Minimum of 5-6 metres	<p>Residential Primary Zones</p> <ul style="list-style-type: none"> • RR1 – 7.5m 	Setbacks are proposed to be amended in line with Provincial site

		<ul style="list-style-type: none"> • RR2 – 7.5m • RR3 – 7.5m • RR PON – setbacks not established • RR MCG – setbacks not established • RR BIR – 7.62m setback from creek • RR LLHJ – setbacks not established • R1 – 7.5m • CD-1 – 7.5m 	standards for all zones in which accessory dwelling unit is being added as a permitted use (RR1, RR2, RR3).
Rear Lot Line Setback	Minimum of 6m for principal buildings, minimum of 1.5m for ADUs	<p>Residential Primary Zones</p> <ul style="list-style-type: none"> • RR1 – 7.5m • RR2 – 7.5m • RR3 – 7.5m • RR PON – setbacks not established • RR MCG – setbacks not established • RR BIR – 7.62m setback from creek • RR LLHJ – setbacks not established • R1 – 1.5 to 7m, depending on conditions • CD-1 – 7.5m 	Setbacks are proposed to be amended in line with Provincial site standards for all zones in which accessory dwelling unit is being added as a permitted use.
Side Lot Line Setbacks	Minimum of 1.2m	<p>Residential Primary Zones</p> <ul style="list-style-type: none"> • RR1 – 7.5m • RR2 – 7.5m • RR3 – 7.5m • RR PON – setbacks not established • RR MCG – setbacks not established • RR BIR – 7.62m setback from creek • RR LLHJ – setbacks not established • R1 – 1.5 to 3m, depending on conditions • CD-1 – 4m to 7.5m, depending on conditions 	Setbacks are proposed to be amended in line with Provincial site standards for all zones in which accessory dwelling unit is being added as a permitted use.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	<p>Residential Primary Zones</p> <ul style="list-style-type: none"> • RR1 – SFD: 9m, Duplex: 9m 	-Add 8m for ADU to General Regulation provisions

	on principal buildings, at least 8 metres for accessory dwelling units	<ul style="list-style-type: none"> • RR2 – SFD: 9m • RR3 – SFD: 9m • RR PON – 7.62m all buildings • RR MCG – 7.62m all buildings • RR BIR – no height set • RR LLHJ – 10m • R1 – SFD: 9m, Duplex: 9m • CD-1 – SFD: 10m • CD-1 – Carriage Home: 8m 	-Amend height provisions for SFD and duplexes to allow for a maximum building height of 11m
Maximum Number of Storeys	3 storeys for principal buildings, 2 storeys for accessory dwelling units	<p>All Zones with Residential Uses</p> <ul style="list-style-type: none"> • No storey maximum set in most zones, except C1 and PA1 (set at 9m/2 storey maximum) 	-Amend provisions to allow for 11m and 3 storeys for principal buildings for all residential primary zones -Specify 2 storeys for ADUs in General Regulation provisions and applicable zones
Maximum Lot Coverage	25-40%	<p>Residential Primary Zones</p> <ul style="list-style-type: none"> • RR1 – 15-35% • RR2 – 20% • RR3 – 15% • RR PON – max floor area for all buildings (not percentage) • RR MCG – max floor area for all buildings (not percentage) • RR BIR – not set • RR LLHJ – 35% • R1 – 33% • CD-1 – 20-35% 	No amendments proposed
Off-Street Parking Requirements	1 space per dwelling unit	2 per SFD, 1 per secondary suite	Add requirement for 1 parking space per ADU

Additional Uses

When updating zoning bylaws to implement the new legislation, local governments are encouraged to allow for in-home childcare and group homes in a wider range of building types in consultation with the regional health authority.

In Area C, these uses are already permitted in all zones in which they are appropriate: RR1 and sub zones, RR2, RR3, R1, C1, CD1 and TC zones. No changes are proposed to these uses in Area C at this time. Amendments may be brought forward under separate cover when additional zoning bylaw amendments are contemplated for Area C.

Proposed Amendments

- **Overall Amendments**
 - Carriage home is proposed to be included in the new ADU definition and provisions, and individual provisions related to carriage homes are being removed throughout the bylaw.
 - Height provisions are proposed to be amended throughout the bylaw to allow for up to 11m for principal buildings in all residential primary zones.
 - A maximum height of 8m for accessory dwelling units is being set.
 - Setbacks are being amended for all residential primary zones in accordance with recommended Provincial site standards.

- **General Regulations**
 - The GFA for secondary suites and accessory dwelling units is being amended from a maximum of 90m² to a maximum of 110m² for all zones.
 - A new ADU provisions section is being added to the General Regulations, including:
 - Setting out minimum parcel size on which ADUs may be permitted;
 - Servicing requirements;
 - Maximum GFA limits for ADUs and the buildings in which they are contained;
 - Maximum height limits for ADUs;
 - Parking requirements;
 - Restrictions on stratifying ADUs;
 - Grandfathering provisions to enable landowners to add ADUs to existing accessory buildings provided the buildings met setback requirements when they were constructed; and
 - A clear prohibition on short-term rentals.
 - A new Secondary Suites provisions section is being added to the General Regulations, including:
 - Setting out a maximum of one per dwelling unit;
 - Setting out requirement to be within a single-family dwelling and GFA maximums;
 - Parking requirements;
 - Restrictions on stratifying; and
 - A clear prohibition on short-term rentals.

- **Parking and Loading Regulations**
 - The table for the number of required off-street parking and loading spaces is being amended to include a requirement for 1 parking space for an ADU.

- **Uses**

- Secondary suites are being added as a permitted use to all residential primary zones with single family dwellings where they are not currently permitted (RR PON, RR MCG, RR BIR).
- ADUs are being added as a permitted use on parcels over 1ha in the following zones: RR1 and subzones, RR2, RR3.
- The CD-1 Zone for WedgeWoods Estates is being amended as follows:
 - Carriage homes will now fall under the ADU definition and provisions;
 - The Gross Floor Area (GFA) for an ADU will no longer be subtracted from the permitted GFA for the single family dwelling. This will enable current residents who wish to build an additional dwelling unit in the form of an ADU to do so, no matter the size of their existing residence.

SUMMARY:

The intention of Bylaw No. 1853-2024 is to meet required changes to zoning under the new Provincial housing legislation. These changes must be completed by June 30, 2024.

REGIONAL IMPACTS:

The amendments contained in Zoning Amendment Bylaw No. 1853-2024 are specific to Electoral Area C. Similar amendments are being undertaken for all other electoral areas.

OPTIONS:

Option 1 (Preferred Option)

Give Amendment Bylaw No. 1853-2024 first, second, and third reading and direct staff to send the bylaw to MOTI for approval prior to adoption.

Option 2

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

NEXT STEPS:

If the Recommendations are approved, staff will refer the bylaw to MOTI for approval. Following MOTI approval, staff will bring the bylaw back before the SLRD Board for adoption prior to the June 30, 2024 deadline to update zoning bylaws.

ATTACHMENTS:

Appendix A: Electoral Area C Zone Review Table

Appendix B: Proposed Amendment Bylaw: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853-2024



Request for Decision
Zoning Amendment Bylaw No. 1853-2024 (Electoral Area C)
Bill 44 Housing Amendments

Prepared by: A. MacKay, Planner
Reviewed by: K. Needham, Director of Planning & Development Services
Approved by: H. Paul, Chief Administrative Officer

The following zone review includes all zones where residential is the primary use, with the exception of C2 Zone (Mixed Use Commercial and Multiple-Unit Residential) and the MHP Zone (Mobile Home Park Zone). C2 is already zoned for a site-specific intensive multi-family development, while the MHP zone is zoned for a form of intensive residential use.

ELECTORAL AREA C ZONE REVIEW								
Zone	Subzone	SFDs permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Lot Size for New Subdivision	Required Under SSMUH/Bill 44	Proposed Changes
RR1 (Rural 1)	n/a	Yes	Yes	No	-On parcels over 1ha, one cottage or second dwelling unit to create duplex -On parcels over 2ha, second SFD -On parcels over 8ha, two additional dwellings	2ha	<ul style="list-style-type: none"> Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> No changes required under new legislation Recommended Amendments: <ul style="list-style-type: none"> Amend to allow for ADU in addition to suite on any parcel 1ha or greater GFA amendments for SS/ADU to apply
	RR1 _{Res}	Yes	Yes	No	-On parcels over 1ha, one cottage or second dwelling unit to create duplex -On parcels over 2ha, second SFD -On parcels over 8ha, two additional dwellings	Not specified	<ul style="list-style-type: none"> Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> No changes required under new legislation Recommended Amendments: <ul style="list-style-type: none"> Amend to allow for ADU in addition to suite on any parcel 1ha or greater GFA amendments for SS/ADU to apply

ELECTORAL AREA C ZONE REVIEW								
Zone	Subzone	SFDs permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Lot Size for New Subdivision	Required Under SSMUH/Bill 44	Proposed Changes
	RR1 _{Res(sd)}	Yes	Yes	No	-On parcels over 2ha, second SFD -On parcels over 8ha, two additional dwellings	1ha	<ul style="list-style-type: none"> Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> No changes required under new legislation Recommended Amendments: <ul style="list-style-type: none"> Amend to allow for ADU in addition to suite on any parcel 1ha or greater GFA amendments for SS/ADU to apply
	RR1 _{RM}	Yes	Yes	No	-On parcels over 1ha, one cottage or second dwelling unit to create duplex -On parcels over 2ha, second SFD -On parcels over 8ha, two additional dwellings	40ha	<ul style="list-style-type: none"> Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> No changes required under new legislation Recommended Amendments: <ul style="list-style-type: none"> Amend to allow for ADU in addition to suite on any parcel 1ha or greater GFA amendments for SS/ADU to apply
	RR1 _{TA}	Yes	Yes	No	-On parcels over 1ha, one cottage or second dwelling unit to create duplex	2ha	<ul style="list-style-type: none"> Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> No changes required under new legislation Recommended Amendments: <ul style="list-style-type: none"> Amend to allow for ADU in addition to suite

ELECTORAL AREA C ZONE REVIEW								
Zone	Subzone	SFDs permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Lot Size for New Subdivision	Required Under SSMUH/Bill 44	Proposed Changes
					On parcels over 2ha, second SFD -On parcels over 8ha, two additional dwellings			<ul style="list-style-type: none"> ○ on any parcel 1ha or greater ○ GFA amendments for SS/ADU to apply
RR2 (Rural 2)	n/a	Yes	Yes	No	n/a	1ha	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> • No changes required under new legislation • Recommended Amendments: <ul style="list-style-type: none"> ○ Amend to allow for ADU in addition to suite on any parcel 1ha or greater ○ GFA amendments for SS/ADU to apply
RR3 (Rural 3)	n/a	Yes	Yes	No	n/a	1.5ha	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> • No changes required under new legislation • Recommended Amendments: <ul style="list-style-type: none"> ○ Amend to allow for ADU in addition to suite on any parcel 1ha or greater ○ GFA amendments for SS/ADU to apply
RR PON (Ponderosa Estates)	n/a	Yes	No	No	n/a	n/a	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU 	<ul style="list-style-type: none"> • Required Amendments: <ul style="list-style-type: none"> ○ Amend to allow for secondary suites

ELECTORAL AREA C ZONE REVIEW								
Zone	Subzone	SFDs permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Lot Size for New Subdivision	Required Under SSMUH/Bill 44	Proposed Changes
							only on parcels 1ha and over)	<ul style="list-style-type: none"> • Recommended Amendments: <ul style="list-style-type: none"> ○ GFA amendments for SS/ADU to apply
RR MCG (McGillivray Falls)	n/a	Yes (or cottage)	No	No	n/a	n/a	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> • Required Amendments: <ul style="list-style-type: none"> ○ Amend to allow for secondary suites • Recommended Amendments: <ul style="list-style-type: none"> ○ GFA amendments for SS/ADU to apply
RR BIR (Birkenhead Estates)	n/a	Yes (or cottage)	No	No	n/a	n/a	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> • Required Amendments: <ul style="list-style-type: none"> ○ Amend to allow for secondary suites • Recommended Amendments: <ul style="list-style-type: none"> ○ GFA amendments for SS/ADU to apply
RR LLHJ (Lillooet Lake – Heather Jean)	n/a	Yes	Yes	No	n/a	1200m ²	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> • No changes required under new legislation • Recommended Amendments: <ul style="list-style-type: none"> ○ GFA amendments for SS/ADU to apply
R1 (Residential 1)	n/a	Yes	Yes	No	On parcels >2000m ² a second dwelling unit to	2000m ² where waterworks system is provided and	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on 	<ul style="list-style-type: none"> • No changes required under new legislation as there are no parcels 1ha and over

ELECTORAL AREA C ZONE REVIEW								
Zone	Subzone	SFDs permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Lot Size for New Subdivision	Required Under SSMUH/Bill 44	Proposed Changes
					create duplex	1ha where no waterworks system	parcels 1ha and over)	<ul style="list-style-type: none"> • Recommended Amendments: <ul style="list-style-type: none"> ○ GFA amendments for SS/ADU to apply
CD-1 (Comprehensive Development 1 – WedgeWoods Estates)	n/a	Yes	Yes	Yes – Current bylaw terms them <i>Carriage Homes</i>	n/a	n/a	<ul style="list-style-type: none"> • Secondary suite and/or ADU (ADU only on parcels 1ha and over) 	<ul style="list-style-type: none"> • No changes required under new legislation • Recommended Amendments: <ul style="list-style-type: none"> ○ GFA amendments for SS/ADU to apply

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1853-2024**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

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 C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853-2024”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

(a) By adding the following to the SUMMARY OF AMENDMENTS table:

1853-2024	Required amendments to align with new Provincial housing regulations under Bill 44	DATE OF ADOPTION
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(b) By removing the definitions of *accessory building* and *accessory or accessory use* in **SECTION 1 – DEFINITIONS**.

(c) By adding the following definition of *accessory building, structure or use* to **SECTION 1 – DEFINITIONS**:

ACCESSORY BUILDING, STRUCTURE OR USE means any permanent or temporary *building, structure or use* customarily associated with and subordinate to the *principal building, structure or use* located on the same *lot* and includes greenhouses, sheds, *shipping containers*, detached *garages* and vehicle tents, but explicitly excludes an *Accessory Dwelling Unit*.

(d) By adding the following definition of *accessory dwelling unit* to **SECTION 1 – DEFINITIONS**:

ACCESSORY DWELLING UNIT (ADU) means a *dwelling unit* that is ancillary to- and detached from- the *principal dwelling unit or principal use* and is located either above an *accessory building* or at *grade*. Includes, but is not limited to, coach houses, carriage houses, and laneway houses.

(e) By removing the following definition of auxiliary use:

AUXILIARY USE means an *accessory use*.

(f) By replacing the current definition of *duplex* in **SECTION 1 – DEFINITIONS** with the following definition:

DUPLEX means a residential *building* consisting of two *dwelling units*, each of which is occupied or intended to be occupied by separate households.

- (g) By replacing the current definition of *secondary suite* in **SECTION 1 – DEFINITIONS** with the following definition:

SECONDARY SUITE means an additional *dwelling unit* contained within and forming part of a *single-family dwelling*.

- (h) By replacing all instances of the term *auxiliary* with the term *accessory*.
- (i) By replacing all instances of the term *carriage house* with the term *accessory dwelling unit*.
- (j) By removing the following note in Section 3.8 Gross Floor Area for Carriage Houses:

[Note: See section 11.1.2(5) for the maximum *gross floor area* for *carriage houses* and the *auxiliary dwelling unit* portion of a *carriage house*.]

- (k) By inserting the following Section 3.26 **Accessory Dwelling Units** to **SECTION 3 – GENERAL REGULATIONS**, and renumbering all subsequent sections:

Accessory Dwelling Units

3.26 Where expressly permitted in residential *zones*, *accessory dwelling units* shall comply with the following regulations:

- .1 the minimum *parcel* size is 1 hectare.
- .2 where two or more *dwelling units* are permitted on a *parcel*, each *dwelling unit* shall be serviced by an individual private water source or by a water supply system as defined under the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*;
- .3 the *gross floor area* of an *accessory dwelling unit* shall not exceed 110m², and the maximum *gross floor area* of the *accessory building* in which it is contained shall not exceed 200m²;
- .4 the maximum *height* of an *accessory dwelling unit* is 8 metres and the maximum number of storeys for an *accessory dwelling unit* is two (2);
- .5 one (1) additional off-street *parking space* must be provided for an *accessory dwelling unit*;
- .6 the *accessory dwelling unit* shall form a single real estate entity with the *principal dwelling unit*. No strata titling will be permitted;

- .7 an *accessory dwelling unit* may be located above a detached *accessory building*, regardless of *setbacks*, if the detached *accessory building* was completed prior to June 30, 2024 in accordance with the required *setbacks* of the day and provided that the *accessory dwelling unit* does not further encroach into the *setback* area. It is the responsibility of the owner or applicant to provide sufficient evidence that the existing detached *accessory building* is legally non-conforming for siting; and
- .8 an *accessory dwelling unit* is not permitted for use as a *short-term rental*.

(l) By adding the following Section 3.27 **Secondary Suites** to **SECTION 3 – GENERAL REGULATIONS**, and renumbering all subsequent sections:

Secondary Suites

- 3.27 Where expressly permitted in a *zone*, *secondary suites* shall comply with the following regulations:
- .1 be limited to one such unit per *dwelling unit*;
 - .2 be located in a *single family dwelling* to a maximum of 110m² or 40% of the *gross floor area* of the *building*, whichever is less;
 - .3 not be permitted in a *duplex* or *multiple unit residence*;
 - .4 provide one (1) additional off-street *parking space*, unless otherwise noted in the *zone*;
 - .5 form a single real estate entity with the *principal dwelling unit*. No strata titling will be permitted; and
 - .6 not be permitted for use as a *short-term rental*.

(m) By amending the table in **SECTION 4 – PARKING AND LOADING REGULATIONS** under Section 4.3 **Number of Parking & Loading Spaces** 4.3.6 **Required Off-Street Parking and Loading Spaces** by adding an additional row under **1.0 Dwellings** as follows:

<i>Accessory Dwelling Unit</i>	1	No Requirement.
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(n) By amending provision 5.1.1 (2)(a) under **Permitted Uses** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

- (a) One *cottage*, or a second *dwelling unit* to create a *duplex*, or an *accessory dwelling unit*;

(o) By amending provision 5.1.8 (3) under **Dwellings Per Parcel** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

(3) In the RR1_{Res(sd)} (single dwelling) sub zone, no more than one *dwelling*, which may include a *secondary suite*, is permitted on any *parcel* of less than 1ha.

(p) By amending provision 5.1.10 (1) under **Siting Requirements** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

- (1) No *structure* shall be located within the *setbacks* prescribed below:
 - (a) Front – 6 metres
 - (b) Rear – 6 metres, except 1.5 metres for *accessory dwelling units*
 - (c) Side – 1.5 metres

(q) By amending the table under Section 5.1.14 **Height Regulations** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

5.1.14 On a parcel in located in the RR1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>duplex</i>	11m, or 3 storeys, whichever is less
.3	Maximum height for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.4	Maximum height for <i>farm buildings</i>	15m
.5	Maximum height for <i>accessory buildings and structures</i>	6m

(r) By adding the following use under Section 5.2.1 **Permitted Uses** in **SECTION 5.2 – RR2 ZONE – RURAL 2**:

- (f) *accessory dwelling unit*

(s) By amending Section 5.2.3 **Siting Requirements** under **SECTION 5.2 – RR2 ZONE – RURAL 2** to read as follows:

No *structure* shall be located within the *setbacks* prescribed below:

- (1) Front – 6 metres
- (2) Rear – 6 metres, except 1.5 metres for *accessory dwelling unit*
- (3) Side – 1.2 metres

(t) By amending the table in Section 5.2.8 **Height Regulations** under **SECTION 5.2 – RR2 ZONE – RURAL 2** to read as follows:

5.2.8 On a parcel in located in the RR2 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum <i>height</i> for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.3	Maximum height for <i>farm buildings</i>	15m
.4	Maximum height for <i>accessory buildings and structures</i>	6m

(u) By adding the following use to Section 5.3.1 (1) **Permitted Uses** in **SECTION 5.3 – RR3 ZONE – RURAL 3**:

(f) *accessory dwelling unit*

(v) By amending provision 5.3.3 (1) under Section 5.3.3 **Siting Requirements** in **SECTION 5.3 – RR3 ZONE – RURAL 3**:

(1) No structure shall be located within the setbacks prescribed below:

- (a) Front - 6 metres
- (b) Rear - 6 metres, except 1.5 metres for *accessory dwelling unit*
- (c) Side – 1.2 metres

(w) By amending the table in Section 5.3.7 **Height Regulations** in **SECTION 5.3 – RR3 ZONE – RURAL 3** to read as follows:

5.3.7 On a parcel located in the RR3 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum <i>height</i> for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.3	Maximum height for <i>farm buildings</i>	15m
.4	Maximum height for <i>accessory buildings and structures</i>	6m

(x) By adding the following use to Section 5.4.3 **Permitted Uses** in **SECTION 5.4 – RR PON ZONE – PONDEROSA ESTATES**:

.1 Strata Lots – Permitted Uses:
(d) *Secondary suite*

(y) By amending Section 5.4.6 **Height** in **SECTION 5.4 – RR PON ZONE – PONDEROSA ESTATES** to read as follows:

5.4.6 **Height**

- .1 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
- .2 No *accessory building* shall exceed 6 metres in *height*.
- (z) By adding the following use under Section 5.5.3 **Permitted Uses** in **SECTION 5.5 – RR MCG ZONE – MCGILLIVRAY FALLS**:
- .1 Private Sites – Permitted Uses:
(e) *secondary suite*
- (aa) By amending Section 5.5.6 **Height** under **SECTION 5.5 – RR MCG ZONE – MCGILLIVRAY FALLS** to read as follows:
- 5.5.6 Height**
- .1 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
- .2 No *accessory building* shall exceed 6 metres in *height*.
- (bb) By adding the following use under Section 5.6.5 **Permitted Uses** in **SECTION 5.6 – RR BIR ZONE – BIRKENHEAD LAKE ESTATES**:
- .2(2) **Permitted Uses:**
(e) *secondary suite*
- (cc) By amending provision 5.6.5.2(2)c) under Section 5.6.5 **Permitted Uses** in **SECTION 5.6 – RR BIR ZONE – BIRKENHEAD LAKE** to read as follows:
- c) one *accessory building* provided the *gross floor area* does not exceed 10m².
- (dd) By adding a new Section 5.6.6 **Height** to **SECTION 5.6 – RR BIR ZONE – BIRKENHEAD LAKE** as follows:
- Height**
- 5.6.6 .1 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
- .2 No *accessory building* shall exceed 3.5 metres in *height*.
- (ee) By amending Section 5.7.7 **Height** in **SECTION 5.7 – RR LLHJ ZONE – LILLOOET LAKE – HEATHER JEAN ZONE** to read as follows:
- 5.7.7 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
- (ff) By amending the table in Section 7.1.7 **Height Regulations** in **SECTION 7.1 – R1 ZONE – RESIDENTIAL 1** to read as follows:
- 7.1.7 On a parcel located in the R1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>duplex</i>	11m, or 3 storeys, whichever is less
.3	Maximum height for <i>accessory buildings and structures</i>	6m

- (gg) By replacing “(b) auxiliary dwelling unit, as per s. 11.1.2” under Section 11.1.1 (1) **Permitted Uses** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** with “(b) *accessory dwelling unit*”.
- (hh) By replacing “(l) *carriage house*” under Section 11.1.1 (1) **Permitted Uses** in **SECTION 11.1 – CD1 ZONE - COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** with “(l) *secondary suite*”.
- (ii) By amending provision 11.1.2 (2) (b) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (b) No more than one *single family dwelling* and one *secondary suite* located within the *single family dwelling* or one *accessory dwelling unit* may be located on a parcel.
- (jj) By amending provision 11.1.2 (2) (c) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (c) a *secondary suite* or *accessory dwelling unit* permitted under 11.2(2)(b) must not exceed 110 square metres in area; and
- (kk) By removing provision 11.1.2 (3) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES**, and renumbering subsequent provisions.
- (ll) By removing provision 11.1.2 (5) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES**, and renumbering subsequent provisions.
- (mm) By amending provision 11.1.2 (6) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (6) On a parcel with an *accessory dwelling unit*, no more than 1 additional *accessory building* up to a *maximum gross floor area* of 20m² shall be permitted.
- (nn) By amending the table under Section 11.1.9 in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:

11.1.9 On a parcel in located in the CD-1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.3	Maximum height for <i>accessory buildings and structures</i>	6m

READ A FIRST TIME this 24th day of APRIL, 2024

READ A SECOND TIME this 24th day of APRIL, 2024

READ A THIRD TIME this 24th day of APRIL, 2024

PER s.52 (3)(a) of the Transportation Act,
 APPROVED by the MINISTRY OF
 TRANSPORTATION AND
 INFRASTRUCTURE this _____ day of _____, 2024

ADOPTED this _____ day of _____, 2024

 Jen Ford
 Chair

 Angela Belsham
 Corporate Officer